

MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS MEETING

June 12, 2014

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on May 22, 2014.
3. Case Number 14ZBA-06/Grant Variation-150 S. Arlington, 155 & 157 E. Marion
Request for Fence Height Variation of one foot, two inches (1'2") from three (3) feet to four feet two inches (4'2") for the purpose erecting an ornamental simulated wrought iron fence on property commonly known as 150 S. Arlington, 155 E. Marion and 157 E. Marion (06-01-301-019 said property being wholly located in the R4 Limited General Residence District.
Public Hearing – All Properties within 500 feet have been notified
4. Case Number 14ZBA-05/DeSombre Lot Area Variation-786 S. Mitchell Avenue
Request for Lot Area Variations to allow two (2) buildable lots pursuant to Chapter 4, Section 4.4 and Chapter 7.4-3a of the Elmhurst Zoning Ordinance (the subject property is already subdivided into two (2) lots) on property commonly known as 786 S. Mitchell Avenue (PIN 06-14-202-015), said property being wholly located in the R2 Single Family Residence District.
Deliberation – Public Hearing held May 8, 2014
5. Other Business

Commission Members Present: Callaway, Corrado, Frolik, McCoyd, Mushow, Torcasso, Whistler

Commissioner Members Absent: Hill, Rose

City Staff Present: Werner

After a roll call establishing a quorum, Chairman Whistler noted that the meeting minutes of the May 22, 2014 Zoning and Planning Commission/Zoning Board of Appeals meeting are still being developed and will be distributed in draft form the week of June 16 for Commissioner review and comment.

Chairman Whistler opened the public hearing for Case # 14ZBA-06/Grant Variation. This is a request for a fence height variation to allow the installation of a four- foot, two-inch ornamental fence. After all testimony was received from the Applicant and there being no interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Mushow moved to deliberate this Case tonight. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the deliberation of Case # 14ZBA-05/DeSombre Variation. This is a request for lot area variations to allow two (2) buildable lots (the subject property is already subdivided into two (2) lots) on

property commonly known as 786 S. Mitchell Avenue. After discussion of the Standards for Variations as they relate to this request for increased fence height, the Commission voted unanimously to approve the request as presented. ***Note: Pursuant to Section 3.8-6k of the Elmhurst Zoning Ordinance, the Zoning Board of Appeals has final authority in this case.***

Chairman Whistler opened the deliberation of Case # 14ZBA-06/Grant Variation. After discussion of the Standards for Variations as they relate to this request for buildable lot status for two lots, the Commission voted unanimously to approve the request as presented. ***Note: Pursuant to Section 3.8-6k of the Elmhurst Zoning Ordinance, the Zoning Board of Appeals has final authority in this case.***

Other Business –Mr. Werner briefed the Commission on upcoming cases. Chairman Whistler advised the Commission about a meeting he had with the Chairman and Vice Chairman of the Elmhurst Economic Development Commission, Messrs.' Kurt Warnke and Mark Sabatino, respectively. Chairman Whistler stated that the meeting was very positive and that the conversation centered on what the two Commissions can do to work together towards common goals and objectives for the City of Elmhurst.

The meeting was adjourned at 8:30 P.M.

Submitted by: Nathaniel J. Werner AICP, Planning and Zoning Administrator