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

July 24, 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 June 26, 2014
3. Case Number 14ZBA-07/Peterbuilt Variation
Request for sign variations for square footage and front yard setback, for the purpose of constructing two signs on the property commonly known as 216 West Diversey, Elmhurst, IL (PIN 03-26-206-003-0000).
Public Hearing – All Properties within 500 feet have been notified
4. Case Number 14ZBA-09/Sleepy's Variation
Request for sign area variations for the purpose of constructing signs on the property commonly known as 629 West North Avenue, Elmhurst, IL (PIN's 03-34-411-006, 03-34-411-007, 03-34-411-008, 03-34-411-023, 03-34-411-024, 03-34-411-030, 03-34-411-031, 03-34-411-032, 03-34-411-033).
Public Hearing – All Properties within 500 feet have been notified
5. Other Business

Commission Members Present: Corrado, McCoyd, Mushow, Rose, Torcasso, Whistler

Commissioner Members Absent: Callaway, Frolik, Hill

City Staff Present: Franz, Kopp

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes of June 26, 2014. Commissioner Corrado moved to approve the minutes of the June 26, 2014 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Mushow seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the public hearing for Case # 14 ZBA 07. This is a request for sign variations for square footage and front yard setback, for the purpose of constructing two signs on the property.

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 McCoyd moved to deliberate Case # 14ZBA-07 this evening. Commissioner Rose seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the deliberation of Case # 14 ZBA 09. This is a request for sign area variations for the purpose of constructing signs on the property.

Testimony was received from the applicant and there was one interested party in the audience who chose not to speak. Ms. Franz stated that there may be discrepancy in the figures presented in the staff report. After discussion, Commissioner Corrado made a motion to extend the public hearing to another date. Commissioner Mushow seconded the motion and after discussion the motion passed unanimously.

Chairman Whistler opened the deliberation of Case 14 ZBA 07. After discussion of the Standards for Variations as they relate to this request for sign variations for square footage and front yard setback, for the purpose of constructing two signs on the property, a motion to approve was made by Commissioner McCoyd and a second by Commissioner Rose, the Commission voted 4-2 to approve the request as presented.

Other Business – An update was provided on the North York Corridor Plan and upcoming cases.

The meeting was adjourned at 9:05 P.M.

Submitted by: Eileen Franz AICP, Assistant Planning and Zoning Administrator