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

August 28, 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 August 14, 2014
3. Case Number 14 ZBA-10/Mandigot Variation – 292 North Highland Variation
Request for a Fence Height Variation, from three (3) feet to six (6) feet, for the purpose of constructing a six foot wooden privacy fence on property commonly known as 292 North Highland Avenue (03-35-320-028).
Public Hearing – All Properties within 500 feet have been notified
4. Case Number 14 ZBA-11/Island Construction Variations - Northwest corner of Seminole Avenue and York Street
Request for Variation to Allow Dwelling Units Below the 2nd Floor and for a Fence Height Variation, from three (3) feet to four (4) feet, for the purpose of constructing 8 townhomes and a 4 foot wrought iron fence on the property commonly known as the Northwest Corner of Seminole Avenue and York Street (PIN's 06-11-217-034, 06-11-217-035, 06-11-217-037).
Public Hearing – All Properties within 500 feet have been notified
5. Case Number 14 P-06/ 195-197 N. Addison Avenue Conditional Use and Associated Variations
Request for approval of a Conditional Use and Associated Variations for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (74' to top of parapet screening) on property commonly known as 195 and 197 N. Addison Avenue (PIN 06-02-214-003 & 004).
Public Hearing – All Properties within 500 feet have been notified

6. Case Number 14 P-07/ 195-197 N. Addison Avenue Text Amendment and Conditional Use Preliminary Planned Development

Request for Zoning Ordinance Text Amendment and Conditional Use Preliminary Planned Development for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (74' to top of parapet screening) on property commonly known as 195 and 197 N. Addison Avenue (PIN 06-02-214-003 & 004).

Public Hearing – All Properties within 500 feet have been notified

7. Other Business

Commission Members Present: Callaway, Corrado, McCoy, Mushow, Rose, Warnke
Whistler

Commissioner Members Absent: Frolik, Torcasso

City Staff Present: Franz, Kopp, Werner

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 August 14, 2014. Commissioner Corrado moved to approve the minutes of the August 14, 2014 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Callaway seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the public hearing for Case # 14 ZBA 10. This is a request for a fence height variation from 3 feet to 6 feet to construct a fence 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 Rose moved to deliberate Case # 14ZBA-10 this evening. Commissioner Callaway seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the deliberation of Case # 14 ZBA 10. This is a request for a fence height variation from 3 feet to 6 feet to construct a fence on the property. After discussion of the Standards for Variations as they relate to this request for a fence height variation, a motion to approve was made by Commissioner Rose and a second by Commissioner Callaway, the Commission voted 7-0 to approve the request as presented.

Chairman Whistler opened the public hearing for Case # 14 ZBA 11. This is a request for a variation to allow dwelling units below the 2nd floor and for a fence height variation, from three (3) feet to four (4) feet. After all testimony was received from the Applicant and the interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case. A motion to deliberate Case # 14 ZBA 11 on September 25, 2014 was approved 7-0.

Chairman Whistler opened the public hearing for Case # 14 P-06. This is a request for conditional use and associated variations for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure. After all testimony was received from the Applicant, it was 10:30 p.m. A motion made by Commissioner Mushow and seconded by Commissioner Rose to continue beyond the 10:30 established end time failed. A motion made by Commissioner Corrado and seconded by Commissioner Mushow to continue the public hearing for Case #14 P-06 and Case #14 P-07 to September 25, 2014 passed unanimously.

The meeting was adjourned at 10:35 P.M.

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