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

October 23, 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 October 9, 2014
3. 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).  
**Deliberation - Public Hearing held August 28, 2014**
4. 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).  
**Deliberation - Public Hearing held August 28, 2014 and September 25, 2014**
5. 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).  
**Deliberation - Public Hearing held September 25, 2014**
6. Other Business

Commission Members Present: Callaway, Corrado, Rose, Uditsky, Warnke, Whistler

Commissioner Members Absent: McCoyd, Mushow, Torcasso

City Staff Present: Kopp, Franz, 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 October 9, 2014. Commissioner Rose moved to approve the minutes of the October 9, 2014 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Corrado seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation of Case # 14 ZBA 11. This is a request for variations to allow dwelling units below the 2nd floor and fence height from three (3) feet to four (4) feet, for the purpose of constructing 8 townhomes and a 4 foot wrought iron fence.

After discussion of the Standards for Variations as they relate to the requests, specifically the shape and location of the lot, the history of surrounding area and line of site, a motion to approve was made by Commissioner Corrado and a second by Commissioner Callaway, the Commission voted 5-1 to approve the request as presented.

Chairman Whistler opened the deliberation of Case 14 P 06. This is a request for a conditional use and associated variations for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure.

It was noted that the proposed parking is in line with the Comprehensive Plan and that the height is important to maximize the development. After discussion of the Standards for Variations and Conditional Uses as they relate to this request, Commissioner Corrado moved and Commissioner Rose seconded the motion and the Commission voted 5-0-1 to approve the request as presented.

Chairman Whistler opened the deliberation of Case 14 P 07. This is a request for a 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.

After discussion of the request, specifically the idea that changes to the Comprehensive Plan and Zoning Ordinance are bigger issues that need to go through a larger process, and the inconsistencies and discrepancies between the Zoning Ordinance and Comprehensive Plan, Commissioner Rose moved to approve the request and Commissioner Callaway seconded the motion and the Commission voted 0-5-1 to deny the request as presented.

The meeting was adjourned at 8:40 P.M.

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