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

November 13, 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 23, 2014
3. Case Number 14 P-09/Muzik Conditional Use - 1041 S. Route 83
Request for Conditional Use Permit for the purpose of expanding an existing parking lot onto R2 Single-Family Residential property immediately south of and abutting 1041 S. Route 83, pursuant to Section 22.242(a)(3) of the Elmhurst Zoning Code. The business is located on 1041 S. Route 83 on property that is zoned C3 General Commercial.
Public Hearing - All Properties within 500 feet have been notified
4. Case Number 14 P-05 /Redeemer Church Conditional Use and Associated Variations 123 East St. Charles/345 South Kenilworth
Request for an Amended Conditional Use Permit and Associated Building Height, Interior Side Yard Setback and Lot Coverage Variations for the purpose of constructing an addition and handicapped parking area on property commonly known as Redeemer Lutheran Church, 123 East St. Charles/345 South Kenilworth, said property being wholly located within the R1 Single Family Residence District.
Public Hearing - All Properties within 500 feet have been notified
5. Other Business

Commission Members Present: Callaway, McCoyd, Mushow, Rose, Torcasso, Uditsky, Warnke, Whistler

Commissioner Members Absent: Corrado,

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 October 23, 2014. Commissioner Callaway moved to approve the minutes of the October 23, 2014 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Rose seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler stated that the applicant for Case 14 P 05 requested the case be postponed until December 11, 2014. Commissioner Rose moved to continue the public hearing of Case 14 P 05 to December 11, 2014. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed. The motion includes a request for staff to review the case and determine whether the case should be republished for the December 11, 2014 hearing.

Chairman Whistler opened the public hearing for Case # 14 P 09. This is a request for a Conditional Use Permit for the purpose of expanding an existing parking lot onto R2 Single-Family Residential property immediately south of and abutting 1041 S. Route 83. 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 Case # 14 P 09 this evening. Commissioner Warnke seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the deliberation of Case # 14 P 09. This is a request for Conditional Use Permit for the purpose of expanding an existing parking lot onto R2 Single-Family Residential property immediately south of and abutting 1041 S. Route 83. After discussion of the Standards for a Conditional Use Permit as they relate to this request, Commissioner Callaway moved to approve the request. Commissioner Rose seconded the motion and the Commission voted 8-0 to approve the request as presented.

The meeting was adjourned at 8:25 P.M.

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