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

February 12, 2015

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on January 22, 2015
3. Public Comment
4. Case Number 15 ZBA 02 / Heritage Realty Services Variations – 236 North Route 83 (PIN's 06-03-202-006 and 06-03-202-007)
Request for Variations from the 25 foot parking setback requirement and the minimum parking requirement of 5 spaces per 1,000 square feet, plus 1 space per 2,000 square feet of gross land area, for the purpose of constructing a parking lot accessory to a commercial building pursuant to Article X of the Elmhurst Zoning Ordinance.
Public Hearing – All Properties within 500 feet have been notified
5. Annual Zoning Ordinance Review and Discussion of Proposed Zoning Ordinance Text Amendments
6. Other Business

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

Commissioner Members Absent: McCoyd, Uditsky, 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 January 22, 2015. Commissioner Corrado moved to approve the minutes of the January 8, 2015 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 explained that the Public Comment agenda item is for anyone to speak on any matter, but that comments will not be included in the public record for a specific case on an agenda. There was no public comment.

Chairman Whistler opened the public hearing for Case # 15 ZBA 02. Commissioner Callaway stated that she represents the Forest Preserve District of DuPage County and that she will be recusing herself from the case due to the letter that the Forest Preserve District submitted for Case 15 ZBA 02. Case 15 ZBA 02 is a request for a variation from the 25 foot parking setback requirement and the minimum parking requirement of 5 spaces per 1,000 square feet, plus 1 space per 2,000 square feet of gross land area, for the purpose of constructing a parking lot accessory to a commercial building at 236 North Route 83. After all testimony was received from the Applicant, Chairman Whistler closed the Public Hearing portion of this case. It was determined that Case 15 ZBA 02 will be on the February 26, 2015 agenda for deliberation.

Zoning Administrator Werner went over the memo dated February 4, 2015 in regards to Proposed Zoning Text Amendments for 2015. A public hearing is scheduled for March 12, 2015 to review a text amendment for medical marijuana. Chairman Whistler suggested that in addition to the items on the list, intuitional zoning for schools and churches be reviewed. Commissioner Rose commented that the items listed in Group 4 on the February 4th memo are all relevant to the North York Plan. Zoning Administrator Werner requested the Zoning and Panning Commission review the memo for further discussion at the February 26, 2015 Zoning and Planning Commission meeting.

The meeting was adjourned at 8:15 P.M.

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