



CITY OF ELMHURST
209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759
(630) 530-3000
www.elmhurst.org

STEVEN M. MORLEY
MAYOR
PATTY SPENCER
CITY CLERK
ELAINE LIBOVICZ
CITY TREASURER
JAMES A. GRABOWSKI
CITY MANAGER

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

February 26, 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 February 12, 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.
Deliberation – Public Hearing held February 12, 2015
5. Discussion of Proposed Zoning Ordinance Text Amendments
6. Other Business

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

Commissioner Members Absent: McCoyd, 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 February 12, 2015. Commissioner Corrado moved to approve the minutes of the February 12, 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 deliberation for Case # 15 ZBA 02. This is a request for a 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 on property commonly known as 236 North Route 83. After discussion of the Standards for Variation as they relate to this request, Commissioner Corrado moved to approve the request. Commissioner Rose seconded the motion and the Commission voted 6-0 to approve the request as presented. Commissioner Callaway recused herself from the case due to the letter the Forest Preserve District submitted for Case 15 ZBA 02. Commissioner Callaway represents the Forest Preserve District of DuPage County in private practice.

Zoning Administrator Werner went over the memos dated February 20, 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. The items listed in Group 4 a & b will be scheduled for a public hearing on April 9, 2015. Staff will contact Houseal Lavigne to check availability for a presentation on the North York Plan at the March 26, 2015 Z&P meeting, and public hearing on the Plan at the April 22, 2015 meeting.

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

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