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

March 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 February 26, 2015
3. Public Comment
4. Case Number 15 ZBA-03 / Adeniji Variation – 668 S. Hawthorne Avenue
Request for Front Yard Setback Variation for the purpose of constructing a covered roof front entry on property commonly known as 668 S. Hawthorne Avenue, pursuant to Section 22.90 of the Elmhurst Zoning Ordinance
Public Hearing – All Properties within 500 feet have been notified
5. Case Number 15 P-02 / Medical Marijuana Text Amendment
Request to amend the text of the Elmhurst Zoning Ordinance to add Medical Cannabis Cultivation Centers as Conditional Uses in the I1 Restricted Industrial District and Medical Marijuana Dispensing Facilities as Conditional Uses in the I1 Restricted Industrial District and the C3 General Commercial District, and adding definitions of Medical Cannabis Cultivation Centers and Marijuana Dispensing Facilities.
Public Hearing – Notification Published February 19, 2015.
6. Other Business

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

Commissioner Members Absent: 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 26, 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 public hearing for Case # 15 ZBA 03. This is a request for a Front Yard Setback Variation for the purpose of constructing a roofed cover over an existing stoop. After all testimony was received from the Applicant, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Rose made a motion to deliberate Case 15 ZBA 03 and Commissioner Callaway seconded the motion. After discussion of the Standards for Variation as they relate to this request, Commissioner Rose moved to approve the request. Commissioner McCoyd seconded the motion and the Commission voted 8-0 to approve the request as presented.

Chairman Whistler opened the public hearing for Case 15 P 02. This is a request to amend the text of the Elmhurst Zoning Ordinance to add Medical Cannabis Cultivation Centers as Conditional Uses in the I1 Restricted Industrial District and Medical Marijuana Dispensing Facilities as Conditional Uses in the I1 Restricted Industrial District and the C3 General Commercial District, and adding definitions of Medical Cannabis Cultivation Centers and Marijuana Dispensing Facilities. After all testimony was received from the Applicant, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Corrado made a motion to deliberate Case 15 P 02 and Commissioner Mushow seconded the motion. After discussion of the proposed Text Amendment, Commissioner Corrado moved to approve the request. Commissioner Rose seconded the motion and the Commission voted 8-0 to approve the request as presented.

A copy of the North York Plan was handed out in anticipation of the upcoming March 26, 2015 presentation by Houseal Lavigne. Assistant City Manager Kopp updated the Commission on the upcoming Downtown Planning update.

The meeting was adjourned at 8:10 P.M.

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