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

April 23, 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 March 26, 2015
3. Public Comment
4. Case Number 15 P-04 /Text Amendments
Request to amend the text of the Elmhurst Zoning Ordinance to consider adding the following uses: Breweries, Micro Breweries, Micro Wineries and Micro Distilleries as Permitted Uses in the I1 Restricted Industrial District; Micro Breweries, Micro Wineries and Micro Distilleries as Conditional Uses in the C1, C2, C3 and C4 Commercial districts; Brew Pubs as Permitted Uses in the C1, C2, C3 and C4 Commercial districts; Motor Vehicle Sales, without service or repair, as a permitted use in the C4 Central Business District; and Physical Fitness Facilities as a permitted use in the C4 Central Business District.
Public Hearing - Notification Published March 19, 2015.
5. Case Number 15 P-05 / North York Street Corridor Plan
Request to adopt the North York Plan, as prepared by the City's consultant, Houseal Lavigne.
Public Hearing - Notification Published April 2, 2015.
6. Case Number 15 P -06 / Downtown Plan
Workshop to review the planning process, identify issues, concerns, and opportunities to address with the members of Zoning and Planning Commission.
7. Other Business

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

Commissioner Members Absent: Callaway, Torcasso, Uditsky

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 March 26, 2015. Commissioner Corrado moved to approve the minutes of the March 26, 2015 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 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 P 04. This is a request to amend the text of the Elmhurst Zoning Ordinance to consider adding the following uses: Breweries, Micro Breweries, Micro Wineries and Micro Distilleries as Permitted Uses in the I1 Restricted Industrial District; Micro Breweries, Micro Wineries and Micro Distilleries as Conditional Uses in the C1, C2, C3 and C4 Commercial districts; Brew Pubs as Permitted Uses in the C1, C2, C3 and C4 Commercial districts; Motor Vehicle Sales, without service or repair, as a permitted use in the C4 Central Business District; and Physical Fitness Facilities as a permitted use in the C4 Central Business District. Zoning Administrator Werner presented the request, there was no public comment, and Chairman Whistler closed the Public Hearing portion of this case.

Chairman Whistler opened the public hearing for Case # 15 P 05. This is a request to adopt the North York Plan, as prepared by the City's consultant, Houseal Lavigne. Zoning Administrator Werner and Nik Davis of Houseal Lavigne gave an overview of the plan and the process. There was no public comment and Chairman Whistler closed the Public Hearing portion of this case.

Chairman Whistler opened the Public Workshop for the Downtown Plan. Nik Davis and Devin Lavigne were introduced to the Commission. Nik Davis went over the project scope. The schedule, role of the ZPC and general questions were discussed. A kick-off questionnaire was handed out to the Commission. The questionnaire will be handed out to attendees at the May 28, 2015 Public Workshop.

The meeting was adjourned at 9:15 P.M.

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