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

May 14, 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 April 23, 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.
Deliberation - Public Hearing held April 23, 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.
Deliberation - Public Hearing held April 23, 2015.
6. Other Business

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

Commissioner Members Absent: Corrado, Rose, 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 April 23, 2015. Commissioner Mushow moved to approve the minutes of the April 23, 2015 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Uditsky 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 deliberation 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. Also, proposed new definitions and parking requirements for Gasoline Stations and Automobile Service Centers, and a new requirement that Truck and Automobile Repair Facilities must be accessory to a principal sales use in the C3 General Commercial District, and adding Truck and Automobile Repair as conditional uses in the I1 Restricted Industrial District. During discussion it was recommend that "display only" be added to the C4 Motor Vehicle Sales text amendment. After discussion of the proposed text amendments, Commissioner Callaway moved to approve the request. Commissioner Uditsky seconded the motion and the Commission voted 5-0 to approve the request as presented.

Chairman Whistler opened the deliberation for Case # 15 P 05. This is a request to adopt the North York Plan, as prepared by the City's consultant, Houseal Lavigne. After discussion of the proposed plan, Commissioner McCoyd moved to add the North York Plan as an amendment to the Comprehensive Plan. Commissioner Callaway seconded the motion and the Commission voted 6-0 to approve the request as presented.

The meeting was adjourned at 7:35 P.M.

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