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

June 25, 2015

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meetings held on June 11, 2015.
3. Public Comment
4. Case Number 15 P-08/City of Elmhurst Text Amendment
Request to amend the text of the Elmhurst Zoning Ordinance Chapter 22, Article XII, Section 22.285 to allow fences in the front and corner side yards to be four (4) feet in height provided that they are more than seventy-five (75) percent open, and a request to amend the text to require a ten (10) foot sight triangle for fencing at alleys and driveways.
Public Hearing – Notification Published June 4, 2015.
5. Case Number 15 P-10/ Lizzy Lift Conditional Use Permit
Request for a Conditional Use Permit for the purpose of utilizing the property commonly known as 185 S. York Street as an office.
Public Hearing – All properties within 500 feet have been notified.
6. Case Number 15 P-11/Lofchie Map Amendment
Request for a Map Amendment from R1 and O1 to C2 for the purpose of constructing a commercial building on property commonly known as 251-265 North Route 83.
Public Hearing – All properties within 500 feet have been notified.
7. Case Number 15 P-07 /City of Elmhurst Map Amendment
Request for a Map Amendment from R2 and R4 to I1 for the purpose of expanding the public works maintenance facility.
Deliberation – Public Hearing held June 11, 2015.
8. Case Number 15 P-09 / Amended Conditional Use for Yorkfield Presbyterian Church Food Pantry
Request for an Amended Conditional Use Permit to allow the construction of a new community food pantry building on the Yorkfield Presbyterian Church property.
Deliberation – Public Hearing held June 11, 2015.
9. Other Business

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

Commissioner Members Absent: Callaway, McCoyd, Torcasso, Warnke

City Staff Present: Franz, Werner, Kopp

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 June 11, 2015. Commissioner Corrado moved to approve the minutes of the June 11, 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 # 15P 08, which is a request by the City of Elmhurst to amend the Zoning Ordinance Chapter on Fences, to allow four foot high fences in the front yard provided that they are at least 75% open, and to require sight triangles at intersections of sidewalks and driveways and sidewalks and alleys. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. This case will be deliberated on July 9, 2015.

Chairman Whistler opened the public hearing for Case # 15P 10, which is a request by Lizzy Lift Inc. for a Conditional Use Permit to occupy the Marquart House, 185 S. York, for office purposes. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. This case will be deliberated on July 9, 2015.

Chairman Whistler opened the public hearing for Case # 15P 11, which is a request by the owner of property commonly known as 251-265 N. Route 83 to rezone the property to C2 Community Shopping and Service District. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. This case will be deliberated on July 9, 2015.

Chairman Whistler opened the deliberation for Case # 15 P 07. This is a request for a Map Amendment from R2 and R4 to I1 for the purpose of expanding the public works maintenance facility. After review of the case submittals, the Commission voted unanimously to recommend that the City Council approve the request as presented.

Chairman Whistler opened the deliberation for Case # 15 P 09. This is a request for an Amended Conditional Use Permit to allow the construction of a new community food pantry building on the Yorkfield Presbyterian Church property. After review of the case submittals, the Commission voted 4 to 1 to recommend that the City Council approve the request as presented and as amended by the Site Plan dated June 24, 2015.

The meeting was adjourned at 9:10 P.M.

Submitted by: Nathaniel J. Werner AICP, Planning and Zoning Administrator