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

June 9, 2016

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 May 12, 2016.
3. Public Comment
4. Case Number 16 P-05/ Bad Boys Truck & Trailer Repair Conditional Use Permit  
Request for a Conditional Use Permit for a garage for inside storage, repair and servicing of motor vehicles not ancillary to a permitted use in the I1 Restricted Industrial District on property commonly known as 915 S. Riverside, Elmhurst, Illinois.  
**Public hearing – All properties within 500 feet have been notified**
5. Case Number 16 P-06/ Hand and Stone Conditional Use Permit  
Request for a Conditional Use for a Masseur/masseuse Service (Massage Facility known as Hand and Stone) in the C3 General Commercial District on property commonly known as 624 N. York Street Unit D, Elmhurst, Illinois.  
**Public hearing – All properties within 500 feet have been notified**
6. Other Business
7. Adjournment

Commission Members Present: Corrado, Garland, McCoyd, Mushow, Uditsky, Warnke, Whistler

Commissioner Members Absent: Callaway, Rose

City Staff Present: Franz, 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 May 12, 2016. Commissioner Corrado moved to approve the minutes of the May 12, 2016 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.

Assistant Zoning Administrator Franz stated that there was a problem with public hearing sign for Case 16 P 06 due to construction at the property. The case will need to be re-noticed and cannot move forward.

Chairman Whistler opened the public hearing for Case # 16 P 05, which is a request by Bad Boys Truck & Trailer Repair for a Conditional Use Permit for a garage for inside storage, repair and servicing of motor vehicles not ancillary to a permitted use in the I1 Restricted Industrial District on property commonly known as 915 S. Riverside. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. Commissioner Corrado made a motion to deliberate Case 16 P 05 this evening and Commissioner Uditsky seconded the motion. The Commission voted 7-0 to deliberate on the request.

Chairman Whistler opened the deliberation for Case # 16 P 05. The Commission discussed the Standards for a Conditional Use Permit as they relate to this request. Commissioner Corrado made a motion to approve the request as presented; Commissioner Uditsky seconded the motion. The Commission voted 7-0 to recommend approval of the request as presented.

ACM Kopp brought up the possibility of reviewing certain sub-areas in the Comprehensive Plan as an upcoming project. The Commission agreed that a joint meeting with the DP&Z Committee would be beneficial.

The meeting was adjourned at 7:50 P.M.

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