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

September 22, 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 September 8, 2016.
3. Public Comment
4. Case Number 16 P-10/Gem Car Wash Conditional Use and Variations
Request for a Conditional Use Permit for a Car Wash and Associated Variations in the C3 General Commercial District on property commonly known as 964 N. York Street, Elmhurst, Illinois.
Public Hearing All properties within 500 feet have been notified.
5. Proposed Zoning Ordinance Text Amendments and Map Amendments for Downtown – Continued Discussion.
6. Other Business
7. Adjournment

Commission Members Present: Callaway, Corrado, Garland, McCoyd, Rose(part of meeting), Uditsky, Warnke, Whistler

Commissioner Members Absent: Mushow

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 September 8, 2016. Commissioner Corrado moved to approve the minutes of the September 8, 2016 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Callaway 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 16 P-10 which is a request for a Conditional Use Permit for a Car Wash and Associated Variations in the C3 General Commercial District on property commonly known as 964 N. York Street. After all testimony was received relating to this case, Chairman

Whistler closed the public hearing portion of this case. The Commission chose to leave the record open for written comment until 5:00 pm on September 29, 2016. Deliberation is scheduled for October 27, 2016.

Chairman Whistler opened the discussion for the proposed zoning ordinance text amendments and map amendments for downtown. Assistant Zoning Administrator Franz went through the updated text and map changes regarding parking. A final version of the proposed text will be prepared and a public hearing scheduled.

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

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