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

October 13, 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 22, 2016.
3. Public Comment
4. Case Number 16 P-11/Redeemer Lutheran Conditional Use and Associated Variations
Request for an Amended Conditional Use Permit for a Religious Institution and Associated Variations on property commonly known as 123 E. St. Charles, Elmhurst, Illinois for the purpose of reconfiguring an existing parking lot.
Public Hearing - All properties within 500 feet have been notified.
5. Case Number 16 P-12/Elmhurst Extended Care Map Amendment, Amended Conditional Use, Associated Variation and Preliminary and Final Plat Approval
Request for a Map Amendment from R2 and C2 to either R2, R4 or C2, an Amended Conditional Use Permit for a Nursing Home in either the C2, R2 or R4 districts and a Variation for lot coverage if the property is rezoned to R2, and a Preliminary and Final Subdivision to consolidate the lots on properties commonly known as 200 East Lake Street, 193 East Fremont Avenue and 197 East Fremont Avenue, Elmhurst, Illinois for the purpose of expanding an existing nursing home.
Public Hearing - All properties within 500 feet have been notified.
6. Other Business
7. Adjournment

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

Commissioner Members Absent: Corrado, Garland, 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 22, 2016. Commissioner Rose moved to approve the minutes of the September 22, 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 announced that the applicant for Case 16 P 12 requested a continuance to the November 10, 2016 Z&P meeting. Commissioner Rose made a motion to continue Case 16 P 12 to November 10, 2016. Commissioner McCoyd seconded the motion and with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the public hearing for Case 16 P-11 which is a request for an Amended Conditional Use Permit for a Religious Institution and Associated Variations on property commonly known as 123 E. St. Charles. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. Commissioner Callaway made a motion to deliberate Case 16 P 11 this evening and Commissioner Rose seconded the motion. The Commission voted 6-0 to deliberate this evening.

Chairman Whistler opened the deliberation for Case # 16 P-11. The Commission discussed the Standards for both a Conditional Use and Variation as they relate to this request. Commissioner Callaway made a motion to approve the request as presented; Commissioner Rose seconded the motion. The Commission voted 6-0 to recommend approval of the request as presented

ACM Kopp updated the Commission on the proposal submitted by Houseal Lavigne to update certain sub-areas of the Comprehensive Plan. A joint meeting with the DP&Z and Z&P is anticipated in November.

The meeting was adjourned at 7:56 P.M.

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