



CITY OF ELMHURST
209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759
(630) 530-3000
www.elmhurst.org

STEVEN M. MORLEY
MAYOR
PATTY SPENCER
CITY CLERK
ELAINE LIBOVICZ
CITY TREASURER
JAMES A. GRABOWSKI
CITY MANAGER

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

October 27, 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 October 13, 2016.
3. Public Comment
4. Case Number 16 ZBA 06/Nowicki Variation
The purpose of this hearing is to consider a request for a Variation from the front yard setback requirement for the purpose of constructing an unenclosed covered front porch on property commonly known as 292 Claremont Street.
Public Hearing - All properties within 500 feet have been notified.
5. Case Number 16 ZBA 07/Harmon Variation
The purpose of this hearing is to consider a request for a Variation from the fence height requirement for the purpose of constructing a six foot solid fence in the corner side yard on property commonly known as 732 S. York Street.
Public Hearing - All properties within 500 feet have been notified.
6. 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.
Deliberation – Public Hearing held September 22, 2016.
7. Other Business
8. Adjournment

Commission Members Present: Callaway, Corrado, Garland, Warnke, Whistler

Commissioner Members Absent: McCoyd, Mushow, Rose, Uditsky

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 October 13, 2016. Commissioner Warnke moved to approve the minutes of the October 13, 2016 Zoning and Planning

Commission/Zoning Board of Appeals meeting as written. Commissioner Corrado 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 ZBA 06 which is a request for a Variation from the front yard setback requirement for the purpose of constructing an unenclosed covered front porch on property commonly known as 292 Claremont Street. 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 ZBA 06 this evening and Commissioner Corrado seconded the motion. The Commission voted 5-0 to deliberate this evening.

Chairman Whistler opened the deliberation for Case # 16 ZBA 06. The Commission discussed the Standards for a Variation as they relate to this request. Commissioner Callaway made a motion to approve the request as presented; Commissioner Corrado seconded the motion. The Commission voted 5-0 to recommend approval of the request as presented.

Chairman Whistler opened the public hearing for Case 16 ZBA 07 which is a request for a Variation from the fence height requirement for the purpose of constructing a six foot solid fence in the corner side yard on property commonly known as 732 S. York Street. 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 ZBA 07 this evening and Commissioner Warnke seconded the motion. The Commission voted 5-0 to deliberate this evening.

Chairman Whistler opened the deliberation for Case # 16 ZBA 07. The Commission discussed the Standards for a Variation as they relate to this request. Commissioner Corrado made a motion to approve the request as presented; Commissioner Warnke seconded the motion. The Commission voted 5-0 to recommend approval of the request as presented. The Zoning & Planning Commission has final authority for this request.

Chairman Whistler opened the deliberation for Case # 16 P 10. The Commission discussed the Standards for a Conditional Use and Variation as they relate to this request. Commissioner Corrado made a motion to approve the request as presented; Commissioner Garland seconded the motion. The Commission voted 4-1 to recommend approval of the request as presented.

The meeting was adjourned at 8:20 P.M.

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