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

November 10, 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 27, 2016.
3. Public Comment
4. Case Number 16 P-13 /Mladenoff Day Care Conditional Use
Request for a Conditional Use for a Day Care Center in the C4 Central Business District on property commonly known as 187-195 N. York, Elmhurst, Illinois.
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.
Continued Public Hearing - All properties within 500 feet have been notified.
6. Other Business
7. Adjournment

Commission Members Present: Callaway, Garland, McCoy, Mushow, Uditsky, Warnke, Whistler

Commissioner Members Absent: Corrado, Rose

City Staff Present: Franz, 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 27, 2016. Commissioner Callaway moved to approve the minutes of the October 27, 2016 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Uditsky 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 16 P-13 which is a request for a Conditional Use for a Day Care Center in the C4 Central Business District on property commonly known as 187-195 N. York, Elmhurst, Illinois. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. The record will be left open for written testimony until November 17, 2016 at 5:00 pm.

Chairman Whistler opened the public hearing for Case 16 P 12 which is a 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. The applicant's team presented the request. Due to the time of 9:50 pm, the public hearing was continued until December 8, 2016.

The meeting was adjourned at 10:00 P.M.

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