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

March 9, 2017

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 February 23, 2017.
3. Public Comment
4. Case 17 P 03 / Verizon Wireless Conditional Use
Request for a Conditional Use Permit to add an antenna above 50 feet to an existing cellular tower on property commonly known as 535 North York Street, Elmhurst, Illinois.
Public Hearing – All Properties within 500 feet have been notified.
5. Case Number 17 P-02/Elmhurst Extended Care Map Amendment, Amended Conditional Use 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 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.
Deliberation – Public Hearing held February 23, 2017.
6. Other Business
7. Adjournment

Commission Members Present: Callaway, Corrado, McCoyd, Mushow, Rose, Uditsky, Warnke,

Commissioner Members Absent: Garland, Whistler

City Staff Present: Franz, Werner, Kopp

After a roll call establishing a quorum, Commissioner Corrado made a motion to allow Commissioner Mushow to act as Chairman of the Commission in the absence of Chairman

Whistler. Commissioner McCoyd seconded the motion and it was unanimously approved. Chairman Mushow requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes of February 23, 2017. Commissioner Corrado moved to approve the minutes of the February 23, 2017 Zoning and Planning Commission/Zoning Board of Appeals meetings as written. Commissioner Uditsky seconded, and with a voice vote being all ayes, the motion passed.

Chairman Mushow 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 Mushow opened the public hearing for 17 P 03 which is a request for a Conditional Use Permit to add an antenna above 50 feet to an existing cellular tower on property commonly known as 535 North York Street. After all testimony was received from the applicant, Chairman Mushow closed the public hearing portion of this case. There were no interested parties in the audience. Commissioner Callaway made a motion to deliberate Case 17P 03. Commissioner Corrado seconded and with a voice vote being all ayes, the motion passed. Commissioner McCoyd made a motion to deliberate Case 17 P 03 prior to the deliberation of Case 17 P 02. Commissioner Rose seconded and with a voice vote being all ayes, the motion passed.

Chairman Mushow opened the deliberation for Case 17 P 03 which is a request for a Conditional Use Permit to add an antenna above 50 feet to an existing cellular tower on property commonly known as 535 North York Street. The Commission discussed the standards as they relate to the request. Commissioner Corrado made a motion to approve the request as presented, Commissioner Rose seconded and with a roll call vote the motion passed 7-0.

Chairman Mushow opened the deliberation for Case 17 P 02. Case 17 P 02 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 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. The Commission discussed the standards for a conditional use permit and map amendment and subdivision requirements.

Commissioner Uditsky made a motion to approve the subdivision as requested. Commissioner Callaway seconded and with a roll call vote the motion passed 7-0.

Commissioner Rose made a motion to approve the request for a map amendment to R2. Commissioner McCoyd seconded and with a roll call vote the motion passed 7-0.

Commissioner Corrado made a motion to approve the Conditional Use Permit as submitted. Commissioner Callaway seconded the motion.

Commissioner Callaway made a motion to amended Commissioner Corrado's motion to include 3 conditions of approval: 1. Ingress and egress to the Fremont parking lot is limited to between 8:00 am to 6:00 pm.; 2. A gate is required to restrict access to the parking lot; and 3. The site should be developed with landscaping along the south, west and east property lines to be approved by City Council. Commissioner Warnke seconded, and with a roll call vote it passed 4-3. After the vote, it was realized that some Commissioners believed the vote was on the amended motions and not the final vote. Commissioner McCoyd made a motion to reconsider the vote, and Commissioner Warnke seconded. A 5 minute break was taken. When deliberation resumed, Commissioner McCoyd made a motion to reconsider the vote, Commissioner Uditsky seconded the motion and it passed 7-0.

Commissioner Callway made a motion to approve the conditional use permit with 3 conditions of approval: 1. Ingress and egress to the Fremont parking lot is limited to between 8:00 am to 6:00 pm.; 2. A gate is required to restrict access to the parking lot; and 3. The site should be developed with landscaping along the south, west and east property lines to be approved by City Council. Commissioner Warnke seconded and with a roll call vote the motion failed 3-4.

A roll call vote was taken on the original request to approve the conditional use permit as submitted. With a roll call vote, the motion failed 2-5.

The meeting was adjourned at 8:55 P.M.

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