



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

July 27, 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 July 13, 2017.
3. Public Comment
4. Case Number 17 ZBA-05 /Belich Variation – 445 W. Vallette Street
A request for a Variation from the front yard setback requirement for the purpose of constructing a front porch on property commonly known as 445 W. Vallette Street.
Public Hearing – All properties within 500 feet have been notified.
5. Case Number 17 ZBA-06 /MacKenzie Variation – 130 W. Church Street
A request for Variations from the front and rear yard setback requirements for the purpose of constructing a single-family residence on property commonly known as 130 W. Church Street.
Public Hearing – All properties within 500 feet have been notified.
6. Case Number 17 ZBA-07 /Ragona Variation – 570 W. North Avenue
A request for a Variation to the required amount of parking spaces for the purpose of renting commercial units on property commonly known as 570 W. North Avenue.
Public Hearing – All properties within 500 feet have been notified.
7. Other Business
8. Adjournment

Commission Members Present: Byrnes, McCoyd, Mushow, Rose, Uditsky, Warnke

Commissioner Members Absent: Corrado, Garland

City Staff Present: Werner, Kopp, Franz

After a roll call establishing a quorum, Commissioner McCoyd moved to approve the minutes of the July 13, 2017 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Mushow seconded, and with a voice vote being all ayes, the motion passed.

Chair Rose 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.

Assistant Zoning Administrator Franz reported that the applicant for Case 17 ZBA 07 added additional parking to the site, therefore, the variation is no longer necessary. The case has been withdrawn.

Chair Rose opened the public hearing for Case 17 ZBA 05. Case 17 ZBA 05 is a request for a Variation from the front yard setback requirement for the purpose of constructing a front porch on property commonly known as 445 W. Vallette Street. After all testimony was received from the applicant, Chairman Rose closed the public hearing for the cases.

Commissioner Uditsky made a motion to deliberate Case 17 ZBA 05. Commissioner Byrnes seconded and with a voice vote being all ayes, the motion passed.

Chair Rose opened the deliberation for Case 17 ZBA 05 which is a request for a Variation from the front yard setback requirement for the purpose of constructing a front porch on property commonly known as 445 W. Vallette Street. The Commission discussed the standards as they relate to the request. Commissioner McCoyd made a motion to approve the request as presented, Commissioner Mushow seconded and with a roll call vote the motion passed 6-0

Chair Rose opened the public hearing for Case 17 ZBA 06. Case 17 ZBA 06 is a request for for Variations from the front and rear yard setback requirements for the purpose of constructing a single-family residence on property commonly known as 130 W. Church Street. After all testimony was received from the applicant, and one interested party, Chairman Rose closed the public hearing for the cases.

Commissioner Warnke made a motion to deliberate Case 17 ZBA 06. Commissioner Uditsky seconded and with a voice vote being all ayes, the motion passed.

Chair Rose opened the deliberation for Case 17 ZBA 06 which is a request for Variations from the front and rear yard setback requirements for the purpose of constructing a single-family residence on property commonly known as 130 W. Church Street. The Commission discussed the standards as they relate to the request. Commissioner Uditsky made a motion to approve the request as presented, Commissioner Byrnes seconded and with a roll call vote the motion passed 5-1

Under other business, the Commission continued the discussion of changing the day of the week the Commission meets from the 2nd and 4th Thursday of the month to the 1st and 3rd Tuesday of the month. The change will begin October 17th and staff will provide an updated list of meeting dates at the next meeting. The Commission will not have a meeting August 10, 2017.

ACM Kopp provided an update on the Subarea Plan updates. The Commission agreed that holding the Visioning Workshop prior to Houseal Lavigne completing the Issues and Opportunities Memo. This is a slight change in the schedule of the scope for the project. The Visioning Workshop will be held August 29, 2017 at City Hall.

The meeting was adjourned at 8:27 P.M.

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