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

August 24, 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 27, 2017.
3. Public Comment
4. Case Number 17 ZBA-08 /Doherty Variation – 299 E. Church Street  
A request for a Variation from the fence height requirement for the purpose of constructing a 4.5 feet in height semi solid fence in the corner side yard on property commonly known as 299 E. Church Street.  
**Public Hearing – All properties within 500 feet have been notified.**
5. Case Number 17 P 08 /Christ United Methodist Church Conditional Use and Variations –920 S. Swain Ave  
A request for Amended Conditional Use Permit for a Religious Institution and Associated Variations on property commonly known as 920 S. Swain Avenue, Elmhurst, Illinois for the purpose of reconfiguring an existing parking lot.  
**Public Hearing – All properties within 500 feet have been notified.**
6. Case Number 17 P 09 /Redeemer Lutheran Church Subdivision, Amended Conditional Use Permit with Associated Parking and Setback Variations – 123 E. Saint Charles Road  
A request for a Subdivision, Amended Conditional Use Permit with Associated Parking and Setback Variations for the purpose of creating a seven (7) lot subdivision consisting of six (6) single-family lots and the existing fellowship building lot, and relocating the parking lot on property commonly known as 123 E. Saint Charles Road.  
**Public Hearing – All properties within 500 feet have been notified.**
7. Other Business
8. Adjournment

Commission Members Present: Byrnes, Corrado, Garland, McCoyd, Rose, Uditsky, Warnke

Commissioner Members Absent: Callaway, Mushow

City Staff Present: Werner, Kopp, Franz

After a roll call establishing a quorum, Commissioner McCoyd moved to approve the minutes of the July 27, 2017 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.

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 P 09 requested the case be continued to the September 14, 2017 meeting to make some modifications to the proposal.

Chair Rose opened the public hearing for Case 17 ZBA 08. Case 17 ZBA 08 is a request for a Variation from the fence height requirement for the purpose of constructing a 4.5 feet in height semi solid fence in the corner side yard on property commonly known as 299 E. 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 08. Commissioner Garland seconded and with a voice vote being all ayes, the motion passed.

Chair Rose opened the deliberation for Case 17 ZBA 08 which is A request for a Variation from the fence height requirement for the purpose of constructing a 4.5 feet in height semi solid fence in the corner side yard on property commonly known as 299 E. Church Street. The Commission discussed the standards as they relate to the request. Commissioner Corrado made a motion to approve the request as presented, with the modification for the 5 foot sight triangle at the neighbor's driveway, Commissioner Byrnes seconded and with a roll call vote the motion passed 4-3.

Chair Rose opened the public hearing for Case 17 P 08. Case 17 P 08 is a request for Amended Conditional Use Permit for a Religious Institution and Associated Variations on property commonly known as 920 S. Swain Avenue, Elmhurst. After all testimony was received from the applicant, Chairman Rose closed the public hearing for the cases.

Commissioner Corrado made a motion to deliberate Case 17 P 08. Commissioner Garland seconded and with a voice vote being all ayes, the motion passed.

Chair Rose opened the deliberation for for Case 17 P 08. Case 17 P 08 is a request for Amended Conditional Use Permit for a Religious Institution and Associated Variations on property commonly known as 920 S. Swain Avenue, Elmhurst. The Commission discussed the standards as they relate to the request. Commissioner Corrado made a motion to approve the request as presented, Commissioner McCoyd seconded and with a roll call vote the motion passed 7-0

Under other business, Zoning Administrator Werner reported that the Visioning Workshop will be held August 29, 2017 at City Hall. The date change to the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month will begin October 17, 2017.

The meeting was adjourned at 8:13 P.M.

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