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

September 28, 2017

6:30 P.M.

1. Roll Call/Call to Order
2. Executive Session for the Purpose of Discussing: Pending /Probable Litigation pursuant to the Open Meetings Act 5 ILCS 120/2 (c)(11)
3. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on August 24, 2017.
4. Public Comment
5. Case Number 17 ZBA 09 /Rieger Front Yard Setback Variation – 270 W. St. Charles Road
A request for a Variation from the front yard setback requirement for the purpose of constructing an addition on property commonly known as 270 W. St. Charles Road.
Public Hearing – All properties within 500 feet have been notified. Variation not necessary, case being withdrawn
6. Case Number 17 P 08 /Christ United Methodist Church Preliminary and Final Plat of Approval –920 S. Swain Ave
A request for a Subdivision for the purpose of creating 2 lots for storm water improvements and a church property on property commonly known as 920 S. Swain Avenue, Elmhurst, Illinois for the purpose of reconfiguring an existing parking lot.
Public Meeting – Sign has been posted.
7. 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.
Continued Public Hearing – All properties within 500 feet have been notified.

8. Other Business

9. Adjournment

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

Commissioner Members Absent: Mushow

City Staff Present: Werner, Kopp, Franz, City Attorney Acker

Commissioner Corrado made a motion to go into Executive Session for the Purpose of discussing Pending /Probable Litigation pursuant to the Open Meetings Act 5 ILCS 120/2 (c)(11). Commissioner McCoyd seconded the motion, and with a roll call vote of all ayes:

Byrnes, Callaway, Corrado, Garland, McCoyd, Rose, Uditsky (Warnke arrived after roll cal)

Executive Session began at 6:33 p.m.

A motion was made by Commissioner Corrado to close Executive Session. The motion was seconded by Commissioner Byrnes and with a voice vote of all ayes, Executive Session was closed at 7:02.

Commissioner Corrado moved to approve the minutes of the August 24, 2017 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Warnke 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 it was determined that the variation for Case 17 ZBA 09 was not necessary and the case has been withdrawn.

Chair Rose opened the public meeting for Case 17 ZBA 08. Case 17 ZBA 08 is a request for a Subdivision for the purpose of creating 2 lots for storm water improvements and a church on property commonly known as 920 S. Swain Avenue. After all testimony was received from the applicant, Chairman Rose closed the public meeting for the case.

Chair Rose opened the deliberation for Case 17 P 08. Case 17 P 08 is a request for a Subdivision for the purpose of creating 2 lots for storm water improvements and a church property on property commonly known as 920 S. Swain Avenue. Commissioner Corrado made a motion to

approve the request as submitted, the motion was seconded by Commissioner Callway, and was unanimously approved with a voice vote.

Chair Rose opened the public hearing for Case 17 P 09. Case 17 P 09 is 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.. After all testimony was received from the applicant and interested parties, Commissioner Corrado made a motion to close the public hearing, the motion was seconded by Commissioner Callway, Chairman Rose closed the public hearing for this case.

Under other business, Zoning Administrator Werner updated the Commission on upcoming agendas and agenda items.

The meeting was adjourned at 10:03 P.M.

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