



CITY OF ELMHURST
209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759
(630) 530-3000
www.elmhurst.org

STEVEN M. MORLEY
MAYOR
PATTY SPENCER
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JAMES A. GRABOWSKI
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MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS MEETING

November 14, 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 November 7, 2017.
3. Public Comment
4. Case Number 17 ZBA 10 / Keilman Variation
The purpose of this hearing is to consider a request for a Variation from the fence height requirements for the purpose of constructing a 6 foot fence in the corner side yard on property commonly known as 567 S. Mitchell Avenue.
Public Hearing – All properties within 500 feet have been notified.
5. Case Number 17 P 10 / Lowry Conditional Use Permit
The purpose of this hearing is to consider a request for a Conditional Use Permit for a Masseur/masseuse Service on property commonly known as 595 N. York Street, Elmhurst, Illinois for the purpose of operating a massage business.
Public Hearing – All properties within 500 feet have been notified.
6. Discussion on City of Elmhurst Subareas Plan Issues and Opportunities Memo
7. Other Business
8. Adjournment

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

Commissioner Members Absent: Callaway, McCoyd

City Staff Present: Kopp, Franz

Commissioner Corrado moved to approve the minutes of the November 7, 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.

Chair Rose opened the public hearing for Case 17 ZBA 10. Case 17 ZBA 10 is a request for a Variation from the fence height requirements for the purpose of constructing a 6 foot fence in the corner side yard on property commonly known as 567 S. Mitchell Avenue. After all testimony was received from the applicant and interested parties, Chair Rose closed the public hearing for the case.

Chair Rose opened the deliberation for Case 17 ZBA 10. The Commission discussed the standards for a variation as they apply to the request. Commissioner Corrado made a motion to approve the request as submitted. Commissioner Uditsky seconded the motion. The request was approved with a roll call vote of 7-0 with all in favor.

Chair Rose opened the public hearing for Case 17 P 10. Case 17 P 10 is a request for a Conditional Use Permit for a Masseur/masseuse Service on property commonly known as 595 N. York Street, Elmhurst, Illinois for the purpose of operating a massage business. Because the applicant proposed some modification to the floor plan, the Commission continued the public hearing until December 5th to give staff the opportunity to review the changes.

Chair Rose opened the discussion on the City of Elmhurst Subareas Plan Issues and Opportunities Memo. The Commission went through each of the Subareas and provided feedback for staff to relay to Houseal Lavigne Associates.

Under other business, Assistant Zoning Administrator Franz updated the Commission on upcoming agendas and agenda items. The meeting was adjourned at 9:13 P.M.

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