



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

December 5, 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 14, 2017.
3. Public Comment
4. Case Number 17 P 10 / Lowry Conditional Use Permit
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.
Continued Public Hearing – All properties within 500 feet have been notified.
5. Case Number 17 P 11 / Edward Elmhurst Conditional Use Permit
A request for a Conditional Use Permit for a parking lot greater than 20 parking spaces and sign variations on property commonly known as 158, 162 and 172 E. Schiller Street, Elmhurst Illinois.
Public Hearing – All properties within 500 feet have been notified.
6. Other Business
7. Adjournment

Commission Members Present: Byrnes, Callaway, McCoyd, Rose, Uditsky

Commissioner Members Absent: Corrado, Garland, Mushow, Warnke

City Staff Present: Werner, Kopp, Franz

Commissioner Byrnes moved to approve the minutes of the November 14, 2017 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Callaway 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.

Jorge Zapata commented on the Elmhurst Extended Care case.

Teresa McCarthy commented on the Elmhurst Extended Care case.

Eileen Oeser commented on the Elmhurst Extended Care case.

Chair Rose opened the continued 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. The applicant explained that she is not planning to lease 2 units in the building as proposed at the public hearing on November 14th. She only intends to lease one unit as originally planned for foot massage. After all testimony was received from the applicant Chair Rose closed the public hearing for the case.

Chair Rose opened the deliberation for Case 17 P 10. The Commission discussed the standards for a conditional use permit as they apply to the request. Commissioner Byrnes made a motion to approve the request as submitted. Commissioner Uditsky seconded the motion. The request was approved with a roll call vote of 5-0 with all in favor.

Chair Rose opened the public hearing for Case 17 P 11. Case 17 P 11 is a request for a Conditional Use Permit for a parking lot greater than 20 parking spaces and sign variations on property commonly known as 158, 162 and 172 E. Schiller Street. After all testimony was received from the applicant Chair Rose closed the public hearing for the case.

Chair Rose opened the deliberation for Case 17 P 11. The Commission discussed the variation criteria and standards for a conditional use permit as they apply to the request. Commissioner Callaway made a motion to approve the variation requests as submitted. Commissioner McCoyd seconded the motion. The request was approved with a roll call vote of 5-0 with all in favor. Commissioner Byrnes made a motion to approve the conditional use permit as requested. Commissioner McCoyd seconded the motion. The request was approved with a roll call vote of 5-0 with all in favor.

Under other business, Zoning Administrator Werner updated the Commission on upcoming agendas and agenda items. The meeting was adjourned at 8:19 P.M.

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