



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

January 16, 2018

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 December 19, 2017.
3. Public Comment
4. Case Number 18 ZBA 01/Carpenter Variation
The purpose of this hearing is to consider a request for Variation from the front yard setback requirements for the purpose of constructing a covered front porch in the front yard on property commonly known as 260 E. May Street, Elmhurst, Illinois (PIN 06-12-117-016).
Public Hearing – All properties within 500 feet have been notified.
5. Case Number 18 P 01/Lendlease Conditional Use Permit
The purpose of this hearing is to consider a request for a Conditional Use Permit to construct a cell tower on property commonly known as 821 & 837 S. Riverside Drive, Elmhurst, Illinois (PIN 06-14-108-062).
Public Hearing – All properties within 500 feet have been notified.
6. Other Business
7. Adjournment

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

Commissioner Members Absent: Callaway, Corrado, Mushow, Uditsky

City Staff Present: Kopp, Franz, Werner

Commissioner McCoyd moved to approve the minutes of the December 19, 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 were not any public comments.

Chair Rose opened the public hearing for Case 18 ZBA 01. Case 18 ZBA 01 is a request for a variation from the front yard setback requirements for the purpose of constructing a covered front porch in the front yard on property commonly known as 260 E. May Street. After all testimony was received, Chair Rose closed the public hearing.

Commissioner Byrnes made a motion to deliberate Case 18 ZBA 01 this evening. Commissioner Warnke seconded the motion. The motion carried with a 5-0 vote. The Commission discussed the variation criteria as they apply to the request. Commissioner Byrnes made a motion to approve the request as submitted. Commissioner McCoyd seconded the motion. The motion carried with a roll call vote of 5-0.

Chair Rose opened the public hearing for Case 18 P 01. Case 18 P 01 is a request for a for a Conditional Use Permit to construct a cell tower on property commonly known as 821 & 837 S. Riverside Drive. After all testimony was received, Chair Rose closed the public hearing.

Commissioner McCoyd made a motion to deliberate Case 18 P 01 this evening. Commissioner Garland seconded the motion. The motion carried with a 5-0 vote. 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 Galrmand seconded the motion. The motion carried with a roll call vote of 5-0.

Under other business, Zoning Administrator Werner and Assistant Zoning Administrator Franz updated the Commission on upcoming agendas and agenda items. The meeting was adjourned at 8:15 P.M.

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