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

March 19, 2019

7:00 P.M.

1. Roll Call/Call to Order

Chair Rose called the meeting to order at 7:08 p.m.

Commission Members Present: Byrnes, Callaway, Corrado, Garland, McCoyd, Mushow, Uditsky (arrived at 7:09 pm), Warnke, Rose

Commissioner Members Absent: None

City Staff Present: Franz, Kopp

Chair Rose announced that due to the crowd the meeting would be moving to Council Chambers at the close of early voting in approximately a half hour. Agenda item #3 Public Comment, will not take place until the Commission moves to the Council Chambers.

2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on February 19, 2019.

Commissioner Mushow moved to approve the minutes of the February 19, 2019 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner Corrado seconded, and with a voice vote being all ayes, the motion passed.

3. Public Comment – *Agenda item 3 took place in the Council Chambers after agenda items 4 and 7*

Patrick McMahon commented on allowing those with children and infants the opportunity to speak first during a public hearing.

4. Case 18 ZBA 05 / Schowalter Variation – Request for Extension

City Planner Franz explained the request for a variation extension.

Commissioner Corrado made a motion to approve the requested variation extension. Commissioner Callaway seconded. The motion carried with a 9-0 vote.

5. Case Number 19 P 01/ Bartlett Variations and Subdivision

Deliberation was continued to the next meeting.

6. Case Number 19 P 02/ Bartlett Variations and Subdivision

Deliberation was continued to the next meeting.

7. Case Number 19 ZBA 01/ Smith Variations

Chair Rose opened deliberation. The Commission discussed the standards for a variation and that the applicant originally presented false information. Commissioner Corrado made a motion to approve the request for a fence height variation provided the applicant submits a fence permit and pays double the fee due to the installation without a permit. Commissioner Mushow seconded the motion. A roll call vote was taken and the motion carried with an 8-1 vote.

Ayes: Byrnes, Callaway, Garland, McCoyd, Mushow, Uditsky, Warnke, Rose

Nays: Corrado

Commissioner Byrnes made a motion to approve the variation for the pool setback. Commissioner Uditsky seconded the motion. A roll call vote was taken and the motion carried with an 8-1 vote.

Ayes: Byrnes, Callaway, Garland, McCoyd, Mushow, Uditsky, Warnke, Rose

Nays: Corrado

*After agenda item 7 at 7:26 pm, a 15 minute break was taken to allow the Commission to move to the Council Chambers at the end of early voting.*

8. Case Number 19 P 06/ Churchville School Conditional Use Permit and Landscaping Waiver

Chair Rose opened the public hearing. The purpose of this hearing is to consider a request for a conditional use permit for a parking lot expansion with a landscaping waiver at property commonly known as 155 Victory Parkway, Elmhurst, Illinois for the purpose of expanding the existing parking lot.

After all testimony was received from the applicant and the interested parties in the audience Chair Rose closed the public hearing.

Deliberation will take place at an upcoming meeting.

#### 9. Case Number 19 P 04/ Ambrose Conditional Use Permits and Variations

Chair Rose opened the public hearing. The purpose of this hearing is to consider a request for Conditional Use Permits and Associated Variations at a property commonly known as 601 & 609 W. St. Charles, Elmhurst, Illinois for the purpose of constructing an automobile service station and convenience store with a drive thru. After all testimony was received from the applicant and the interested parties in the audience Chair Rose closed the public hearing.

Deliberation will take place at an upcoming meeting.

*At 10:00 pm, Commissioner Garland made a motion to extend the end time of the meeting from 10:00 pm to 10:30. Commissioner McCoy seconded the motion.*

*A roll call vote was taken and the motion carried with a 7-2 vote.*

*Ayes: Byrnes, Callaway, Corrado Garland, McCoy, Mushow, Rose*

*Nayes: Uditsky, Warnke*

#### 10. Case Number 19 P 03/ City of Elmhurst Text Amendments

The applicant requested that this case be continued until the next Z&P meeting.

#### 14. Adjournment

Commissioner Corrado made a motion to adjourn at 10:30 p.m. and Commissioner Callaway seconded. Motion passes with a voice vote.

Submitted by: Eileen Franz AICP, City Planner