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

April 16, 2019

7:00 P.M.

1. Roll Call/Call to Order

Chair Rose called the meeting to order at 7:00 p.m.

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

Commissioner Members Absent: Callaway, Garland

City Staff Present: Kopp

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

Commissioner Byrnes moved to approve the minutes of the April 2, 2019 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

3. Public Comment

None

4. Case Number 19 ZBA 03/ Miller Variations

Chair Rose opened the public hearing. The purpose of this hearing is to consider a request for Variations from setback requirements and the requirement that accessory buildings shall not be located closer to the front lot line than the principal dwelling on the lot for the purpose of consolidating two lots and building a garage on the properties commonly known as 211 and 219 S. Arlington Avenue, Elmhurst, Illinois. After all testimony was received from the applicant and his attorney Chair Rose closed the public hearing.

Deliberation will take place at an upcoming meeting.

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 P 04/ Ambrose Conditional Use Permits and Variations

Chair Rose opened the deliberation. The purpose of this application 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 and to allow a ground sign in addition to a pylon.

Commissioner Corrado made a motion to approve the conditional use permit for the automobile service station as proposed. Commissioner Byrnes seconded the motion. The motion was not approved with a roll call vote of 0-7.

Ayes: None

Nayes: Byrnes, Corrado, McCoyd, Mushow, Uditsky, Warnke, Rose

Absent: Callaway, Garland

Commissioner Corrado made a motion to approve the conditional use permit for a drive-thru for the convenience store as proposed. Commissioner Byrnes seconded the motion. The motion was not approved with a roll call vote of 0-7.

Ayes: None

Nayes: Byrnes, Corrado, McCoyd, Mushow, Uditsky, Warnke, Rose

Absent: Callaway, Garland

Commissioner Corrado made a motion to approve the variation to allow a ground sign on a property in addition to a pylon. Commissioner McCoyd seconded the motion. The motion was not approved with a roll call vote of 3-4.

Ayes: Corrado, Uditsky, Warnke

Nays: Byrnes, McCoyd, Mushow, Rose

Absent: Callaway, Garland

8. Adjournment

Commissioner Corrado made a motion to adjourn at 8:00 p.m. and Commissioner Byrnes seconded. Motion passes with a voice vote.

Submitted by: Eileen Franz AICP, City Planner