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

June 18, 2019

7:00 P.M.

1. Roll Call/Call to Order

Chair Rose called the meeting to order at 7:02 p.m.

Commission Members Present: Byrnes, Callaway, Garland, McCoy, Mushow, Rose

Commissioner Members Absent: Corrado, Warnke, Uditsky

City Staff Present: Egan, Franz, Kopp

2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on May 21, 2019.

Commissioner Callaway moved to approve the minutes of the May 21, 2019 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner Garland seconded, and with a voice vote being all ayes, the motion passed.

3. Determination of Meetings Lawfully Closed Under the Open Meetings Act, Whether to Be Released or Remain Closed by the Body of the Minutes or Semi-annual Review of the Minutes as Mandated by Section 2.06 pursuant to the Open Meetings Act 5 ILCS 120/5 (c)(5), (c)(21), Closed session meeting minutes from September 28, 2017.

Commissioner McCoy made a motion for the closed session minutes from September 28, 2017 to remain closed in accordance with the semi-annual review of the Minutes as Mandated by Section 2.06 pursuant to the Open Meetings Act 5 ILCS 120/5 (c)(5), (c)(21). Commissioner Mushow seconded.

The motion was approved with a roll call vote of 6-0-3.

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

Nays: None

Absent: Corrado, Warnke, Uditsky

4. Public Comment

None

5. Case 19 P 08 / Spavia Request for Conditional Use Permit

The purpose of this hearing is to consider a request for a Conditional Use Permit for a Masseur/Masseuse Service business at the property commonly known as 260 N. York Street, Elmhurst, Illinois for the purpose of operating a masseur/masseuse business.

Chair Rose opened the public hearing for Case 19 P 08. After all testimony was received from the applicant, Chair Rose closed the public hearing.

The Commission discussed conditional use permit criteria as they pertain to the request. Commissioner Callaway made a motion to approve the request for a Conditional Use Permit for a Masseur/Masseuse Service business. Commissioner Mushow seconded the motion. The motion was approved with a roll call vote of 6-0-3.

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

Nays: None

Absent: Corrado, Warnke, Uditsky

Motion passes.

6. Case 19 P 09 / Messiah Lutheran Conditional Use Permit and Variation

The purpose of this hearing is to consider a request for a conditional use permit for an institutional message board sign - electronic ~~with associated variations~~ at the property commonly known as 130 W. Butterfield Road, Elmhurst, Illinois for the purpose of installing an electronic institutional message board sign. *The applicant revised the sign to eliminate the need for variations.*

Chair Rose opened the public hearing for Case 19 P 09. After all testimony was received from the applicant and interested parties, Chair Rose closed the public hearing.

The Commission discussed conditional use permit criteria as they pertain to the request. Commissioner Byrnes made a motion to approve the request for an institutional message board sign - electronic. Commissioner Garland seconded the motion. The motion was approved with a roll call vote of 6-0-3.

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

Nays: None

Absent: Corrado, Warnke, Uditsky

Motion passes.

7. Case 19 P 11 / Lennar Subdivision (Plat of Consolidation)

The purpose of this hearing is to consider a plat of subdivision (consolidation) for property at 183, 189 and 191 Addison Avenue, Elmhurst, Illinois for the purpose of consolidating 3 lots into 1 lot to construct an apartment building.

Chair Rose opened the public meeting for Case 19 P 11. After hearing from the applicant's representative and staff, Chair Rose closed the public meeting.

The Commission discussed plat of subdivision and procedures involved. Commissioner Byrnes made a motion to approve the request for a plat of consolidation. Commissioner Callaway seconded the motion. The motion was approved with a roll call vote of 6-0-3.

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

Nays: None

Absent: Corrado, Warnke, Uditsky

Motion passes.

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

Deliberation was continued to the next meeting.

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

Deliberation was continued to the next meeting.

10. Other business

The Commission discussed the schedule for the summer. The first meeting in July will be canceled.

11. Adjournment

Commissioner Callaway made a motion to adjourn at 8:15 p.m. and Commissioner Garland seconded. Motion passes with a voice vote.

Submitted by: Eileen Franz AICP, City Planner