



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

November 5, 2019

7:00 P.M.

1. Roll Call/Call to Order

Chair Rose called the meeting to order at 7:01 p.m.

Mayor Morley and Chair Rose spoke in recognition and appreciation of Commissioner Warnke's service on the Commission.

Commission Members Present: Byrnes, Callaway, Corrado, Garland, McCoyd, Mushow, Uditsky, Rose

Commissioner Members Absent: None

City Staff Present: Egan, Franz, Kopp

Elected Officials Present: Sabatino, Morley (for a portion of the meeting)

2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on October 1, 2019.

Commissioner Byrnes moved to approve the minutes of the October 1, 2019 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner Garland seconded.

With a voice vote, the motion passed.

3. Public Comment

None.

4. Case Number 19 ZBA 07 / Loeser Variations

The purpose of this hearing is to consider a request for setback variations at the property commonly known as 109 N. Haven Road, Elmhurst, Illinois for the purpose of constructing a commercial building.

Chair Rose opened the deliberation for case 19 ZBA 07. The Commission discussed public testimony, the standards of review, and the site.

Commissioner Byrnes made a motion to approve the Variation from the side yard setback requirement of zero to 2.08 feet. Commissioner Garland seconded the motion.

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

Nays: None

Absent: None

Motion passed.

Commissioner Byrnes made a motion to approve the Variation from front yard setback requirement of zero to 4.31 feet. Commissioner Garland seconded the motion.

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

Nays: None

Absent: None

Motion passed.

5. Case Number 19 P 16 City of Elmhurst Cannabis Text Amendment

The purpose of this hearing is to consider a request by the City of Elmhurst, as petitioner, to amend the text of the Elmhurst Zoning Ordinance, to prohibit Adult-Use Cannabis Craft Growers, Adult-Use Cannabis Cultivation Centers, Adult-Use Cannabis Dispensing Organizations, Adult-Use Cannabis Infuser Organization or Infusers, Adult-Use Cannabis Processing Organization or Processors and Adult-Use Cannabis Transporting Organization or Transporters within the City of Elmhurst, and such other Zoning Ordinance changes consistent with and to conform to the proposed amendments provided for by this Notice.

The Commission discussed the proposed text amendment and requested the City Attorney to attend the next available meeting.

Commissioner Corrado made a motion to table the case until the City Attorney could be present. Commissioner Callaway seconded the motion.

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

Nays: None

Absent: None

Motion passed.

The case is anticipated to continue on November 19, 2019.

6. Case Number 19 P 17 Bartuch Resubdivision

The purpose of this meeting is to consider a request for a 4-lot Resubdivision for the purpose of selling land to 3 adjoining parcels for residential use at properties commonly known as 105 Melrose Avenue, 251 E. Third Street, 255 E. Third Street and 259 E. Third Street Elmhurst, Illinois, 60126.

Chair Rose opened the public meeting. ACP Egan described the request. Robert Howard, an attorney representing the applicant also reviewed the request. Chair Rose closed the public meeting and opened deliberation. The Commission reviewed the request and discussed the request as it relates to the Subdivision Ordinance.

Commissioner Callaway moved to recommend approval of the Preliminary and Final Plat of Subdivision. Commissioner Corrado seconded the motion. Roll call vote as follows:

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

Nays: None

Absent: None.

Motion passed.

7. Case Number 19 ZBA 11 – Kelley Variations

This case was continued to November 19, 2019.

8. Number 19 ZBA 10 Arenas Variations

This case was continued to November 19, 2019.

9. Other Business

CP Franz updated the Commission on upcoming cases related to the school district.

10. Adjournment

Commissioner McCoy made a motion to adjourn at 8:31 p.m. and Commissioner Corrado seconded. Motion passes with a voice vote.

Submitted by: Emily Egan AICP, Assistant City Planner