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

December 17, 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, Callaway, Garland, McCoyd, Snyder, Rose

Commissioner Members Absent: Mushow, Uditsky, Corrado

City Staff Present: Egan, Franz, Kopp

Elected Officials Present: None

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

Commissioner Byrnes moved to approve the minutes of the November 19, 2019 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner McCoyd seconded.

With a voice vote, the motion passed unanimously.

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 Callaway moved to approve and release the closed minutes of the Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner Garland seconded.

Ayes: None

Nays: Callaway, Garland, Byrnes, McCoyd, Snyder, Rose

Absent: Mushow, Uditsky, Corrado

Motion was denied and the minutes will remain closed.

4. Public Comment

None.

5. Case Number 19 ZBA 11 – Kelley Variations

The purpose of this hearing is to consider a request for Variations from setback requirements for the purpose of constructing an attached single car garage on the property commonly known as 291 E. Wilson Street, Elmhurst, Illinois.

Chair Rose opened the public hearing for case 19 ZBA 11. ACP Egan introduced the case and the applicant, Matthew Kelley spoke in regards to the site, the proposed garage and the character of the neighborhood. The applicant discussed the safety precautions proposed in order to improve the line of sight including: removing five feet of the fence along Cayuga Avenue, adding a window to the garage, and placing mirrors on the garage in an effort to increase visibility of pedestrians on the sidewalk. The Commission discussed the proposed design and safety of the garage and how the project related to the standards of a Variation.

There was one public comment in support of the requested Variation.

Chair Rose closed the public hearing and asked staff to gather input from the Engineering Department in regards to the line of sight. Deliberation is scheduled for the next available meeting.

6. Case Number 19 P 22 – Lowry Amended Conditional Use Permit

The purpose of this hearing is to consider a request for an Amended Conditional Use Permit for a Masseur/masseuse Service on property commonly known as 595 N. York Street, Elmhurst, Illinois for the purpose of operating a massage business.

Chair Rose opened the public hearing for case 19 P 19. CP Franz introduced the case. The Commission heard from the applicant. There were no interested parties in the audience.

Chair Rose closed the public hearing and opened deliberation after all public hearings occurred. The Commission discussed the application and the business's history and how they relate to the standards of review for a Conditional Use Permit.

Commissioner Byrnes made a motion to recommend approval of the amended conditional use permit and Commissioner McCoyd seconded.

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

Nays: None

Absent: Corrado, Uditsky, Mushow

Motion passed.

7. Annual Review

Chair Rose introduced the annual review report. CP Franz discussed the recommendations and general trends outlined in the report. The report will be submitted to the City Council for review.

8. Other Business

CP Franz discussed the proposal submitted by Camiros for the Zoning Ordinance update. The Commission discussed the timeline and topics to be updated.

9. Adjournment

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

Submitted by: Emily Egan AICP, Assistant City Planner