

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

July 23, 2009

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals for meeting held on 7/9/2009.
3. Case Number 09P-05/Sloan (C-E Rentals) Conditional Use 1021 S. Route 83  
Request for a Conditional Use permit for the purpose of constructing a parking lot in a residential district pursuant to Section 10.2-1.C of the City of Elmhurst Zoning Ordinance on the property commonly known as 1021 S. Route 83 (PIN: 06-15-413-041).  
**Public Hearing. All properties within 500 feet have been notified.**
4. Other Business

Commission Members Present: Brinkmeier, DeWitt, Frolik, McCoyd, Mushow, Slone, Whistler

Commissioner Members Absent: Corrado, Ernst

City Staff Present: Werner

Commissioner McCoyd moved to approve the minutes of the July 9, 2009 Zoning & Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 09P-05/Sloan (CE Rentals) Conditional Use. This is a request for a Conditional Use permit to allow a residential lot to be used for parking and storage of automobiles and non-mechanized equipment. This application is the same request that was denied by the City Council in 2006, and which was the subject of a law suit brought against the City of Elmhurst by the applicant; Judge Popejoy found in favor of the City of Elmhurst in November of 2008. After all testimony was received from the applicant and those in the audience concerned with the request, Chairman Whistler closed the public hearing portion of this case. The Commission will deliberate the case on August 13, 2009.

Staff briefed the Commission on the proposed deck at Larch Avenue and First Street and noted that the deck will not require any zoning relief; the deck will be constructed pursuant to the C4 Central Business District regulations.

Staff then advised the Commission of upcoming cases.

The meeting was adjourned at 9:10 PM.

Submitted by: Nathaniel J. Werner AICP, Planning and Zoning Administrator