

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

August 13, 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 7/23/2009
3. Case Number 09ZBA-06/Luse Variation 223 W. St Charles Road
Request for interior side yard variation for the purpose of constructing an attached garage addition on property commonly known as 223 W. St Charles Road (PIN 06-02-403-035).
Public Hearing. All properties within 500 feet have been notified.
4. 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).
Deliberation – Public Hearing Held 7/23/2009.
5. Other Business

Commission Members Present: Brinkmeier, Corrado, DeWitt, Frolik, Hill, Mushow, Slone, Whistler

Commissioner Members Absent: McCoyd

City Staff Present: Werner

Chairman Whistler began the meeting with an introduction of the newest Zoning and Planning Commissioner, Mr. Brendan Hill.

Commissioner Brinkmeier moved to approve the minutes of the July 23, 2009 Zoning & Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler noted that agenda item # 4, Case # 09P-05/Sloan (CE Rentals) Conditional Use will not be deliberated tonight because the Applicant still has a pending lawsuit against the City on this very issue. Mr. Werner related that the Applicant has stated that he is dropping the appeal against the City and will submit proper documentation to that affect. Commissioner Brinkmeier moved to continue the

deliberation of Case # 09P-05 to August 27, 2009. Commissioner Mushow seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 09ZBA-06/Luse Variation 223 W. St. Charles Road. This is a request for an interior side yard variation for the purpose of constructing a garage addition. The setback for the proposed garage addition is the same setback as the existing garage. After all testimony was received, and there being no one in the audience concerned with this application, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Corrado moved to deliberate this case tonight. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion carried.

The Commission deliberated the case and, after discussion, Commissioner Corrado moved to approve Case # 09ZBA-06 as presented. Commissioner Brinkmeier seconded and, after a roll call vote, the Commission unanimously voted to approve the application.

Pursuant to Section 3.8-6a of the Elmhurst Zoning Ordinance, the Zoning Board has final authority in this case.

Under Other Business, Staff advised the Commission of upcoming cases.

The meeting was adjourned at 8:40 PM.

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