

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

September 10, 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 8/27/2009
3. Case Number 09ZBA-07/Siegenthaler Variation 174 N. Larch Avenue  
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch on property commonly known as 174 N. Larch Avenue (PIN 06-02-212-021), said property being wholly located in the R2 Single Family Residence District.  
**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).  
**Continued Deliberation – Public Hearing Held 7/23/2009.**
5. Other Business

Commission Members Present: Corrado, Hill, McCoyd, Mushow, Whistler

Commissioner Members Absent: Brinkmeier, DeWitt, Frolik, Slone

City Staff Present: Werner

Chairman Whistler began the meeting with a request for a motion to approve the Zoning and Planning Commission meeting minutes for August 27, 2007. Commissioner Corrado moved to approve the minutes of the August 27, 2009 Zoning & Planning Commission/Zoning Board of Appeals meeting as written. Commissioner McCoyd seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 09ZBA-07/Siegenthaler Front Yard Setback Variation. Mr. Werner stated that he received a letter from the Applicant requesting a continuation of the Public Hearing for the reason of design changes to the proposed front porch. Commissioner Corrado moved to continue the Public Hearing to September 24, 2009. Commissioner Hill seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler asked the status of agenda item # 4, Case # 09P-05/Sloan (CE Rentals) Conditional Use. Mr. Werner related that the City has not received official dismissal of the pending lawsuit relating to this property and the specific request, however, Staff anticipates that the dismissal notice will arrive in time for the September 24, 2009 Z&P Commission meeting. Commissioner Mushow moved to continue the deliberation of Case # 09P-05 to September 24, 2009. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

Under Other Business, Staff advised the Commission of the status of current cases and upcoming cases. The Commission also discussed the newspaper articles about the pawnshop issue noting that there were many errors and misquotes. Corrections have been printed in one of the papers and Chairman Whistler distributed a memorandum to the City Council that he wrote to address the incorrect statements in the articles.

The meeting was adjourned at 8:00 PM.

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