

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

September 24, 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 9/10/2009
3. Case # 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.
Continued Public Hearing from 9/10/2009. All properties within 500 feet have been notified.
Note: The Applicant has requested a withdrawal of this request.
4. Case # 09P-07/Bethel United Church Amended Conditional Use and associated Front Yard Setback Variation
Request for Amended Conditional Use and associated Front Yard Setback Variation for the purpose of constructing a fellowship hall, the adaptive renovation of an existing residence for use as an administrative center, as well as other site improvements on properties commonly known as 315 E. St Charles, and 314 and 316 Huntington Lane (PIN's 06-12-200-007, 018 & 019), said properties being wholly located in the R2 Single Family Residence District.
Public Hearing. All properties within 500 feet have been notified.
Note: The Applicant has requested a continuance to 10/8/2009
5. Case # 09P-08/City of Elmhurst request for Zoning Ordinance Text Amendment
Request for amendment to Chapter 11, Sections 11.6j and 11.6l "Private Sales" and "Real Estate" signs for the purpose of allowing Private Sales (Garage Sale) signs and Open House signs.
Public Hearing. Notification Published 9/9/2009.
6. Case # 09P-09/City of Elmhurst request for Zoning Ordinance Text Amendment
Request for amendment to Chapter 11 of the Elmhurst Zoning Ordinance for the purpose of adding "Real Estate Development Signs" and to amend commercial real estate signs in the C3 and I1 districts from 16 square feet to 32 square feet.
Public Hearing. Notification Published 9/9/2009.

7. 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.

8. Other Business

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

Commissioner Members Absent: Corrado, McCoyd, Whistler

City Staff Present: Werner

The meeting began with a request by Mr. Werner for a motion to have Commissioner Mushow chair tonight's meeting in Mr. Whistlers absence. Commissioner Brinkmeier moved to install Commissioner Mushow as Acting Chairman for tonight's meeting. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow began the meeting with a request for a motion to approve the Zoning and Planning Commission meeting minutes for September 10, 2009. Commissioner Brinkmeier moved to approve the minutes of the September 10, 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.

Acting Chairman Mushow opened the continued public hearing for Case # 09ZBA-007/Siegenthaler Variation 174 N. Larch Avenue which is a request for front yard setback variation for the purpose of constructing an unenclosed front porch on property commonly known as 174 N. Larch Avenue. Mr. Werner stated that he received a letter from the Applicant requesting a withdrawal of their variation request. Because the applicant withdrew, there is no further action necessary.

Acting Chairman Mushow then opened the public hearing for Case # 09P-07 Bethel United Church Amended Conditional Use and associated front yard setback variation. Mr. Werner stated that the applicant has requested a continuation of the public hearing to October 8, 2009. Commissioner Brinkmeier moved to continue the public hearing for Case # 09P-07 to October 8, 2009. Commissioner Frolik seconded, and with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow then opened the public hearing for Case # 09P-08/City of Elmhurst Zoning Ordinance Text Amendment. Mr. Werner presented the application on behalf of the City Council. Mr. Werner explained that the request is to allow "open house" and "garage sale" signs in the parkway under certain regulations and restrictions. After all testimony was received from Mr. Werner and audience members concerned with the application, Acting Chairman Mushow closed the public hearing portion of this case.

Acting Chairman Mushow then opened the public hearing for Case # 09P-09/City of Elmhurst Zoning Ordinance Text Amendment. Mr. Werner presented the application on behalf of the City Council. Mr. Werner explained that the request is to allow larger commercial real estate signs in the C3 and I1 zoning districts; specifically from 16 square foot maximum to 32 square foot maximum. Also, a request to allow developer or "coming soon" signs as a conditional use in all districts. After all testimony was received from Mr. Werner, Acting Chairman Mushow closed the public hearing portion of this case. Commissioner Brinkmeier moved to deliberate this case tonight. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow then opened the deliberation of Case # 09P-05/Sloan (CE Rentals) Conditional Use. After discussion, the Commission voted 4 to 2 to recommend approval of the applicant's request.

Acting Chairman Mushow then opened the deliberation of Case # 09P-09/City of Elmhurst Zoning Ordinance Text Amendment. After discussion, the Commission voted 6 to 0 to recommend approval of the applicant's request.

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

The meeting was adjourned at 8:50 PM.

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