

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

October 8, 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 9/24/2009
3. 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.
Continued Public Hearing from 9/24/2009. All properties within 500 feet have been notified.
4. Case # 09P-10/Wilkins Mazda Conditional Use 750 N. York Street
Request for Conditional Use Permit for the purpose of erecting a pylon sign on property commonly known as 750 N. York Street (PIN 03-26-406-014)
Public Hearing. All properties within 500 feet have been notified.
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.
Deliberation – Public Hearing Held 9/24/2009.
6. Other Business

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

Commissioner Members Absent: Mushow

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 September 24, 2009. Commissioner Corrado moved to approve the minutes of the September 24, 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 opened the continued public hearing for Case # 09P-07 Bethel United Church Amended Conditional Use and associated front yard setback variation. After all testimony was received from the Applicant and audience members concerned with the application, Chairman Whistler closed the public hearing portion of this case.

Chairman Whistler then opened the public hearing for Case # 09P-10/Wilkins Mazda Conditional Use and Associated Variations. After all testimony was received from the Applicant and audience members concerned with the application, Chairman Whistler closed the public hearing portion of this case.

The Commission deliberated Case # 09P-10/Wilkins Conditional Use and Associated Variations. After discussion, and noting that the Applicant has met all of the Standards for Conditional Use and Variations, the Commission voted unanimously to recommend approval of the Applicant's request.

Chairman Whistler opened the deliberation of Case # 09P-08/City of Elmhurst Zoning Ordinance Text Amendment. This is a request to allow "Open House" and "Garage Sale" signs. After discussion, the Commission voted unanimously to recommend approval of the applicant's request.

Under Other Business, Staff advised the Commission of the status of current cases and upcoming cases. Mr. Werner informed the Commission that Mr. John Said will attend the next meeting to discuss the upcoming Strategic Economic Development Plan.

The meeting was adjourned at 9:50 PM.

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