

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

October 22, 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 10/8/2009
3. Case # 09ZBA-08/Decoster Variation – 253 W. North Avenue  
Request for Front Yard Variation for the purpose of constructing an unenclosed front porch on property commonly known as 253 W. North Avenue (PIN 03-35-414-034)  
**Public Hearing. All properties within 500 feet have been notified.**
4. Case # 09ZBA-09/Pakieser Variation – 638 S. Spring Road  
Request for Front Yard Variation for the purpose of constructing an unenclosed front porch on property commonly known as 638 S. Spring Road (PIN 06-11-322-015)  
**Public Hearing. All properties within 500 feet have been notified.**
5. 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.  
**Deliberation – Public Hearing Held 9/24/2009 and 10/8/2009**
6. Other Business

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

Commissioner Members Absent: Frolik

City Staff Present: Said, Werner

After a roll call establishing a quorum, Chairman Whistler began the meeting with a request for a motion to approve the Zoning and Planning Commission meeting minutes for October 8, 2009. Commissioner Brinkmeier moved to approve the minutes of the October 8, 2009 Zoning & Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler noted that the Applicant for agenda item # 5, Case 09P-07/Bethel United Church Amended Conditional Use and associated front yard setback variation, has requested a continuance of the Commission's deliberations to December 10, 2009. The request is to allow more time for the Applicant to respond to issues and concerns brought up by the Commission during the Public Hearing. Commissioner Brinkmeier moved to continue the deliberations of Case 09P-07/Bethel United Church Amended Conditional Use and associated front yard setback variation, to December 10, 2009. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then opened the public hearing for Case # 09ZBA-08/Decoster Variation – 253 W. North Avenue. After all testimony was received from the Applicant and audience members in support of the application, Chairman Whistler closed the public hearing portion of this case. Commissioner Corrado moved to deliberate this case tonight. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then opened the public hearing for Case # 09ZBA-09/Pakieser Variation – 638 S. Spring Road. After all testimony was received from the Applicant, and there being no audience concerned with the application, Chairman Whistler closed the public hearing portion of this case. Commissioner Corrado moved to deliberate this case tonight. Commissioner Hill seconded and, with a voice vote being all ayes, the motion passed.

The Commission deliberated Case # 09ZBA-08/Decoster Variation – 253 W. North Avenue. After discussion, and noting that the Applicant has met all of the Standards for Variations, the Commission, in their capacity of Zoning Board of Appeals, voted unanimously to recommend approval of the Applicant's request.

The Commission deliberated Case # 09ZBA-09/Pakieser Variation – 638 S. Spring Road. After discussion, and noting that the Applicant has met all of the Standards for Variations, the Commission, in their capacity of Zoning Board of Appeals, voted unanimously to recommend approval of the Applicant's request.

Under Other Business, Mr. Werner advised the Commission of the status of current cases and upcoming cases. Mr. Werner also noted that the meeting of November 12, 2009 will be dedicated to training and Zoning Ordinance review.

Mr. Said informed the Commission on the upcoming Strategic Economic Development Plan. He stated that this plan, to be prepared by Staff under the direction of the Economic Development Commission, will identify development strategies to implement the recommendations of the Elmhurst Comprehensive Plan which was adopted in April 2009.

Commissioner Corrado briefed the Commission on the topics presented at a planning seminar he attended which was sponsored by DuPage Mayors and Managers Conference.

The meeting was adjourned at 8:40 PM.

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