

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

January 28, 2010
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 1/14/2010
3. Case # 10P-01/Elmhurst Memorial Healthcare Amended Planned Development Conditional Use, Conditional Use Permit for non-accessory parking (Lot 2), Map Amendment and Subdivision
Request for Amended Planned Development Conditional Use, Conditional Use Permit for non-accessory parking, Map Amendment (upon annexation) and Subdivision on properties commonly known as 1100, 1200 and 1400 S. York Street.
Public Hearing- All properties within 500 feet have been notified.
4. Other Business

Commission Members Present: Brinkmeier, Corrado, DeWitt, Frolik, Hill, McCoyd, Mushow, Slone,
(Whistler –Recused)

Commissioner Members Absent: None

City Staff Present: Peppers, Werner

After a roll call establishing a quorum, Mr. Werner stated that Darrell Whistler will be recusing himself from the proceedings of Case # 10P-01 because he is a member of the Board of Governors of Elmhurst Memorial Healthcare. Mr. Werner requested a motion to install Commissioner Mushow as Acting Chairman for tonight's meeting. Commissioner Brinkmeier moved to install Commissioner Mushow as Acting Chairman for tonight's meeting. Commissioner Corrado seconded and, with a roll call vote being all ayes, the motion passed.

Acting Chairman Mushow requested a motion to approve the Zoning and Planning Commission meeting minutes for January 12, 2010. Commissioner Corrado moved to approve the minutes as written. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow then introduced agenda item # 3 Case # 10P-01/Elmhurst Memorial Healthcare Amended Planned Development Conditional Use, Conditional Use Permit for non-accessory parking (Lot 2), Map Amendment and Subdivision. Mr. Leo Fronza introduced himself and Mr. Scott Day, attorney at law, who made the presentation outlining the requests for Amended Planned Development Conditional Use, Conditional Use for non-accessory parking, Map Amendment and Subdivision. Also presenting for the hospital was Mr. Tom Coffey from Haymarket Group, the hospital's public relations firm, and Mr. Steve Kroening from Hammes Company, the construction project managers.

Interested parties in the audience spoke of their concerns relative to traffic, noise, property values, and the hospital's plans for expansion in the future.

After discussion, it was the consensus of the Commission to continue the public hearing to allow for testimony from the hospital's traffic engineer, and to allow Mr. Day an opportunity to address the concerns raised by interested parties and Commission members.

Commissioner Corrado moved to continue the Public Hearing for Case # 10P-01 to February 11, 2010. Commissioner Frolik seconded and, with a roll call vote being all ayes, the motion passed.

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

The meeting was adjourned at 8:45 PM.

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