

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

February 25, 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 2/11/2010
3. Case # 10P-05/Lucky Motors Conditional Use
Request for Conditional Use Permit for the purpose of establishing an automobile dealership on property commonly known as 817 N. Church Rd.
Public Hearing – All properties within 500 Feet have been notified
4. Case # 10ZBA-02/Bethel United Church Building Height Variation
Request for a building height variation to the fellowship hall as proposed in Case #09P-07 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 R1 Single Family Residence District.
Public Hearing – All properties within 500 Feet have been notified
Note- This Case is a companion application to Case #09P-07 which is pending deliberation
5. 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.
Deliberation – Public Hearings held 1/28/2010 & 2/11/2010
6. Other Business.

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

Commissioner Members Absent: McCoyd

City Staff Present: Peppers, Werner

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission meeting minutes for February 11, 2010. Commissioner Brinkmeier moved to approve the minutes as written. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler stated that agenda item # 4 Case # 10ZBA-02/Bethel United Church Building Height Variation will be tabled to March 11, 2010 and requested a motion to continue this Case to March 11, 2010. Commissioner Brinkmeier moved to continue Case #10ZBA-02/Bethel United Church Variation to March 11, 2010. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case #10P-05/Lucky Motors Conditional Use which is a request to allow an automobile dealership in the I1 Restricted Industrial District. After all testimony was received from the Applicant and one audience member who spoke in favor of the request, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Brinkmeier moved to deliberate Case # 10P-02/Lucky Motors Conditional Use tonight. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then explained that he 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 Case # 10P-01. Commissioner Brinkmeier moved to install Commissioner Mushow as Acting Chairman for agenda item #5, Case # 10P-01. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow then introduced agenda item # 5 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. Werner summarized the Applicants' request and stated that traffic was the primary focus of the Public Hearing.

Mr. Werner stated that the traffic study prepared by Mr. Dan Brinkman of Gewalt Hamilton Associates, Inc., traffic engineering consultants, was reviewed by an independent traffic consultant, Mr. Brent Coulter, hired by the City of Elmhurst. However, neighborhood representatives whose properties are immediately north of the hospital project requested three changes: 1) that Lexington Street be closed at Euclid Avenue, 2) that ingress/egress to the proposed parking lot on Lot 2 be restricted to left in and right out movements, and 3) that all traffic from the proposed parking lot on Lot 3 be directed south on Euclid Avenue to Brush Hill and not east to York Street along Harvard Street. Additional traffic study and analysis was performed by the Applicants' traffic engineer, Mr. Brinkman, in relation to these neighborhood requests.

The additional analysis noted that the ingress/egress to the Lot 2 parking lot has been designed for restricted left in and right out movements. The request for the closure of Lexington Street at Euclid Avenue was not necessary due to the restricted left in and right out movements to the parking lot on Lot 2. The request to have all traffic ingress/egress the Lot 3 parking lot via south Euclid Avenue was not recommended for a host of reasons. The City of Elmhurst traffic engineer consultant agreed with these

findings. Mr. Werner stated that the Community Development, Police, Fire and Public Works Departments agreed that the routing of traffic to and from Lot 3 should be along Harvard Street east to York Street as shown in the traffic study submitted by the Applicant.

After thorough review and discussion of the Applicants' request, the Commission voted on each of the four individual requests: Subdivision, Map Amendments (rezoning), preliminary approval of an Amended Planned Development Conditional Use, and Conditional Use for non-accessory parking on Lot 2. Commissioner Brinkmeier moved to approve the Applicants' request for Subdivision, Map Amendments (rezoning), preliminary approval of an Amended Planned Development Conditional Use, and Conditional Use for non-accessory parking on Lot 2. Commissioner Corrado seconded each motion and, with a roll call vote on each item, the Commission unanimously recommended approval of each request as presented.

Under Other Business, Mr. Werner advised the Commission of the status of current cases and upcoming cases. Mr. Werner also advised the Commission that Mr. David Strosberg of Morningside Hahn LLC has requested a workshop with the Commission to review the amended Planned Development Plans for the Hahn Street development prior to the Public Hearing. Commissioner Brinkmeier inquired about scheduling Mr. Jim Patchett of Conservation Design Forum to address the Commission on conservation planning and design. Mr. Werner advised that Mr. Patchett will be scheduled as soon as possible, either in late March or early April.

The meeting was adjourned at 9:30 PM.

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