

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

March 11, 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 February 25, 2010
3. Case # 10ZBA-02/Bethel United Church Variation
Request for an Interior Side Yard Variation for the purpose of constructing a 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.
Continued 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
4. Case # 10ZBA-03/McNeil Variation
Request for Front Yard Variation for the purpose of constructing an unenclosed front porch on property commonly known as 1026 S. Swain Avenue (PIN 06-14-401-022), said property being wholly located in the R2 Single Family Residence District.
Public Hearing – All properties within 500 feet have been notified
5. Case # 10ZBA-04/Steinhebel Variation
Request for Lot Area Variations to allow two (2) buildable lots pursuant to Chapter 4, Section 4.4 and Chapter 7.4-3a of the Elmhurst Zoning Ordinance (the subject property is already subdivided into two (2) lots) on property commonly known as 966 S. Saylor Avenue (PIN 06-14-224-017), said property being wholly located in the R2 Single Family Residence District.
Public Hearing – All properties within 500 feet have been notified
6. Case # 10P-03/City of Elmhurst Zoning Ordinance Text Amendment
Request for Zoning Ordinance Text Amendment to Chapter 11, Section 11.11 for the purpose of adding "Public Service" signs as a Conditional Use in the CR Conservation/Recreation District.
Deliberation - Public Hearing held February 11, 2010
7. Case # 10P-04/DuPage County Conditional Use for Public Service Sign
Request for Conditional Use Permit for the purpose of maintaining an existing billboard sign for public educational purposes on property commonly known as 100 N. Route 83.
Deliberation - Public Hearing held February 11, 2010
8. Other Business.

Commission Members Present: Frolik, Hill, McCoyd, Mushow, Slone, Whistler

Commissioner Members Absent: Brinkmeier, Corrado, DeWitt

City Staff Present: Werner

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission meeting minutes for February 25, 2010. Commissioner Slone moved to approve the minutes as written. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for item # 3 Case # 10ZBA-02/Bethel United Church Interior Side Yard Variation. After all testimony was received from the Applicant, and there being no one in the audience concerned with this application, Chairman Whistler closed the Public Hearing portion of this case. Deliberation of this case, and the co-application, Case # 09P-07, will be on March 25, 2010.

Chairman Whistler opened the Public Hearing for Case #10ZBA-03/McNeil Variation which is a request for a front yard variation for the purpose of constructing an unenclosed front porch. After all testimony was received from the Applicant and there being no-one audience concerned with this application, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Frolik moved to deliberate Case # 10ZBA-03/McNeil Variation tonight. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case #10ZBA-04/Steinhebel Variation which is a request for a lot area variations for the purpose of establishing two buildable lots. After all testimony was received from the Applicant and there being no-one audience concerned with this application, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Mushow moved to deliberate Case # 10ZBA-04/Steinhebel Variation tonight. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

The Commission agreed to deliberate the two variation requests prior to the Public Service Sign Conditional Use requests.

Chairman Whistler opened the deliberation for Case #10ZBA-03/McNeil Variation. After discussion of the request, and a review of the Standards for Variations, Commissioner Frolik moved to approve Case # 10ZBA-03/McNeil Variation as presented. Commissioner McCoyd seconded and, with a roll call vote being all ayes, the motion passed. Note: The Zoning Board of Appeals has final authority in this case.

Chairman Whistler opened the deliberation for Case #10ZBA-04/Steinhebel Variation. After discussion of the request, and a review of the Standards for Variations, Commissioner Frolik moved to approve Case # 10ZBA-04/Steinhebel Variation as presented. Commissioner McCoyd seconded and, with a roll call vote being all ayes, the motion passed. Note: The Zoning Board of Appeals has final authority in this case.

Chairman Whistler opened the deliberation for Case #10P-03/City of Elmhurst request for Zoning Ordinance Text Amendment, which is a request for a text amendment to allow "Public Service" signs as a Conditional Use in the CR Conservation/Recreation District. After discussion, Commissioner Frolik moved to approve Case # 10P-03/City of Elmhurst Zoning Ordinance Text Amendment as presented. Commissioner McCoyd seconded and, with a roll call vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation for Case #10P-04/DuPage County Conditional Use, which is a request to allow a "Public Service" sign as a Conditional Use in the CR Conservation/Recreation District. After

discussion of the request, and a review of the Standards for Conditional Use, Commissioner Frolik moved to approve Case # 10P-04/DuPage County Conditional Use as presented and modified to include illumination of subject sign. Commissioner McCoyd 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. Mr. Werner also advised the Commission that Mr. Jim Patchett of Conservation Design Forum will be at the March 25, 2010 Z&P meeting to address the Commission on conservation planning and design.

The meeting was adjourned at 9:00 PM.

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