

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

March 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 March 11,2010
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 property 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.  
**Deliberation – Public Hearings Held 9/24/2009 and 10/8/2009**

AND

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.

**Deliberation – Public Hearing held March 11, 2010**

4. Discussion of conservation planning and design. Conservation Design Forum Mr. Jim Patchett
5. Other Business.

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

Commissioner Members Absent: None

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 March 11, 2010. Commissioner Mushow moved to approve the minutes as written. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation for Case #09P-07/Bethel United Church Amended Conditional Use and Case # 10ZBA-02/Bethel United Church Variation.. After discussion of the request, and a review of the Standards for Conditional Uses and Variations, Commissioner Brinkmeier moved to approve Case # 09P-07/Bethel United Church Amended Conditional Use and Case # 10ZBA-02/Bethel United Church Variation as requested. Commissioner Corrado seconded and, with a roll call vote being all ayes, the motion passed.

The Commission then heard a presentation by Ms. Ann Tranter & Mr. Jim Patchett, founder and President of Conservation Design Forum located on First Street in Elmhurst, IL. Mr. Patchett was invited at the request of Commissioner Brinkmeier to have an educational session to discuss new methods of conservation design and stormwater control and re-use. In the ensuing discussion, it was pointed out that this is a broad issue involving numerous City Departments and Ordinances.

There was no discussion under other business.

The meeting was adjourned at 9:30 PM.

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