

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

June 24, 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 May 27, 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 Final Plan Approval
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. Case Number 10 ZBA-07 / Attard Variation – 275 S. Arlington Avenue
Request for variation to fence/wall height pursuant to Section 12.5 of the Elmhurst Zoning Ordinance for the purpose of constructing a three foot wall with four (4) foot high columns on property commonly known as 275 S. Arlington Avenue (PIN 06-01-314-006), said property being wholly located within the R1 Single Family Residence district.
Public Hearing – All properties within 500 feet have been notified
5. Case Number 10P-07/City of Elmhurst Zoning Ordinance Text Amendments
Request to amend the text of the Elmhurst Zoning Ordinance as follows:
Section 10.2-2, Table I, Class No. 9fff – Delete “Physical Fitness Facilities”
Section 10.2-2, Table I, Class No. 10 – add new “e” Physical Fitness Facilities
Section 11.6i – Add provision to limit “Political Signs” to 6 square feet in area
Section 11.6i – Redefine the number of days a “Political Sign” can be erected prior to an election (due to early voting)
Section 13.2 – Modify definition of “Grade” for buildings that do not have a wall adjoining a street.
Continued Public Hearing from 5/27/2010
6. Case Number 10P-08/City of Elmhurst Zoning Ordinance Text Amendment
Request to amend the text of the Elmhurst Zoning Ordinance as follows:
Section 13.2 – Add definition of Physical Fitness Facility/Health Clubs
Public Hearing
7. Other Business.

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

Commissioner Members Absent: McCoyd

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 May 27, 2010. Commissioner Brinkmeier moved to approve the minutes of the May 27, 2010 Z&P Commission meeting as written. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the meeting and stated that he will be recusing himself from 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 Request for Final Plan Approval because he is a Board Member of Elmhurst Memorial Healthcare. Chairman Whistler requested a motion to install an Acting Chairman for this case. Commissioner Brinkmeier moved to install Commissioner Frank Mushow as Acting Chairman for Case # 10P-01. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow opened the public hearing for 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 Final Plan Approval. Mr. Werner stated that this is a request for Final Planned Development and Subdivision approval; the preliminary Planned Development Plan and Subdivision was approved by City Council after a recommendation for approval from the Zoning and Planning Commission. Mr. Werner stated that the charge of the Commission and City Council is to establish that the Final Plans substantially conform to the approved Preliminary Plans. Mr. Werner stated that the Final Plans submitted by the Applicant substantially conform to the approved Preliminary Plans. After all testimony was received from the applicant and interested persons in the audience, Acting Chairman Mushow closed the public hearing portion of this case.

Chairman Whistler opened the public hearing for Case # 10ZBA-07/Attard Variation – 275 S. Arlington. This request is for fence/wall height variation for two columns to exceed the 3 foot height limitation. The applicant is requesting a one foot variation, from 3 feet to 4 feet for the two columns. 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 for this case. Commissioner Mushow moved to deliberate this case this evening. Commissioner Frolik seconded and with a vote of 7 to 1 the motion passed. Commissioner Corrado moved to approve the applicants request as presented. Commissioner Frolik 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 continued public hearing for Case #10P-07/City of Elmhurst Zoning Ordinance Text Amendments. Mr. Werner reviewed and summarized the individual proposed text amendments. After discussion, Chairman Whistler closed the public hearing portion of this case. The Commission will deliberate this case on July 8, 2010.

Chairman Whistler opened the continued public hearing for Case #10P-08/City of Elmhurst Zoning Ordinance Text Amendment. Mr. Werner reviewed the proposed amendment which adds a definition of “Physical Fitness Facilities”. After discussion, Chairman Whistler closed the public hearing portion of this case. The Commission will deliberate this case on July 8, 2010.

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

The meeting was adjourned at 9:45 PM.

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