

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

July 8, 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 June 24, 2010
3. Case Number 10P-09/BTS Tower – Clear Wireless Conditional Use
Request for Conditional Use Permit for the purpose of erecting a cellular communications tower on property commonly known as 1 Betsy Ware Avenue (behind 782 Industrial Drive) PIN 03-26-400-012
Public Hearing – All properties within 500 feet have been notified
4. 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.
Deliberation – Public Hearing held June 24, 2010
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.
Deliberation – Public Hearing held May 27 and June 24, 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
Deliberation – Public Hearing held June 24, 2010
7. Other Business.

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

Commissioner Members Absent: Corrado, Hill

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 June 24, 2010. Commissioner Brinkmeier moved to approve the minutes of the June 24, 2010 Z&P Commission meeting as written. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case Number 10P-09/BTS Tower – Clear Wireless Conditional Use, which is a request for Conditional Use Permit for the purpose of erecting a 140 foot tall cellular communications tower on property commonly known as 1 Betsy Ware Avenue (behind 782 Industrial Drive). Mr. Frank Dobbs presented the application to the Commission on behalf of BTS Tower/Clearwire. After the presentation was completed, the Commission requested additional information including other similar municipalities with similar tall towers, the locations of other towers in Elmhurst, and the locations and heights of other towers operated by Clearwire. Commissioner Brinkmeier moved to continue the Public Hearing to July 22, 2010. Commissioner Mushow seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow opened the deliberation 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 City Staff has reviewed the Final Plans submitted by the Applicant and found that the Final Plans substantially conform to the approved Preliminary Plans. Commissioner Brinkmeier moved to approve the request for Final Approval of the Amended Planned Development Conditional Use and Subdivision as presented. Commissioner Frolik seconded and, with a roll-call vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation for Case #10P-07/City of Elmhurst Zoning Ordinance Text Amendments. Mr. Werner reviewed and summarized the individual proposed text amendments. After discussion, Commissioner Brinkmeier moved to approve the request for Zoning Ordinance Text Amendments as presented. Commissioner Frolik seconded and, with a roll-call vote being 6 ayes and 1 nay, the motion passed.

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 Commissioner Mushow moved to approve the request for Zoning Ordinance Text Amendment as presented. Commissioner Slone seconded and, with a roll-call vote being all ayes, the motion passed.

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

The meeting was adjourned at 9:00 PM.

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