

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

September 9, 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 August 26, 2010
3. Case Number 10P-12/District 205 - York High School Amended Conditional Use
Request for Amended Conditional Use Permit for the purpose of increasing the number of hours/days that the lighting fixtures are in use at the Clarence D. East athletic field on property commonly known as 355 W. St Charles Road (PIN# 06-11-117-002), said property being wholly located in the R2 Single-Family Residential District.
Public Hearing – All properties within 500 feet have been notified
4. Case Number 10P-13/ York Center Plaza Conditional Use and Associated Variations
Request for Conditional Use Permit and Associated Variations for the purpose of erecting a pylon sign and two (2) ground signs on property commonly known as 561 thru 611 N. York Street and 570 thru 614 N. Michigan Street (PIN # 03-36-116-001 thru 014), said property being wholly located in the C2 Community Shopping and Service District.
Public Hearing – All properties within 500 feet have been notified
5. Case Number 10P-10/Elmhurst Memorial Healthcare
Request for preliminary and final approval of an Amended Planned Development Plan/Conditional Use and Map Amendment on properties commonly known as 1100, 1200 and 1400 S. York Street.
Deliberation - Public Hearings held August 12 and 26, 2010
6. Other Business.

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

Commissioner Members Absent: Frolik

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 August 26, 2010. Commissioner Brinkmeier moved to

approve the minutes of the August 26, 2010 Z&P Commission meeting as amended. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 10P-12/District 205 – York High School Amended Conditional Use, which is a request to increase the number of hours/days that the lighting fixtures are in use at Clarence D. East Field. After testimony was received from the Applicant and interested persons in the audience, Commissioner Brinkmeier moved to continue the Public Hearing to October 14, 2010 to allow the School District an opportunity to address the concerns raised by neighbors in attendance. Commissioner McCoyd seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case Number 10P-13/York Center Plaza Conditional Use and associated Variations, which is a request for approval of the erection of a pylon sign and variations to the setback requirement of six (6) feet. Mr. Ryan Mulvaney of NSI Signs and Mr. Rich Hubeny of Elmhurst Asset Management, owners of the shopping center, presented the application to the Commission. After 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. This case will be deliberated on September 23, 2010.

Chairman Whistler explained that he will be recusing himself from the deliberations of Case # 10P-10 because he is a member of the Board of Trustees of Elmhurst Memorial Healthcare. Commissioner Corrado moved to install Commissioner Mushow as Acting Chairman for Case # 10P-10. Commissioner McCoyd seconded and, with a roll call vote being all ayes, the motion passed.

Mr. Scott Day, Attorney at Law representing Elmhurst Memorial Health Care, presented additional information in response to the Commission's request to explore the use of permeable pavers on Lot 3 instead of asphalt. Mr. Day noted that the additional cost for these pavers is in excess of two million dollars (\$2,000,000.00) over the cost of asphalt. After discussion, Commissioner Corrado moved to approve the petitioners request as presented. Commissioner McCoyd seconded and, with a roll call vote being all ayes, the motion passed.

Other Business – No discussion.

The meeting was adjourned at 12:00 A.M.

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