

MINUTES OF COMMISSION MEETING

January 10, 2008

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of Minutes of Zoning and Planning Commission / Zoning Board of Appeals Meeting: December 13, 2007
3. 08 P-01/Hezner Amended Conditional Use (Inland Bank Drive-Thru)
Request to amend Conditional Use Permit ZO-06-98 for the purpose of allowing a two lane drive-through use by a bank on property commonly known as 535-539 S Spring Road (PIN # 06-11-219-003).
Public Hearing: All properties within 500' have been notified.
4. Case Number 08 ZBA-01; Elmhurst Storage Wall Sign Variation
Request for wall sign height and area variations for the purpose of installing a wall sign at 36' 6" above the grade with a total surface area to be 200 square feet on property commonly known as 953 S Route 83 (PIN #06-15-206-023).
Public Hearing: All properties within 500' have been notified.
5. Other Business.

***The transcript of proceedings is the official record of the hearing and it is not intended that these minutes are a substitute for that transcript pursuant to the Open Meetings Act.**

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

Commissioner Members Absent: DeWitt

City Staff Present: Werner

Chairman Whistler opened the meeting at 7:30 P.M. and requested a roll call. After the roll call determined that there was a quorum, Chairman Whistler requested a motion for the approval of the minutes of the Zoning & Planning Commission meeting of December 13, 2007.

Mr. Werner noted that the draft minutes inadvertently left out Commissioner Frolik as present that evening; Commissioner Frolik was indeed at the meeting. Commissioner Brinkmeier moved to approve the December 13, 2007 Zoning & Planning Commission meeting minutes as amended. Commissioner Slone seconded and, with a voice vote being all ayes the motion passed.

Chairman Whistler then opened the Public Hearing for Case # 08P-01/Hezner Amended Conditional Use (Inland Bank Drive-Thru) which is a request to permit the use of a bank drive-thru in a location where there was an existing drive-thru for an ice cream shop. Mr. Scott Hezner, architect and applicant representing Inland Bancorp, and Mr. Rich Rosenberg, owner of subject property, presented the application to the Commission.

The Commission discussed whether or not there is a need for a traffic study to be submitted by the applicant. After much discussion, Commissioner Ernst moved to require the applicant to submit a traffic study; Commissioner Frolik seconded the motion. A roll call vote was taken resulting in a vote of 3 ayes and 5 nays; therefore, the motion was defeated.

After all testimony was received from the applicants', and from interested citizens in attendance, Chairman Whistler closed the Public Hearing portion of this case.

Chairman Whistler then opened the Public Hearing for Case # 08ZBA-01/Elmhurst Storage Options wall sign variation, which is a request for variations to wall sign height and area. Mr. Scott Day, attorney representing Jim Lapetina, owner of subject property, and Mr. Jeff Budgell, architect, presented the application to the Commission. After all testimony was received from the applicants, and there being no one in the audience concerned with this application, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Brinkmeier moved to deliberate subject case immediately; Commissioner Slone seconded and with a voice vote being all ayes, the motion passed. Commissioner Brinkmeier moved to recommend approval the applicants' request as presented; Commissioner Ernst seconded. The Commission then voted unanimously (8 to 0) to recommend that the City Council approve the application as presented.

Under Other Business, Commissioner Alan Brinkmeier proposed to have the Commission look at, study and consider for the entire community Pedestrian Crosswalk Safety for the City's retail areas. The rationale was that Commissioner Brinkmeier believes that during public hearings over the years making retail areas more pedestrian friendly has long been a desire of a great number of the Elmhurst citizens that have testified before the Commission. The Commission agreed to undertake the review of this issue. The Commission then discussed the upcoming case schedule.

Mr. Werner mentioned that the DP&Z Committee has invited the Commission to meet with them during the DP&Z meeting on January 28, 2008 at 7:00 PM..

The meeting was adjourned at 11:00 PM.

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