

MINUTES OF COMMISSION MEETING

March 13, 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: January 24, 2008
3. Case Number 07 P - 04 / Elmhurst Memorial Hospital @ Northwest Corner of York Street & Roosevelt Road
Request for Final Planned Development Conditional Use and Final Subdivision Plat approval for the purpose of constructing and operating a new hospital facility.
Public Meeting
4. Case Number 08 ZBA-03 / Fisher Variation 464 N. Highland Avenue
Request for variation from required rear yard setback on property commonly known as 464 N. Highland Avenue (PIN 03-35-302-025).
Public Hearing – All properties within 500 feet have been notified.
5. Case Number 08 P-02/City of Elmhurst Zoning Ordinance Text Amendments
Request by the City of Elmhurst, as petitioner, to amend certain provisions of the Elmhurst Zoning Ordinance.
Public Hearing
6. 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, Frolik, McCoyd, Mushow, Slone,

Commissioner Members Absent: Corrado, DeWitt, Ernst, Whistler

City Staff Present: Werner

Commissioner Mushow opened the meeting at 7:30 P.M. and requested a roll call. After the roll call determined that there was a quorum, Planning and Zoning Administrator Werner requested a motion to install Commissioner Mushow as the Acting Chairman for the evenings proceedings. Commissioner Brinkmeier moved to install Commissioner Mushow as Acting Chairman; Commissioner Slone seconded and, with a voice vote being all ayes the motion passed. Acting

Chairman Mushow requested a motion to approve the January 24, 2008 minutes of the Commission meeting. Commissioner Frolik moved to approve the January 24, 2008 Zoning & Planning Commission meeting minutes. Commissioner Slone seconded and, with a voice vote being all ayes the motion passed.

Acting Chairman Mushow opened the Public Meeting for Case # 07P-04/ Elmhurst Memorial Hospital request for Final Planned Development Plan approval. Mr. Werner explained that the charge of the Commission as it relates to this case is to confirm and certify that the Final Planned Development Plans substantially conform to the Preliminary Planned Development Plans approved by City Council on March 3, 2008 as Ordinance ZO-06-2008.

Also before the Commission is approval of the Final Plat of Subdivision, again certifying that the Final Plat substantially conforms to the Preliminary Plat approved by City Council on March 3, 2008 as Resolution R-08-2008.

The Commission reviewed the submitted materials and, agreeing that the Final Planned Development Plans and Final Plat of Subdivision both substantially conform to the Preliminary Planned Development Plans and Preliminary Plat of Subdivision respectively, voted unanimously to recommend that the City Council approve the Final Planned Development Plans and Final Plat of Subdivision.

Acting Chairman Mushow then opened the Public Hearing for Case # 08ZBA-03/Fisher Variation which is a request for rear yard variation for the purpose of constructing an addition on property commonly known as 464 N. Highland Avenue. After all testimony was received, Acting Chairman Mushow closed the public hearing portion of this case. Commissioner Frolik moved to deliberate subject case immediately; Commissioner Brinkmeier seconded and with a voice vote being all ayes the motion passed. The Commission deliberated the case and voted unanimously to recommend that the City Council approve the requested variation.

Acting Chairman then opened the Public Hearing for Case # 08P-02/City of Elmhurst request for Zoning Ordinance text amendments. Mr. Werner discussed the proposed amendments which included a request for administrative approval of front porches under certain conditions, modified regulations for electronic signs, deletion of supplementary setbacks from General Provisions section, Temporary Uses and Temporary Banners to be approved administratively, addition of Municipal Facilities as a permitted use in the CR district, and Municipal Parking Lots and Garages as permitted uses in the C1, C4 and OIC districts. Two local architects, Mr. John Belcher and Mr. Richard Barnes, also provided testimony on the proposed front porch language. Both architects have appeared before the Commission numerous times representing homeowners in their requests for front porch variations.

After discussion the Commission voted unanimously to recommend approval of all proposed Zoning Ordinance text amendments except Front Porches, Supplemental Setbacks and Electronic Signs, which will be discussed in more detail at the next meeting(s) of the Commission.

Under Other Business, the Commission discussed the upcoming case schedule as well as Commissioner Brinkmeier's request to study pedestrian safety issues as they relate to the City's commercial districts. In addition, the Commission discussed the need to address sustainability and "green building" in the current update of the Elmhurst Comprehensive Plan.

The meeting was adjourned at 9:30 PM.

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