

## MINUTES OF COMMISSION MEETING

April 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: March 13, 2008
3. Case Number 08 ZBA-04 / Muth Variation 178 S. Poplar Avenue  
Request for variation from average front yard setback on property commonly known as 178 S. Poplar Avenue (PIN 06-01-311-025).  
**Public Hearing – All properties within 500 feet have been notified.**
4. Case Number 08 P-03/Massage Envy Conditional Use  
Request for a Conditional Use Permit for the purpose of operating a Masseur/Masseuse Services Facility on property commonly known as 191 S. Route 83 (PIN 06-03-417-016).  
**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.  
**Deliberation – Public Hearing held March 13, 2008**
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: Corrado, DeWitt, Ernst, Frolik, McCoyd, Mushow

Commissioner Members Absent: Brinkmeier, Slone, Whistler

City Staff Present: Said, 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 Ernst moved to install Commissioner Mushow as Acting Chairman; Commissioner Corrado seconded and, with a voice vote being all ayes the motion passed. Acting Chairman Mushow requested a motion to approve the March 13, 2008 minutes of the Commission meeting. Commissioner Corrado moved to approve the March 13, 2008 Zoning &

Planning Commission meeting minutes as written. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman then asked for a motion to table agenda item 5, Continued deliberation of Case 08P-03 / City of Elmhurst Zoning Ordinance Text Amendments to the next meeting of the Commission on April 24, 2008. This would allow ample time for Consultant Phil Hanegraaf to review the preliminary draft of the Comprehensive Plan. Commissioner Ernst moved to table agenda item 5, Case 08P-03 / City of Elmhurst Zoning Ordinance Text Amendments to the next meeting of the Commission on April 24, 2008. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow opened the Public Meeting for Case # 08ZBA-04/Muth Variation which is a request for a variation from the average front yard setback at 178 S. Poplar for the purpose of constructing an open, unenclosed front porch. Mr. Russell Muth presented the application to the Commission along with his architect Mr. John Belcher. After all testimony was received, Acting Chairman Mushow closed the public hearing for this case. Commissioner Ernst moved to deliberate this case this evening; Commissioner DeWitt seconded and, on with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow then opened the Public Hearing for Case # 08P-03/Massage Envy request for a Conditional Use Permit for the purpose of establishing a therapeutic massage clinic at 191 S. Route 83, in the Elmhurst Crossings shopping center. After all testimony was received, Acting Chairman Mushow closed the public hearing portion of this case. This case will be deliberated at the next meeting of the Commission on April 24, 2008.

Acting Chairman then opened the deliberation of Case # 08ZBA-04/Muth Variation. After discussion of the merits of the case, Commissioner Ernst moved to approve Case # 08ZBA-04 / Muth Variation, as presented; Commissioner McCoyd seconded and with all votes being ayes, the motion passed. Pursuant to Section 3.8-6, the Zoning Board of Appeals has final authority in this case.

Under Other Business, Mr. John Said briefed the Commission on the three (3) upcoming community workshop meetings for the purpose of reviewing the "Comprehensive Plan Draft—Imagining the Future: Preliminary Community-Wide and Sub–Area Plans" dated April, 2008. Mr. Said stated that the meetings are on April 17 at Jackson School, on April 23 at Emerson School, and on May 13 at Edison School; all workshops will start at 7PM.

Mr. Phil Hanegraaf, Planning Consultant with HNTB Corporation, reviewed the draft preliminary comprehensive plan with the Commission. He reviewed each chapter and sub-area plan requesting any comment or feedback from the Commission prior to the community workshops in upcoming weeks. After review and much discussion, and some minor changes, the Commission agreed that the preliminary draft comprehensive plan was ready for community input.

The meeting was adjourned at 10:45 PM.

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