

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

January 13, 2011
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 December 9, 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.
Continued Public Hearing from September 9, October 14, and November 11, 2010

Note: This Public Hearing will be opened and immediately continued to January 27, 2011-there will be no discussion or testimony this evening

4. Case Number 11ZBA-01/Fitzgerald Variation – 598 S. Washington Street
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch on property commonly known as 598 S. Washington Street (PIN# 06-11-416-028), said property being wholly located in the R2 Single Family Residential District.
Public Hearing – All properties within 500 feet have been notified.
5. Case Number 11ZBA-02/Kennedy Variation – 184 E. Cayuga Avenue
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch on property commonly known as 184 E. Cayuga Avenue (PIN# 06-12-316-013), said property being wholly located in the R2 Single Family Residential District.
Public Hearing – All properties within 500 feet have been notified.
6. Case Number 10P-15/McKenna Conditional Use and Associated Variations
Request for Conditional Use and Associated Variations for the purpose of constructing a six (6) townhome development on property commonly known as 357 W. First Street (PIN 06-02-112-032), said property being wholly located in the O1 Office District.
Deliberation – Public Hearing held 12/09/2010
7. Other Business.

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

Commissioner Members Absent: None

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 December 9, 2010. Commissioner Brinkmeier moved to approve the minutes of the December 9, 2010 Z&P Commission meeting as amended to indicate that in paragraph 4 of the second page, a mention is made of a motion being duly made and seconded. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler announced that in regards to agenda item #3, Case #10P-12/District 205 - York High School Amended Conditional Use, the Applicant has requested a continuance of the public hearing to January 27, 2011. Chairman Whistler requested a motion to continue this public hearing to January 27, 2011. Commissioner Brinkmeier moved to continue Case # 10P-12 to January 27, 2011. Commissioner Frolik seconded and, with a roll call vote being all ayes, the motion passed.

Chairman Whistler opened the public hearing for Case # 11ZBA-01/Fitzgerald Variation, which is a request for a front yard variation for the purpose of constructing an unenclosed front porch on property commonly known as 598 S. Washington Street. After testimony was received from the Applicant and interested parties in the audience who spoke in favor of the request, Chairman Whistler closed the public hearing portion of this case. Commissioner Frolik moved to deliberate this case this evening. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the public hearing for Case # 11ZBA-02/Kennedy Variation, which is a request for a front yard variation for the purpose of constructing an unenclosed front porch on property commonly known as 184 E. Cayuga Avenue. After testimony was received from the Applicant and interested parties in the audience who spoke in favor of the request, Chairman Whistler closed the public hearing portion of this case. Commissioner Corrado moved to deliberate this case this evening. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

The Commission/Zoning Board of Appeals then deliberated Case # 11ZBA-01/Fitzgerald Variation. The Board reviewed the Standards for Variations and noted that the Applicant has met all of the Standards. Commissioner Mushow moved to approve the Applicant's request as presented. Commissioner Slone seconded, and the Board then voted unanimously to approve the request for front yard variation. Note: The Zoning Board of Appeals, pursuant to 3.8-6k of the Elmhurst Zoning Ordinance, has final authority in this case.

The Commission/Zoning Board of Appeals then deliberated Case # 11ZBA-02/Kennedy Variation. The Board reviewed the Standards for Variations and noted that the Applicant has met all of the Standards. Commissioner Brinkmeier moved to approve the Applicant's request as presented. Commissioner Corrado seconded, and the Board then voted unanimously to approve the request for front yard variation. Note: The Zoning Board of Appeals, pursuant to 3.8-6k of the Elmhurst Zoning Ordinance, has final authority in this case.

Chairman Whistler opened the deliberation for Case # 10P-15/ McKenna Townhomes Conditional Use and Associated Variations, which is a request to build six (6) townhomes on property commonly known as 357 W. First Street. The Commission discussed the requested Conditional Use and associated variations. The Commission noted that the number of dwelling units requested is less than the density allowed in the R4 multiple-family district. The Commission reviewed the requested variations noting that the variations relate to building setback, fence height, lot coverage and floor area ratio. After discussion, the Commission, on a motion duly made and seconded, voted 8 to 1 in favor of recommending that the City Council approve the proposed development plan.

Other Business – Mr. Werner briefed the Commission on upcoming cases.

The meeting was adjourned at 9:40 P.M.

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