

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

February 24, 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 January 27, 2011
3. Case Number 11P-01/Elmhurst Memorial Healthcare Conditional Use  
Request for Conditional Use Permit for the purpose of erecting a communication tower on property commonly known as 855 N. Church Court (PIN# 03-26-301-017), said property being wholly located in the I1 Restricted Industrial District.  
**Public Hearing – all properties within 500 feet have been notified – This Hearing is continued from February 10, 2011**
4. Case Number 11ZBA-03/Verizon Wall Sign Variation  
Request for Variation to wall sign size for the purpose of installing a wall sign on property commonly known as 538 W. St Charles Road (PIN# 06-10-211-026), said property being wholly located in the C2 Community Shopping and Service District.  
**Public Hearing – all properties within 500 feet have been notified – This Hearing is continued from February 10, 2011**
5. Other Business.

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

Commissioner Members Absent: Brinkmeier, 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 January 27, 2011. Commissioner Corrado moved to approve the minutes of the January 27, 2011 Z&P Commission meeting as written. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler noted that the February 10, 2011 meeting of the Zoning and Planning Commission/Zoning Board of Appeals was cancelled due to lack of quorum resulting in the continuance of two Public Hearings; Case # 11P-01 and Case # 11ZBA-03, both of which will be heard this evening.

Chairman Whistler explained that he will be recusing himself from the proceedings of Case # 11P-01 because he is a member of the Board of Trustees of Elmhurst Memorial Healthcare. Chairman Whistler requested a motion to install Commissioner Mushow as Acting Chairman for tonight's meeting. Commissioner Corrado moved to install Commissioner Mushow as Acting Chairman for Case # 11P-01. Commissioner DeWitt seconded and, with a roll call vote being all ayes, the motion passed.

Acting Chairman Mushow opened the continued Public Hearing for Case # 11P-01/Elmhurst Memorial Healthcare Conditional Use, which is a request for a 192 foot tall communications tower proposed to be erected at the Elmhurst Memorial Hospital's Business Operations Center (BOC) located at 855 N. Church Court. Mr. Scott Day, attorney at law representing Elmhurst Memorial Healthcare, presented the application to the Commission. After all testimony was presented by the Applicant, and there being no one in the audience regarding this request, Chairman Mushow closed the Public Hearing portion of this case. Commissioner Corrado moved to deliberate the Applicant's request this evening, following the Public Hearing for Case # 11ZBA-03. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler returned to the dais and opened the continued public hearing for Case #11ZBA-03/Verizon Sign Variation.. Mr. Charles Schultz, representing Verizon, presented the application to the Zoning Board of Appeals. After testimony was received from the applicant, and there being no interested parties in the audience, it became apparent that additional information was required before the Board can close the Public Hearing portion of this Case. Commissioner Corrado moved to continue the Public hearing for case # 11ZBA-03 to March 10, 2011. Commissioner Mushow seconded and, with a roll call vote being all ayes, the motion passed.

Chairman Whistler recused himself from the deliberations of Case # 11P-01 as Acting Chairman Mushow requested an affirmative motion for Case # 11P-01/Elmhurst memorial Healthcare Conditional Use. After discussion of the request and the Standards for Conditional Use, Commissioner Corrado moved to recommend approval of Case # 11P-01 as presented. Commissioner McCoy seconded and, with a roll call vote being all ayes, the motion passed.

Other Business – Staff briefed the Commission on upcoming cases and the status of current cases before the DPZ Committee.

The meeting was adjourned at 10:15 P.M.

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