

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

April 14, 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 March 24, 2011
3. Case Number 11ZBA-04 / Soldano Variation
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch on property commonly known as 446 W. Elm Park Avenue (PIN 06-10-211-026), said property being wholly located in the R2 Single-Family Residence District.
Public Hearing – all properties within 500 feet have been notified
4. Case Number 11ZBA-05 / 538 W. St Charles Wall Sign Variations
Request for Variations to wall sign size for the purpose of installing seven (7) wall signs 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
5. Other Business

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

Commissioner Members Absent: DeWitt, 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 March 24, 2011. Commissioner Corrado moved to approve the minutes of the March 24, 2011 Z&P Commission meeting as written. Commissioner Mushow seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the public hearing for Case # 11ZBA-04/ Soldano Variation, which is a request for a front yard variation for the purpose of constructing an unenclosed front porch. After all testimony was received from the applicant, and there being no one in the audience concerned with this petition, Chairman Whistler closed the public hearing portion of this case. Commissioner Slone moved to deliberate this case tonight. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed. After discussion of the application and the three Standards for Variations,

Commissioner Brinkmeier moved to approve the applicant's request as presented. Commissioner Corrado seconded and, with a roll call vote being all ayes, the motion passed. Pursuant to Section 3.8-6a of the Elmhurst Zoning Ordinance the Zoning Board of Appeals has final authority in this case.

Chairman Whistler opened the public hearing for Case # 11ZBA-05/538 W. St Charles Road Variation, which is a request for variations to the allowable area of seven (7) wall signs. After receiving all testimony from the applicant, Chairman Whistler closed the public hearing portion of this case. Commissioner Mushow moved to deliberate this case this evening. Commissioner Brinkmeier seconded and, with a voice vote being all ayes, the motion passed. After discussion and review of the three Standards for Variations, Commissioner Corrado moved to recommend approval of the applicant's request as presented. Commissioner McCoyd seconded and, with a roll call vote being all ayes, the motion passed. This case will proceed to the Development, Planning and Zoning Committee of City Council for review and recommendation to the City Council.

Other Business – Staff advised that there are no known applications coming from the public for the month of May. Staff anticipates an application from Elmhurst Memorial Healthcare requesting a planned development on the Berteau Campus in late June, 2011. Therefore, during the month of May, 2011 the City of Elmhurst, as Applicant, will be requesting Zoning Ordinance Text Amendments previously authorized by City Council and recommended in the 2009 Elmhurst Comprehensive Plan.

The meeting was adjourned at 9:15 P.M.

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