

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

November 8, 2012

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on October 25, 2012
3. Case Number 12 P-05/Lederer Map Amendment (Rezoning) – 140 W. Industrial Drive (PIN 03-35-204-008).  
**Public Hearing –All properties within 500 feet have been notified**  
**Note: This Public Hearing was continued from August 9, September 27, and October 25, 2012**
4. Case Number 12 P-06/Elmhurst Bicycle Plan – Request to Amend the Comprehensive Plan of the City of Elmhurst to include a proposed bicycle plan.  
**Notice Published July 19, 2012 – Public Hearing Continued from August 9, 2012**
5. Case Number 12 P-09/Kensington School Conditional Use – 411/415 S. Spring Road (PIN 06-11-203-028 thru 038)  
Request for Conditional Use Permit for the purpose of constructing and operating a pre-school.  
**Public Hearing –All properties within 500 feet have been notified**
6. Case Number 12 ZBA-04/Nitti Subdivision and Variation – 349 & 343 W. Montrose Avenue (PIN 06-11-126-005 & 006)  
Request to re-subdivide two lots into two newly reconfigured lots.  
**Public Hearing –All properties within 500 feet have been notified**
7. Other Business

Commission Members Present: Brinkmeier, Frolik, McCoyd, Mushow, Whistler

Commissioner Members Absent: Corrado, Hill, Torcasso

City Staff Present: Werner, Peppers (part time)

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission meeting minutes for October 25, 2012. Commissioner Brinkmeier moved to approve the minutes of the October 25, 2012 Z&P Commission meeting as written. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 12P-05/Lederer Map Amendment noting that this Case was continued from August 9, September 27 and October 25, 2012. After all testimony was received from the Applicant, Chairman Whistler closed the Public Hearing portion of this case, which will be deliberated on December 13, 2012.

Chairman Whistler opened the continued Public Hearing for Case # 12P-06, the proposed Elmhurst Bicycle Plan. Mr. Werner reviewed the Plan and accompanying maps noting that the document is complete with the exception of a new Appendix showing the results of the 2012 Elmhurst Citizen Survey as it pertains to bicycles. Chairman Whistler closed the Public Hearing portion of this case, which will be deliberated on December 13, 2012.

Chairman Whistler opened the Public Hearing for Case # 12P-09 / Kensington School request for Conditional Use. Chairman Whistler announced that he is a Board Member of Community Bank of Elmhurst, who currently owns the property, and as such, must recuse himself from the proceedings. As a result, there was a lack of quorum and therefore, the Case was continued to December 13, 2012.

Chairman Whistler opened the Public Hearing for Case # 12ZBA-04 / Nitti Subdivision and Variation, which is a request to resubdivided two lots into two newly reconfigured lots. After all testimony was received from the Applicant, and there being no-one in the audience concerned with this application, Chairman Whistler closed the Public Hearing portion of this case.

Commissioner Mushow moved to deliberate Case 12ZBA-04 tonight, immediately following the Public Hearing. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed. After deliberation, the Zoning and Planning Commission, acting as the Zoning Board of Appeals, voted unanimously to recommend approval of the Applicant's request.

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

The meeting was adjourned at 9:00 P.M.

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