

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

January 10, 2013

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 November 8, 2012
3. 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 continued from November 8, and December 13, 2012 –All properties within 500 feet have been notified**
4. Case Number 13 ZBA-01/Quinlivan Variation – 189 W. St Charles Road (PIN 06-11-200-002)  
Request for Front Yard Variation for the purpose of constructing an unenclosed front porch.  
**Public Hearing –All properties within 500 feet have been notified**
5. Case Number 12 P-05/Lederer Map Amendment (Rezoning) – 140 W. Industrial Drive (PIN 03-35-204-008).  
**Deliberation – Public Hearing Held November 8, 2012**  
**Note: The Applicant has requested a continuance to February 14, 2013**
6. 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.  
**Deliberation – Public Hearing Held November 8, 2012**
7. Other Business

Commission Members Present: Brinkmeier, Corrado, Hill, Frolik, McCoyd, Mushow, Torcasso, 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 November 8, 2012. Commissioner Brinkmeier moved to approve the minutes of the November 8, 2012 Z&P Commission meeting as written. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler noted that the Applicant for Case # 12P-05/Lederer Map Amendment has requested that the deliberation of this case be continued to February 14, 2013 due to the Applicant being out of town. Commissioner Brinkmeier moved to continue the deliberation of Agenda Item # 5, Case # 12P-05/Lederer Map Amendment to February 14, 2013. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

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 of Agenda Item # 3, Case # 12P-09/Kensington School Conditional Use. Commissioner Torcasso moved to install Commissioner Frank Mushow as Acting Chairman for Case # 12P-09/Kensington School Conditional Use. Commissioner McCoyd seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow opened the continued Public Hearing for Case # 12P-09 / Kensington School request for Conditional Use, noting that this Case was continued from November 8 and December 13, 2012. After all testimony was received from the Applicant, Acting Chairman Mushow closed the Public Hearing portion of this case. Commissioner Brinkmeier moved to deliberate Case # 12P-09/Kensington School Conditional Use this evening. Commissioner Frolik seconded, and with a vote of 6 ayes and 2 nays, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 13ZBA-01 / Quinlivan Variation, which is a request for a Front Yard Setback Variation for the purpose of constructing a portico and shed roof unenclosed front porch). 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 Frolik moved to deliberate Case # 13ZBA-01/Quinlivan Variation this evening. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation for Case # 12P-06, the proposed Elmhurst Bicycle Plan. After discussion, and noting the good work of the Bicycle Task Force, the Commission voted unanimously to recommend approval of the proposed Elmhurst Bicycle Plan.

Acting Chairman Mushow opened the deliberation for Case # 12P-09/Kensington School Conditional Use. After discussion the Commission voted unanimously (7 to 0 - Whistler recused) to recommend approval of Case # 12P-09/Kensington School Conditional Use.

Chairman Whistler opened the deliberation for Case # 13ZBA-01/Quinlivan Variation. After discussion the Commission voted unanimously to recommend approval of Case # 13ZBA-01/Quinlivan Variation. Note: Pursuant to Section 3.8-6a of the Elmhurst Zoning Ordinance, the Zoning Board of Appeals has final authority in this case.

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