

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

June 27, 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 June 13, 2013
3. Case Number 13 ZBA-07 / Walker Variation - 561 S. Stratford Avenue
Request for Interior-Side Yard Variation for the purpose of reconstructing an attached garage.
Public Hearing - All properties within 500 feet have been notified
4. Case Number 13 ZBA-08 / Kern Variation - 235 N. Willow Road
Request for Front-Yard Setback Variation for the purpose of reconstructing an open unenclosed front porch.
Public Hearing - All properties within 500 feet have been notified
5. Case Number 13 P-05 / Shell Oil Conditional Use and Associated Parking Variation - 654 W. North Avenue
Request for Conditional Use and Associated Parking Variation for the purpose of redeveloping subject site with new fuel pumps and convenience store.
Deliberation – Public Hearing Held June 13, 2013
6. Other Business

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

Commissioner Members Absent: Corrado, Hill, McCoyd, Torcasso

City Staff Present: Werner

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes for June 13, 2013. Commissioner Frolik moved to approve the minutes of the June 13, 2013 Z&P Commission /ZBA 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 # 13ZBA-07/Walker Variation 561 S. Stratford Avenue. After all testimony was received from the Applicant, and there being no one in the audience concerned about

this request, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Frolik moved to deliberate Case 13 ZBA -07/ Walker Variation this evening. Commissioner Callaway seconded and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the public hearing for Case # 13ZBA-08/Kern Variation 235 N. Willow Road. After all testimony was received from the Applicant and interested parties in the audience who all expressed support for the requested variation, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Callaway moved to deliberate Case 13 ZBA -08/ Kern Variation this evening. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the deliberation for Case # 13P-05/ Shell Oil Conditional Use and Associated Parking Variation - 654 W. North Avenue. After discussion, it was the consensus of the Commission that the Applicant met all of the Standards for Conditional Use and the Standards for Variations. Commissioner Frolik moved to approve Case 13 P -05/ Shell Oil Conditional Use and Associated Parking Variation as presented. Commissioner Callaway seconded and, with a roll call vote being all ayes, the motion carried. This Case recommendation will be forwarded to City Council for their review and consideration.

Chairman Whistler opened the deliberation for Case # 13ZBA-07/Walker Variation 561 S. Stratford Avenue. After discussion, it was the consensus of the Commission that the Applicant met all of the Standards for Variations. Commissioner Frolik moved to approve Case 13 ZBA -07/ Walker Variation as presented. Commissioner Callaway seconded and, with a roll call vote being all ayes, the motion carried. *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 deliberation for Case # 13ZBA-08/Kern Variation 235 N. Willow Road. After discussion, it was the consensus of the Commission that the Applicant met all of the Standards for Variations. Commissioner Callaway moved to approve Case 13 ZBA -08/ Kern Variation as presented. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion carried. *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. Chairman Whistler distributed copies of the final report for Case # 13P-01/135-149 N. Addison Conditional Use and Associated Variations to Commission Members.

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

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