

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

October 24, 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 October 10, 2013.
3. Case Number 13P-08/Bethel United Church Of Christ Amended Conditional Use and Associated Variation
Request for Amended Conditional Use Permit and Associated Front Yard Setback Variation for the purpose of allowing the construction of a Fellowship Hall and the adaptive renovation of an existing residence for use as an Administrative Center on property commonly known as 315 E. St Charles, and 312, 314 and 316 E. Huntington Lane.
Public Hearing – All Properties within 500 feet have been notified
4. Case Number 13 ZBA-16 /Jeff Hallahan Variation – 822 S. Bryan Street
Request for Front Yard Setback Variation for the purpose of constructing an attached garage, pursuant to Section 7.4-5 of the Elmhurst Zoning Ordinance, on property commonly known as 822 S. Bryan Street (PIN 06-14-213-012), said property being wholly located within the R2 Two Family Residence District.
Public Hearing – All Properties within 500 feet have been notified
5. Case Number 13 ZBA-15 /JTM Partners Variation – 184 Walnut Street
Request for Subdivision of one lot into two buildable lots with a Variation for Lot Frontage for one lot and a Variation for Lot Area for the second lot pursuant to Section 7.3 of the Elmhurst Subdivision and Section 7.4-3 of the Elmhurst Zoning Ordinance, on property commonly known as 184 N. Walnut Street (PIN 06-02-109-020), said property being wholly located within the R2 Two Family Residence District.
Deliberation - Public Hearing held October 10, 2013
6. Other Business

Commission Members Present: Corrado, Frolik, Hill, Mushow, Whistler

Commissioner Members Absent: Brinkmeier, Callaway, 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 October 10, 2013. Commissioner Frolik

moved to approve the minutes of the October 10, 2013 Z&P Commission /ZBA meeting as written. Commissioner Hill seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 13P-08/Bethel Church Amended Conditional Use and Associated Variation. After all testimony was received from the Applicant and interested persons in the audience, Chairman Whistler closed the Public Hearing portions of this Case. Deliberation of this Case will take place at the next meeting of the Zoning and Planning Commission on November 14, 2013.

Chairman Whistler opened the Public Hearing for Case # 13ZBA-16/Jeff Hallahan Variation 822 S. Bryan, which is a request for a Front Yard Setback Variation for the purpose of replacing a one-car below- grade garage with an at-grade one-car garage. After all testimony was received from the Applicant and interested persons in the audience, Chairman Whistler closed the Public Hearing portions of this Case. Commissioner Corrado moved to deliberate this case this evening following the Public Hearing. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation for Case 13 ZBA-15/JTM Partners Subdivision with Variations–184 N. Walnut, which is a request for a subdivision of one lot into two buildable lots; one with a variation to lot frontage, and the other lot with a variation to lot area. After review of the Standards for Variations the Commission found that the Applicant did not provide sufficient evidence to warrant approval of the requested variations and voted 3 to 2 to recommend denial of the request.

Chairman Whistler opened the deliberation for Case 13 ZBA-16/Jeff Hallahan Variation 822 S. Bryan. After review of the Standards for Variations, the Commission found that the Applicant did provide sufficient evidence to warrant approval of the requested variation. Commissioner Frolik moved to recommend approval of the Applicants request and voted unanimously (5-0) to recommend that the City Council approve the request as presented.

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

The meeting was adjourned at 9:45 P.M.

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