

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

February 27, 2014

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 February 13, 2014.
3. Case Number 14ZBA-01/Fetty Variation-941 S. Cambridge Avenue
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch. (PIN 06-13-126-009).
Public Hearing – All Properties within 500 feet have been notified
4. Case Number 14ZBA-02/Shin Variation-320 E. Church Street
Request for Front Yard Setback Variation for the purpose of constructing an addition. (PIN 06-01-407-020).
Public Hearing – All Properties within 500 feet have been notified
5. Case Number 14 P-01 / 135-149 N. Addison Conditional Use Permit and Associated Variations (PIN(s) 06-02-221-003 & 004)
Request for Conditional Use Permit for Building Height exceeding 45 feet, and Associated Yard Setback and Loading Variations for the purpose of constructing a mixed-use parking/ retail structure at a height of 65 feet above grade (79 feet to top of rooftop appearances).
Deliberation - Public Hearing held January 23, January 30, and February 13, 2014
6. Other Business

Commission Members Present: Callaway, Corrado, Frolik, Hill, McCoyd, Mushow, Rose, Torcasso, Whistler

Commissioner Members Absent: None

City Staff Present: Werner, Kopp,

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 February 13, 2014. Commissioner Corrado moved to approve the minutes of the February 13, 2014 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 # 14ZBA-01/Fetty Variation 941 S. Cambridge Avenue. This is a request for a Front Yard Setback Variation for the purpose of constructing an unenclosed front porch.

After all testimony was received from the Applicant including a petition from six (6) immediate neighbors stating their support for the requested Variation, and there being one person in the audience who stated their support for the requested Variation, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Corrado moved to deliberate Case # 14ZBA-01 this evening. Commissioner Callaway seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the Public Hearing for Case # 14ZBA-02/Shin Variation – 320 E. Church Street, which is a request for Front Yard Setback Variation for the purpose of constructing an addition. 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 Rose moved to deliberate Case # 14ZBA-02 this evening. Commissioner McCoy seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the deliberation of Case # 14ZBA-01/Fetty Variation. After reviewing the Standards for Variations, the Board voted unanimously to recommend approval the request as presented. The report recommending approval will be forwarded to the Development, Planning and Zoning Committee of City Council.

Chairman Whistler opened the deliberation of Case # 14ZBA-02/Shin Variation. After reviewing the Standards for Variations, the Board voted unanimously to approve the request as presented. Pursuant to Section 3.8-6 of the Elmhurst Zoning Ordinance, the Zoning Board of Appeals has final authority in this case.

Chairman Whistler opened the Deliberation for Case # 14P-01 / 135-149 N. Addison Conditional Use and Associated Variations which is a request for a Conditional Use Permit and Associated Yard Setback and Loading Requirement Variations for the purpose of constructing a 65' high mixed-use parking structure. The Commission reviewed the Standards for Conditional Uses and the Standards for Variations as they relate to the request for Zoning Ordinance Relief. After discussion, the Commission voted six (6) to three (3) to recommend approval of the Petitioners request as submitted.

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

The meeting was adjourned at 10:00 P.M.

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