

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

April 10, 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 March 13, 2014.
3. Case Number 14ZBA-03/ Nitti Tentative Plat of Subdivision and Associated Variation
Request for approval of a Tentative Plat of Subdivision and Associated Variation for Right-of-Way width for the purpose of subdividing the former Elmhurst Memorial Hospital Site (Berteau Campus) and constructing a public street and fifty-six (56) new single-family homes on property commonly known as 200 N. Berbeau (PIN's 06-01-117-011 and 06-01-204-015).
Public Hearing Continued from March 27, 2014 – All Properties within 500 feet have been notified
4. Case Number 14P-02/Artis Senior Assisted Living Map Amendment, Conditional Use and Associated Variations
Request for Map Amendment (rezoning) from R2 Single-Family Residence to R4 Limited General Residence, Conditional Use Permit, and Associated Variations for the purpose of establishing and operating an Assisted Living Facility on property commonly known as 123 W. Brush Hill Road. (PIN's 06-14-412-022, 023, 024 & 025).
Public Hearing Continued from March 27, 2014 – All Properties within 500 feet have been notified
5. Case Number 14ZBA-04/H.B. Jones Variation
Request for Variation to the number of parking spaces required for the purpose of utilizing approximately 3,400 square feet of building area for commercial purposes on property commonly known as 551-555 S. York Street (PIN 06-12-300-027)
Public Hearing Continued from March 27, 2014 – All Properties within 500 feet have been notified
6. Case Number 14 P-03 /Paragon Conditional Use and Associated Variations 624 N. York Street
Request for Conditional Use Permit to establish a drive-through, and Associated Parking and Sign Variations for property commonly known as 624 N. York Street. (PIN's 03-35-204-009 & 012), said property being wholly located within the C3 General Commercial District.
Public Hearing – All properties within 500 feet have been notified
7. Other Business

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

Commissioner Members Absent: Frolik

City Staff Present: Werner , Peppers, 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 March 13, 2014. Commissioner Corrado moved to approve the minutes of the March 13, 2014 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 meeting with a review of the agenda items. Mr. Werner stated that the attorney for Paragon LLC, Case # 14P-03, has requested a continuance of their public hearing to April 17, 2014 due to the length of the agenda. Commissioner Corrado moved to continue Case # 14P-03 to April 17, 2014. Commissioner McCoyd seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the public hearing for Case # 14ZBA-03/Nitti Subdivision and Associated Right-of Way width Variation. This is a request to subdivide the former Elmhurst Memorial Hospital property (Berbeau Campus) into fifty-six (56) single family lots. The request complies with the underlying R2 Single-Family Residence regulations; however, a variation for right-of-way width of sixteen (16) feet, from sixty-six (66) feet to fifty (50) feet is being requested. After all testimony was received from the Applicant and interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case, which will be deliberated on April 17, 2014.

Chairman Whistler opened the public hearing for Case # 14P-02/Artis Assisted Living Map Amendment, Conditional Use and associated Variations. This is a request for a Map Amendment (rezoning) from R2 Single-Family to R4 Limited General Residence, and a Conditional Use Permit to establish and operate an assisted living facility with 72 occupants. After all testimony was received from the Applicant, and there being no interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case, which will be deliberated on April 17, 2014.

Chairman Whistler opened the public hearing for Case # 14ZBA-04/H.B. Jones Variation. This is a request for a Variation to the number of parking spaces required for the purpose of utilizing approximately 3,400 square feet of building area for commercial purposes on property commonly known as 551-555 S. York Street. After all testimony was received from the Applicant and interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Corrado moved to deliberate Case 14ZBA-04/H.B. Jones Variation this evening. Commissioner Torcasso seconded and, with a voice vote being all ayes, the motion passed. After deliberation, the Commission voted 7 to 1 to recommend approval of the request.

Other Business –None.

The meeting was adjourned at 10:15 P.M.

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