

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

April 17, 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 April 10, 2014.
3. 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 Continued from April 10, 2014 – All Properties within 500 feet have been notified
4. 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. Berteau (PIN's 06-01-117-011 and 06-01-204-015).
Deliberation – Public Hearing held April 10, 2014
5. 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).
Deliberation – Public Hearing held April 10, 2014

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

Commissioner Members Absent: Callaway, Frolik, Torcasso

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 April 10, 2014. Commissioner Corrado moved to approve the minutes of the April 10, 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 # 14P-03/Paragon Conditional Use and Associated Variations. This is a request for a Conditional Use for a drive-through use, a Variation to the number of parking spaces required, a Variation for parking setback, Variations to wall sign size and a Variation to the total amount of signage allowed on a zoning lot. 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 May 8, 2014.

Chairman Whistler opened the deliberation for Case # 14ZBA-03/Nitti Tentative Plat of Subdivision and Associated 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 review of the proposed Subdivision and associated right-of-way Variation, the Commission voted unanimously to recommend approval of the requested Variation and also voted unanimously to recommend approval of the tentative plat of subdivision. The Commission recommended, as a condition of approval, to place the public sidewalk in a five (5) foot easement provided in the front yards of the proposed lots facing the new u-shaped street that will result in a wider parkway between the curb of the street and the sidewalk.

Chairman Whistler opened the deliberation 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 review of the Standards relating to Map Amendment, Conditional Use and Variations, the Commission voted unanimously to recommend approval of the request.

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

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

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