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

September 11, 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 August 28, 2014
3. Case Number 14 ZBA-03/Nitti Subdivision Final Plat - 200 N. Berseau Avenue
Request for approval of a Final Plat of Subdivision for the purpose of subdividing the former Elmhurst Memorial Hospital site (Berseau Campus) into fifty-six (56) single family lots with the dedication of a new street on property commonly known as 200 N. Berseau Avenue (PIN 06-01-117-011 & 06-01-204-015), said property being wholly located within the R2 Single Family Residence District.
4. Case Number 14 P-08 / North District (Hahn Street Properties) Request for Preliminary and Final Planned Development Conditional Use
Request for a Preliminary and Final Combined Residential and Business Planned Development for the purpose of constructing a six story, 69 foot high structure containing 192 dwelling units, approximately 12,000 square feet of retail space, and 488 parking spaces on property commonly known as 111, 115, 119, 123, 125 Hahn Street and 236, 238, 242, 260 North York Street, Elmhurst, Illinois (PIN'S 06-02-206-003, 06-02-206-004, 06-02-206-005, 06-02-206-010, 06-02-206-011, 06-02-206-016 and 06-02-207-004, 06-02-207-005, 06-02-207-015).
Public Hearing – All Properties within 500 feet have been notified
5. Other Business

Commission Members Present: Callaway, McCoyd, Rose, Warnke Whistler

Commissioner Members Absent: Corrado, Frolik, Mushow, Torcasso

City Staff Present: Franz, Kopp, Werner, Ferolo

After a roll call establishing a quorum, Chairman Whistler introduced Attorney Ferolo and requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes of August 28, 2014. Commissioner Rose moved to approve the minutes of the August 28, 2014 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the discussion for Case # 14 ZBA 03. This is a request for approval of the Final Plat of Subdivision for the purpose of subdividing the former Elmhurst Memorial Hospital site (Berteau Campus) into fifty-six (56) single family lots with the dedication of a new street.

Zoning Administrator Werner stated that the appropriate City Departments have reviewed the submittal and it is in conformance with the preliminary plat. Commissioner Callaway made a motion to approve the Final Plat of Subdivision. Commissioner Rose seconded the motion and it was approved 5-0.

Chairman Whistler opened the public hearing for Case # 14 P 08. This is a request for a Preliminary and Final Combined Residential and Business Planned Development for the purpose of constructing a six story, 69 foot high structure containing 192 dwelling units, approximately 12,000 square feet of retail space, and 488 parking spaces. After all testimony was received from the Applicant and the interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case. A motion was made by Commissioner Rose, and seconded by Commissioner McCoyd, to keep the public hearing open for the purpose of allowing written testimony to be submitted until September 19, 2014 at 5:00 p.m. and to deliberate Case # 14 P 08 on October 9, 2014 was approved 5-0.

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

Submitted by: Eileen Franz AICP, Assistant Planning and Zoning Administrator