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

August 13, 2015

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meetings held on July 23, 2015.
3. Public Comment
4. Case Number 15P-12/Thornton's Conditional Use and Associated Variations
Request for Conditional Use Permit and Associated Variations for the purpose of constructing and operating a gasoline station and convenience store on property commonly known as 476 N. York Street (PIN 03-35-406-048 & 049), said property being wholly located in the C2 Community Shopping and Service District.
Deliberation – Public Hearing Held on July 23, 2015.
5. Hahn Street North District (Elmhurst 255) – Minor Change to an Approved Planned Development
Request for a Minor Change to the Planned Development approved as part of Case 2014 P 08 (Ordinance – ZO 14 2014).
6. Other Business

Commission Members Present: Callaway, Corrado, McCoy, Mushow, Warnke, Whistler

Commissioner Members Absent: Rose, Torcasso, Uditsky,

City Staff Present: Franz, 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 of July 23, 2015. Commissioner Mushow moved to approve the minutes of the July 23, 2015 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Callaway seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler explained that the Public Comment agenda item is for anyone to speak on any matter, but that comments will not be included in the public record for a specific case on an agenda. There was no public comment.

Chairman Whistler opened the deliberation for Case # 15 P 12. This is a request for a Conditional Use Permit and Associated Variations for the purpose of constructing and operating a gasoline station and

convenience store on property commonly known as 476 N. York Street. After discussion of the Standards for Conditional Use Permits and Variations as they relate to this request, Commissioner Corrado moved to approve the request. Commissioner McCoyd seconded the motion and the Commission voted 6-0 to approve the request as presented.

Chairman Whistler opened the discussion for the Request for a Minor Change to the Planned Development approved as part of Case 2014 P 08 (Ordinance – ZO 14 2014). The Applicant is requesting approval of a reduction of 10 residential parking spaces, from 335 spaces to 325 spaces, and 3 public parking spaces, from 153 to 150 spaces, due to design issues. Zoning Administrator Werner explained the difference between a Major and Minor Change to a Planned Development as defined by the Zoning Ordinance. The requested parking reduction is considered a Minor Change. Commissioner Corrado moved to approve the request and Commissioner Warnke seconded the motion. The Commission voted 6-0 to approve the request as presented.

Chairman Whistler distributed information on upcoming meetings to be held by School District 205. Zoning Administrator Werner announced that the August 27, 2015 meeting is canceled due to lack of agenda items.

The meeting was adjourned at 7:40 P.M.

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