

MINUTES OF COMMISSION MEETING

September 27, 2007

7:30 P.M.

ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS

1. Roll Call/Call to Order
2. Approval of Minutes of Zoning and Planning Commission / Zoning Board of Appeals Meeting: September 13, 2007
3. Case # 07 P-06 / Doti Liquors Conditional Use 104 E. Fullerton
Request for Conditional Use Permit for the purpose of relocating an existing pylon sign and installing an electronic message board to replace the manual reader board on property commonly known as 104 E. Fullerton (PIN 03-36-100-019)
Public Hearing: All properties within 500' have been notified.
NOTE: This case will be continued to October 11, 2007
4. Case # 07 P – 05 / Martens Subdivision – 411/415 Spring Road
Request for Subdivision of two lots into nine lots and associated lot frontage (width) variations for the property commonly known as 411-415 Spring Road (PINS: 06-11-203-003 & 004).
Continued Public Hearing from August 23, 2007 and September 13, 2007: All properties within 500' have been notified.
NOTE: This case will be continued to October 11, 2007
5. Case # 07 ZBA – 15 / Derwin Variation - 139 N. Berteau Avenue
Request for Front Yard Variation for the purpose of constructing a front porch on property commonly known as 139 N. Berteau Avenue (PIN 06-01-211-009).
Public Hearing: All properties within 500' have been notified.
NOTE: This case will be continued to October 11, 2007
6. Case # 07 P - 04 / Elmhurst Memorial Hospital - Northwest Corner of York Street & Roosevelt Road
Request for Planned Development Conditional Use, Text Amendment, Map Amendment, Subdivision and Associated Variations upon Annexation for the purpose of constructing and operating a new hospital facility.
Deliberation: Public Hearings held July 26, 2007 and August 9, 2007.
7. Other Business

***The transcript of proceedings is the official record of the hearing and it is not intended that these minutes are a substitute for that transcript pursuant to the Open Meetings Act.**

Commission Members Present: Brinkmeier, Corrado, Ernst, Frolik, McCoyd, Mushow, Slone

Commissioner Members Absent: DeWitt, Whistler

City Staff Present: Spiroff, Werner

Commissioner Mushow opened the meeting at 7:30 P.M. and requested a roll call. After the roll call determined that there was a quorum, Mr. Werner requested a motion to install Commissioner Mushow as the Acting Chairman for the evening's proceedings. Commissioner Brinkmeier moved to install Commissioner Mushow as Acting Chairman for the evening's proceedings; Commissioner Ernst seconded and, with a voice vote being all ayes, the motion passed. Acting Chairman Mushow requested a motion for the approval of the minutes of the Zoning & Planning Commission meeting on September 13, 2007. Mr. Werner noted an additional paragraph was added that reflected the change that hospitals are a permitted use only as a planned development. Commissioner Corrado moved to approve the September 13, 2007 Zoning & Planning Commission meeting minutes. Commissioner Frolik seconded and, with a voice vote being all ayes the motion passed.

Acting Chairman Mushow then requested a motion to continue the three scheduled Public Hearings to October 11, 2007. The three cases continued are: Case # 07P-06/Doti Liquor sign request, Case # 07P-05/Martens Subdivision, and Case # 07ZBA -15/ Derwin Variation. Commissioner Brinkmeier moved to continue Case #'s 07P-06, 07P-05 and 07ZBA-15 to October 11, 2007. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow opened the deliberation for Case # 07P-04/Elmhurst Memorial Hospital request for Planned Development Conditional Use. After an overview of the request by Mr. Werner, the Commission reviewed the revised draft of the proposed Health Care Campus (HCC) district noting that the parking requirement for employees was changed from one space for every two employees to one space for every one employee. Mr. Werner then distributed his memorandum dated September 26, 2007 regarding the status of the Commission's consensus of various aspects of the proposed preliminary planned development.

The Commission had reached consensus on all aspects of the proposed planned development except for the traffic issues on Harvard Street and Euclid Avenue. The Commission discussed the September 10, 2007 memorandum provided by the City's traffic consultant, Mr. Brent Coulter. Mr. Coulter's memo discussed the potential of splitting Harvard into two roadways, one for the residents north of the proposed hospital and one for hospital traffic. The Commission noted that splitting Harvard was a request of the neighbors to which the hospital agreed. Mr. Coulter's memo states that a traffic signal should be installed at York and Harvard.

With respect to Euclid Avenue, Mr. Coulter's memo indicates that closing Euclid at Harvard is possible in many configurations. Euclid would be two way from Butterfield to Harvard and from Harvard to Brush Hill, but would be modified to prevent thru traffic at the Harvard/Euclid

intersection (except, perhaps, emergency access for southbound emergency vehicles). The Commission discussed the option of closing Euclid at Harvard or of having Euclid operate as a two-way street from Butterfield to Brush Hill. After much discussion, it was the consensus of the Commission to recommend that Euclid be separated at Harvard as shown in the "Alternative 1" scenario in which Harvard Street is separated into two roadways with a landscaped median between the two roadways and Euclid is closed at Harvard Street.

The Commission, after a motion and a second, voted unanimously to recommend that the City Council approve the proposed preliminary planned development as modified by the applicant and Commission during the public hearings and deliberations,.

Under Other Business, the Commission discussed the upcoming case schedule.

The meeting was adjourned at 8:45 PM.

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