

MINUTES OF COMMISSION MEETING

August 9, 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: July 26, 2007
3. Case Number 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.
Continued Public Hearing: Public Hearing held July 28, 2007.
4. Case number 07 ZBA – 14 / Sadowicz Variation @ 595 S. Washington Street
Request for an average front yard setback variation pursuant to Chapter 7, Part A, 4.c of the Elmhurst Zoning Ordinance for the purpose of building a structure on the property commonly known as 595 S. Washington Street (PIN: 06-11-417-003).
Public Hearing: All properties within 500' have been notified.
5. 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, DeWitt, Ernst, Frolik, McCoyd, Mushow, Slone

Commissioner Members Absent: Whistler

City Staff Present: Said, Shane, Spiroff, Werner

Commissioner De Witt opened the meeting at 7:30 PM and requested a roll call. After the roll call Acting Chairman DeWitt asked for a motion to approve the minutes of the July 26, 2007 Zoning & Planning Commission meeting. Commissioner Brinkmeier motioned to approve the minutes

of the July 26, 2007 Zoning & Planning Commission meeting, Commissioner Corrado seconded. With a voice vote being all ayes, the motion was approved.

Acting Chairman DeWitt then opened the Continued Public Hearing for Case # 07P-04 / Elmhurst Memorial Healthcare request for Planned Development Conditional Use, Map Amendment, Text Amendment, and Subdivision. This Case is a request for approvals concerning the proposed new hospital facility located, generally, northwest of the intersection of York Street and Brush Hill Road.

After the continued presentation by hospital representatives, and questions from the Commission, Acting Chairman DeWitt opened the case to public comment. After receiving public comment, the hospital representatives concluded their presentation. Acting Chairman DeWitt closed the public hearing. Staff Than Werner noted that the hospital deliberation would be held at the next meeting, or August 23, 2007.

Acting Chairman DeWitt then opened the Public Hearing for Case Number 07 ZBA-14 / Sadowicz Variation. This is a request for an average front yard setback variation pursuant to Chapter 7, Part A, 4.c of the Elmhurst Zoning Ordinance for the purpose of building a structure on the property commonly known as 595 S. Washington Street. Darius Sadowicz, property owner, presented the case to the Board. After all information was received from the applicant, Acting Chairman DeWitt closed the Public Hearing portion of Case Number 07 ZBA-14. Commissioner Ernst motioned to deliberate Case Number 07 ZBA – 14 this evening, Commissioner Corrado seconded. With a voice vote being all ayes, the motion was approved.

Commissioner Ernst motioned to approve Case Number 07 ZBA-14 / Sadowicz, Commissioner Frolik seconded. After discussion and review of the three criteria relative to variation requests, the Board voted 7 to 1 to approve the applicants request as presented. The Zoning Board of Appeals has final authority in this case.

There was no other business discussed.

The meeting was adjourned at 11:30 PM.

Submitted by: Erin D. Shane, AICP, Planner