

MINUTES OF COMMISSION MEETING

May 10, 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: April 26, 2007
3. Case Number 07 P – 03 / Suburban Bank Drive – Thru @ 130 W. Park Avenue
Request for a Conditional Use Permit to construct and operate a bank drive-through pursuant to Section 8.6-2.7 of the Elmhurst Zoning Ordinance on property commonly known as 130 W. Park Avenue.

Public Hearing: All properties within 500' have been notified.

4. Comprehensive Plan Update
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, McCoyd, Mushow, Whistler

Commission Members Absent: Frolik, Slone

City Staff Present: Said, Werner

Chairman Whistler opened the meeting at 7:30 PM and requested a roll call. Chairman Whistler asked for a motion to approve the minutes of the April 26, 2007 Zoning & Planning Commission meeting. Commissioner Brinkmeier motioned to approve the minutes from the April 26, 2007 Zoning & Planning Commission meeting, Commissioner Mushow seconded. With a voice vote being all ayes, the motion was approved.

Chairman Whistler opened the Public Hearing for Case Number 07 P – 03/ Suburban Bank Drive – Through @ 130 W. Park Avenue. This case is a request for a drive through banking

facility at 130 W. Park. The two-story building with commercial space on the first floor and a residential unit on the second floor is currently vacant. The applicant, Suburban Bank and Trust desires to open a banking facility with a drive-through. Banks are a permitted use in the C4 Central Business district, however, the drive-through requires a Conditional Use permit.

Mr. David Kennedy, an architect with PPKS Architects, presented the case on behalf of Suburban Bank and Trust. He reviewed the Standards for Conditional Use noting that the applicants believe they meet all of the Standards.

The Commission questioned the applicant on various aspects of the proposed drive-through including automobile ingress/egress, vehicular and pedestrian conflicts, lighting, signage, number of drive-through lanes. The Commission also noted that the applicants request appears to be in conflict with the Downtown Plan adopted by the City Council in April of 2006.

The Commission requested additional information from the applicant including a lighting photometric plan and statistics from the bank regarding their patrons' drive-through use. After a voice vote with all votes being aye, Chairman Whistler continued the public hearing for this case to May 24, 2007.

Mr. Phil Hanegraaf then briefed the Commission on the status of the Comprehensive Plan and the "Community Scan Report". Mr. Hanegraaf noted that the Scan Report is a compilation of issues and concerns that were brought forth by citizens of the community at one or all of three workshops held in January of 2007. During the presentation of sector plans, the Commission noted that the language pertaining to certain sector plans should be thoroughly reviewed by the Commission prior to release to the public for their review and comment. As a result, the Commission agreed to thoroughly review the Scan Report and provide comments for June 14, 2007 meeting. The Commission agreed to dedicate this meeting to review of the Scan report only; other cases scheduled for that evening will be rescheduled for the meeting of June 28, 2007.

Under other business, Staff briefed the Commission on upcoming cases. Staff also briefed the Commission on the status of the Hahn Street RFP. The submitted proposals will be presented and discussed at the May 21, 2007 City Council meeting. The Cultural Trail and wayfinding signage proposed by the Lakota Group will also be presented to City Council on May 21, 2006. Staff then briefed the Commission that representatives from Elmhurst Memorial Hospital have been scheduled to address the community on their plans for a new facility at the City Council meeting on Tuesday, May 29, 2006. The Zoning and Planning Commission is invited and encouraged to attend this meeting.

The meeting was adjourned at 10:40 PM.

Submitted by: Erin Shane, AICP, Planner