

MINUTES OF COMMISSION MEETING

April 26, 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 12, 2007
3. Case Number 07 ZBA – 09 / Baichtal Variation @ 799 S. Cambridge Avenue
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 a front porch addition on the property commonly known as 799 S. Cambridge Avenue (PIN: 06-13-108-008).
Public Hearing: All properties within 500' have been notified.
4. 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, DeWitt, Frolik (arrived 7:50PM), Mushow, Slone, Whistler

Commission Members Absent: Corrado, Ernst, McCoyd

City Staff Present: Shane

Chairman Whistler opened the meeting at 7:35 PM and requested a roll call. Chairman Whistler asked for a motion to approve the minutes of the April 12, 2007 Zoning & Planning Commission meeting. Commissioner Brinkmeier motioned to approve the minutes from the April 12, 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 ZBA-09 / Baichtel 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 a front porch addition on the property commonly known as 799 S. Cambridge Avenue. Jason Baichtal, property owner, presented the case to the Board. There was one interested person in support of the application who spoke to

the Board. After all information was received from the applicant, Chairman Whistler closed the Public Hearing portion of Case Number 07 ZBA-09. Commissioner Brinkmeier motioned to deliberate this evening, Commissioner Slone seconded. With a voice vote being all ayes, the motion was approved.

Commissioner Brinkmeier motioned to approve Case Number 07 ZBA-09 as presented, Commissioner Slone seconded. The Board discussed how the applicant's proposed porch complements the existing home, in addition to the surrounding properties. The Board agreed that the applicant touched on all of the standards in his presentation. After discussing the merits of the case and the variation standards, the Board voted 5-0 to recommend approval of Case Number 07 ZBA-09 as presented.

Under other business, Staff referenced the Commission's upcoming schedule. The Commission discussed recent applications for front yard porches that also contained second story living space or dormer windows. The Commission agreed that the term "front porch" did not adequately describe what was being proposed in Cases 07 ZBA-06 & 07 ZBA-09. The Commission directed Staff to re-word future legal notices to say "structure", not "front porch" or other, when describing building additions.

The meeting was adjourned at 8:15 PM.

Submitted by: Erin Shane, AICP, Planner