

MINUTES OF COMMISSION MEETING

April 12, 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: March 22, 2007
3. Case Number 07 ZBA – 08 / Caforio Variation @ 773 N. Indiana Avenue
Request for an interior side yard setback variation, pursuant to Section 7.3-5a of the Elmhurst Zoning Ordinance for the purpose of constructing a room addition the property commonly known as 773 N. Indiana Avenue (PIN: 03-25-320-019).
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, Ernst, McCoyd
Mushow, Slone, Whistler

Commission Members Absent: Corrado, Frolik

City Staff Present: Shane

Chairman Whistler opened the meeting at 7:32 PM and requested a roll call. Chairman Whistler asked for a motion to approve the minutes of the March 22, 2007 Zoning & Planning Commission meeting. Commissioner Ernst motioned to approve the minutes from the March 22, 2007 Zoning & Planning Commission meeting, Commissioner Slone seconded. With a voice vote being all ayes, the motion was approved.

Chairman Whistler opened the Public Hearing for Case Number 07 ZBA-08 / Caforio Variation. This is a request for an interior side yard setback variation, pursuant to Section 7.3-5a of the Elmhurst Zoning Ordinance for the purpose of constructing a room addition the property commonly known as 773 N. Indiana Avenue. Russell Caforio, 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-08. Commissioner Slone motioned to deliberate this evening, Commissioner Brinkmeier seconded. With a voice vote being all ayes, the motion was approved.

Commissioner Ernst motioned to approve Case Number 07 ZBA-08 as presented, Commissioner DeWitt seconded. The Board discussed that the addition would result in a small side yard, but the applicant did not have another option to expand the home. The Board recognized that the split level style of the home and the rear yard basement stairs restricted the applicant from building into the rear yard. The Board discussed the shed in the rear yard that has a nonconforming side yard setback. The Board discussed requiring the applicant to move the shed into conformance. The Board noted that the proposed addition and adjacent home to the north would maintain a minimum 10 foot setback from each other. After discussing the merits of the case and the variation standards, the Board voted 7-0 to recommend approval of Case Number 07 ZBA-08 as presented with a condition that the rear yard shed be moved to meet the R1 accessory structure setbacks.

Under other business, Staff referenced the Commission's upcoming schedule. The Commission discussed new reserved parking signage that had been installed in the Schiller parking deck and the Addison Avenue parking lot. The Commission requested Staff to report on why the spaces are being reserved and what is the rationale for reserving these spaces for employees of surrounding businesses.

The meeting was adjourned at 8:45 PM.

Submitted by: Erin Shane, AICP, Planner