

MINUTES OF COMMISSION MEETING

March 22, 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 8, 2007
3. Case Number 07 ZBA – 06 / Moorman Variation @ 245 Winthrop 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 245 Winthrop Avenue (PIN: 06-02-402-032).
Deliberation: Public Hearing held March 8, 2007
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, Corrado, Ernst, Frolik, Mushow, Slone, Whistler

Commission Members Absent: DeWitt, McCoyd

City Staff Present: Shane, Werner

Chairman Whistler opened the meeting at 7:30 PM and requested a role call. Chairman Whistler asked for a motion to approve the minutes of the March 8, 2007 Zoning & Planning Commission meeting. Commissioner Brinkmeier motioned to approve the minutes from the March 8, 2007 Zoning & Planning Commission meeting, Commissioner Corrado seconded. With a voice vote being all ayes, the motion was approved.

Staff summarized the information for Case Number 07 ZBA-06 / Moorman Variation. Commissioner Brinkmeier motioned to approve Case Number 07 ZBA-06 as presented, Commissioner Mushow seconded. The Board determined that the applicant failed to provide sufficient evidence to support a request for variation. Chairman Whistler requested a role call

vote, the Board voted 0-7 to recommend approval of Case Number 07 ZBA-08 as presented. The motion failed. The Zoning Board of Appeals has final authority for this case.

Under other business, Staff alerted the Commission that the PowerMart site plan at 572 W. Lake Street is being slightly revised per instruction of IDOT. The site will have one curb cut off of Lake Street, not two curb cuts as originally approved. Staff noted that the City Attorney confirmed that this was a minor change and does not require additional zoning approvals. Staff distributed the Retail 1-2-3 book by the Metropolitan Planning Council and Metropolitan Mayors Caucus to the Commission. Staff confirmed that the Commission had authorized Staff to proceed with initiating text amendments as they relate to front porches and front yard setbacks; therefore Staff will begin researching and drafting recommendations for the Commission.

Commissioner Brinkmeier summarized his recent attendance at an APA conference that focused on how to determine character of neighborhoods. He displayed several slides from the session and noted several items such as scale, side wall height and wall plate that could be referenced when questioning future applicants about the character of their neighborhood and how their proposal fits in. Commissioner Brinkmeier will provide staff a copy of the APA presentation to distribute to the Commission.

Commissioner Brinkmeier also distributed a copy of the Elmhurst College Master Plan Report that was recently adopted by the Board of Trustees. He noted that it incorporates the college official vision for the campus 30 to 40 years in the future. He stated that the Elmhurst College Board of Trustees is very pleased with the outcome of the plan.

The meeting was adjourned at 8:35 PM.

Submitted by: Erin Shane, AICP, Planner