

MINUTES OF COMMISSION MEETING

March 8, 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: February 22, 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).
Public Hearing: All properties within 500' have been notified.
4. Case Number 07 ZBA - 07 / Spiller Variation @ 150 Larch Avenue
Request for a front yard setback variation pursuant to Section 7.4-5a of the Elmhurst Zoning Ordinance for the purpose of constructing a covered front porch on the property commonly known as 150 Larch Avenue (PIN: 06-02-219-010).
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, Whistler

Commission Members Absent: None

City Staff Present: Said, Shane, Werner

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 February 22, 2007 Zoning & Planning Commission meeting. Commissioner Brinkmeier motioned to approve the minutes from the February 22, 2007 Zoning & Planning Commission meeting, Commissioner Mushow seconded.

Commissioner Brinkmeier requested that the word "gate" be added to the discussion under Case 07 ZBA-04 on page 2, to denote that the gate would be locked at all times. With a voice vote being all ayes, the motion was approved with the requested changes.

Commissioner Mushow questioned his role on the Commission since his term had expired. Chairman Whistler assured him that his role was still active until he was informed otherwise. Commissioner Mushow, Commissioner Ernst and Commissioner McCoyd noted for the record that citizens had contacted them regarding Case 07 ZBA-06. Each Commissioner noted that they did not have conversations regarding the case and had informed the citizens who called them of the same.

Chairman Whistler opened the Public Hearing for Case Number 07 ZBA-06 / Moorman 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 245 Winthrop Avenue. Richard Barnes, architect, and Denny Moorman, property owner, presented the case the Board. There were approximately 12 neighbors who spoke against of the variation request. Staff collected exhibits from both the applicant and interested parties that were presented to the Board. After all information was received from the applicant, Chairman Whistler closed the Public Hearing portion of Case Number 07 ZBA-06. The Board requested that Staff confirm and revise all of the setback measurements that were provided by the applicant and interested parties during the public hearing before the deliberation.

Chairman Whistler opened the Public Hearing for Case Number 07 ZBA-07 / Spiller Variation. This is a request for a front yard setback variation pursuant to Section 7.4-5a of the Elmhurst Zoning Ordinance for the purpose of constructing a covered front porch on the property commonly known as 150 Larch Avenue. Jeff Spiller, property owner, and his daughter Alyssa Spiller, presented the case to the Board. After all information was received from the applicant, Chairman Whistler closed the Public Hearing portion of Case Number 07 ZBA-06. Commissioner Mushow motioned to deliberate Case Number 07 ZBA-07 tonight, Commissioner Slone seconded. With a voice vote being all ayes, the motion was approved.

Commissioner Brinkmeier motioned to approve Case Number 07 ZBA-07 / Spiller Variation as presented, Commissioner Ernst seconded. The Board discussed that the front porch was a good addition to the home and that it is consistent with the remainder of the block, as many of the other homes have front porches. After discussing the variation standards, Commissioner Corrado called the question, Commissioner Frolik seconded. With a voice vote being all ayes, the motion was approved. The Commission voted 9-0 to recommend approval of Case Number 07 ZBA-07 as presented.

Under other business, Staff John Said updated the Commission on the Comprehensive Plan process. He noted that the City and HNTB have completed the key person interviews, communications (email, website) set up, news media set up, Comprehensive Plan workshops and student Comprehensive Plan workshops. He stated that a market analysis would be initiated soon. Mr. Said noted that a summary packet of all of the workshops had been mailed to the Commission on February 23rd. He stated that HNTB has started to review the sub areas, market conditions, transportation and mobility issues and housing/zoning. He stated that HNTB would be drafting a vision statement and would be scheduling a meeting with the Commission in April to discuss. Mr. Said that the Comprehensive Plan process is on schedule with the timelines set out in the beginning of the process.

Mr. Said noted that a book called Retail 1-2-3 was recently released as a development review book, highlighting Illinois communities. He said that Elmhurst was referenced many times in the book. He stated that copies of the book were available through www.growingsensibly.org, or through City Staff. There was no other business.

The meeting was adjourned at 10:55 PM.

Submitted by: Erin Shane, AICP, Planner