

MINUTES OF COMMISSION MEETING

February 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: February 8, 2007
3. Case Number 07 ZBA – 05 / Medema Variation @ 432 S. Hawthorne 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 432 S. Hawthorne Avenue (PIN: 06-11-113-010).
Public Hearing: All properties within 500' have been notified.
4. Case Number 07 P-02 / Park Place CCRC @ 1500 S. Euclid Avenue
Request for an Amended Conditional Use for the purpose of relocating a portion of the approved building pursuant to Section 7.6-2.3 of the Elmhurst Zoning Ordinance on the property commonly known as 1500 S. Euclid Avenue (PINS: 06-14-411-002, 015, 016, 017, 018, 027, 028; 06-14-412-005, 006, 009, 016, 017, 035, 036, 040, 044).
Deliberation: Public Hearing held February 8, 2007
5. Case Number 07 ZBA-04 / Pump It Up @ 684 W. Lake Street
Request for a front yard parking setback variation pursuant to Section 10.2-1.c of the Elmhurst Zoning Ordinance on the property commonly known as 684 W. Lake Street (PIN: 03-27-410-001 and 002).
Deliberation: Public Hearing held February 8, 2007
6. 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: Corrado, DeWitt, Frolik, McCoyd, Mushow, Slone, Whistler

Commission Members Absent: Brinkmeier, Ernst

City Staff Present: Shane, Werner

Chairman Whistler opened the meeting at 7:35 PM and requested a role call. Chairman Whistler asked for a motion to approve the minutes of the February 8, 2007 Zoning & Planning Commission meeting. Commissioner Corrado motioned to approve the minutes from the February 8, 2007 Zoning & Planning Commission meeting, Commissioner DeWitt seconded. With a voice vote being all ayes, the motion was approved.

Chairman Whistler opened the Public Hearing for Case Number 07 ZBA-05 / Medema Variation. This is a request for a front yard setback variation pursuant to Section 7.4-5.a of the Elmhurst Zoning Ordinance for the purpose of constructing a covered front porch on the property commonly known as 432 S. Hawthorne Avenue. Gina Medema, property owner, and John Belcher, architect, presented the case to the Board. There was one neighbor who spoke in support of the variation request. After all information was received from the applicant, Chairman Whistler closed the Public Hearing portion of Case Number 07 ZBA-05. Commissioner Corrado motioned to deliberate this case tonight, Commissioner Mushow seconded. With a voice vote being all ayes, the motion was approved. The Board requested that the applicant retrieve the letters of support referenced during the public hearing before they deliberated.

After reconvening to Conference Room #2, Chairman Whistler opened the deliberation for Case Number 07 P-02 / Park Place CCRC. This is a request for an Amended Conditional Use for the purpose of relocating a portion of the approved building pursuant to Section 7.6-2.3 of the Elmhurst Zoning Ordinance on the property commonly known as 1500 S. Euclid Avenue. Staff summarized the case information. Commissioner Corrado motioned to approve Case Number 07 P-02 as presented, Commissioner Slone seconded. The Commission discussed that the reorientation of the building was a good improvement. The Commission noted that the layout of the campus made more sense with the new arrangement of buildings. The Commission agreed that the facility was more accessible for the residents and it was good to have connectivity between the building uses. After discussing the standards for a Conditional Use, the Commission voted 7-0 to recommend approval of Case Number 07 P-02 as presented.

Chairman Whistler opened the deliberation for Case Number 07 ZBA-04 / Pump It Up. This is a request for a front yard parking setback variation pursuant to Section 10.2-1.c of the Elmhurst Zoning Ordinance on the property commonly known as 684 W. Lake Street. Commissioner Mushow motioned to approve Case Number 07 ZBA-04 as presented, Commissioner DeWitt seconded. The Board discussed the concerns regarding children at the proposed facility and noted that the applicant would be providing fencing around most of the property. The Board discussed the development concerns of the adjacent property owners. The Board noted that the rear access onto Junior Terrace would only be utilized by the fire department and the gate would remain locked at all times. The Board noted that the proposed front yard parking setback is consistent with the other properties along Lake Street. After discussing the variation standards, Commissioner Mushow called the question, Commissioner Corrado seconded. With a voice vote being all ayes, the motion was approved. The Commission voted 7-0 to recommend approval of Case Number 07 ZBA-04 as presented.

Chairman Whistler opened the deliberation for Case Number 07 ZBA – 05 / Medema 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 432 S. Hawthorne Avenue. Staff updated the Board on the case, noting that the Board has final authority for this case. Commissioner Corrado motioned to approve Case Number 07 ZBA – 05 as presented, Commissioner Frolik seconded. The Board

discussed that a covered front porch protected the residents and their guests from weather elements when entering the home. The Board agreed that the addition was in character with the neighborhood. The Board noted that the home, with the addition, would still not be the closest to the street on this block of Hawthorne. 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 7-0 to approve Case Number 07 ZBA-05 as presented. The Zoning Board of Appeals has final authority for this case.

Under other business, Staff updated the Commission on upcoming cases.

The meeting was adjourned at 8:40 PM.

Submitted by: Erin Shane, AICP, Planner