

MINUTES OF COMMISSION MEETING

February 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: _January 25, 2007
3. 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).
Public Hearing: All properties within 500' have been notified.
4. 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).
Public Hearing: All properties within 500' have been notified.
5. Case Number 07 P-01 / Timothy Christian Sign @ 188 West Butterfield Road
Request for a conditional use and height variation for the purpose of installing a permanent bulletin board sign pursuant to Section 11.12-1.b and 11.12-4.b of the Elmhurst Zoning Ordinance on the property commonly known as 188 West Butterfield Road (PINS: 06-14-411-012, 06-14-411-013 & 06-14-411-001).
Deliberation: Public Hearing held January 25, 2007
6. Case Number 07 ZBA-03 / Elmhurst Storage Options @ 953 South Route 83
Request for a floor area ratio (F.A.R.) variation pursuant to Section 9.1-5 of the Elmhurst Zoning Ordinance for the purpose of constructing a mini-warehouse facility on the property commonly known as 953 South Route 83 (PIN: 06-15-206-023).
Deliberation: Public Hearing held January 25, 2007
7. 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, Frolik, McCoyd, Mushow, Whistler

Commission Members Absent: Ernst, Slone

City Staff Present: Shane, Werner

Chairman Whistler opened the meeting at 7:31 PM and requested a role call. Chairman Whistler asked for a motion to approve the minutes of the January 25, 2007 Zoning & Planning Commission meeting. Commissioner Corrado motioned to approve the minutes from the January 25, 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 P-02 / Park Place CCRC @ 1500 S. Euclid Avenue. 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. Ray Hemphill, representative for Park Place, and his attorney presented the case to the Commission. There was no one in the audience to speak to this case. After all information was received from the applicant, Chairman Whistler closed the Public Hearing portion of Case Number 07 P-02.

Chairman Whistler opened the Public Hearing 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. Walter Haller and his wife, tenant and future property owner, presented the case to the Board. There were three persons in the audience who spoke against the proposed variation. The Board requested additional information about other Pump It Up facilities to be provided by the applicant for deliberation. After all information was received from the applicant, Chairman Whistler closed the Public Hearing portion of Case Number 07 ZBA-04.

After reconvening to Conference Room #2, Chairman Whistler opened the deliberation for Case Number 07 P-01 / Timothy Christian Sign. This is a request for a conditional use and height variation for the purpose of installing a permanent bulletin board sign pursuant to Section 11.12-1.b and 11.12-4.b of the Elmhurst Zoning Ordinance on the property commonly known as 188 West Butterfield Road. Staff summarized the case and noted that traffic safety reports and photo simulations of the sign were provided for the Commission in their meeting packets. Commissioner Corrado motioned to approve Case Number 07 P-01 as presented, Commissioner Frolik seconded. The Commission discussed that the sign is not obtrusive and the technology used on the sign is similar to what IDOT uses for commuter updates on the local highways. Some Commissioners thought the sign was dangerous for drivers, in that it changes every few seconds and can distract those people driving by. The Commission discussed the Police department confirmation that no accidents had been reported that were attributable to similar type LED signs (at York High School or the York Commons Park District sign). After discussing all of the standards for Conditional Use, Commissioner Corrado called the question, Commissioner Frolik seconded. With a voice vote being all ayes, the motion was approved. The Commission voted 6-1 to recommend approval of Case Number 07 P-01 as presented.

Chairman Whistler opened the deliberation for Case Number 07 ZBA-03 / Elmhurst Storage Options. This is a request for a floor area ratio (F.A.R.) variation pursuant to Section 9.1-5 of the Elmhurst Zoning Ordinance for the purpose of constructing a mini-warehouse facility on the property commonly known as 953 South Route 83. Staff summarized the case background, highlighting the sign package and building material handouts that were distributed at the meeting. Commissioner Corrado motioned to approve Case Number 07 ZBA-03 as presented, Commissioner Frolik seconded. The attorney for the applicant, Scott Day, summarized the handouts that were distributed to the Commission. The Commission discussed that they were comfortable with the building materials displayed at the meeting. The Commission noted that no people came out against the proposed project. 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 recommend approval of Case Number 07 ZBA-03 as presented.

Under other business, Staff updated the Commission on upcoming cases. The Commission discussed the Comprehensive Plan workshops, noting that HNTB would be distributing a summary of the results soon. The Commission requested a summary from the Comprehensive Plan workshops conducted by John Said at the local schools.

The meeting was adjourned at 9:50 PM.

Submitted by: Erin Shane, AICP, Planner