

MINUTES OF COMMISSION MEETING

January 25, 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 11, 2007
3. 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).
Public Hearing: All properties within 500' have been notified.
4. 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).
Public Hearing: All properties within 500' have been notified.
5. Case Number 06 ZBA - 11 / Brown Variation @ 482 Holly Avenue
Request for a front yard setback variance pursuant to Chapter 7.3-5.a of the Elmhurst Zoning Ordinance for the purpose of constructing a new home on the property commonly known as 482 Holly Avenue (PIN: 06-12-209-009).
Continued Deliberation: Deliberations held August 24, 2006 & December 7, 2006.
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, Ernst, Frolik, McCoyd, Mushow, Slone, Whistler

Commission Members Absent: Brinkmeier

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 11, 2007 Zoning & Planning Commission meeting. Commissioner Corrado motioned to approve the minutes from the January 11, 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-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. Paul Buikema, attorney for the applicant and Dan Van Prooyen, Operations Manager for the school, presented the case to the Board. A representative from the applicant's sign company also provided testimony to the Commission. The Commission requested additional information from the applicant to be distributed before deliberation. After all information was received from the applicant, Chairman Whistler closed the Public Hearing portion of Case Number 07 P-01.

Chairman Whistler opened the Public Hearing 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. Scott Day, attorney for the applicant, Jeff Budgell, architect for the applicant and representatives from Elmhurst Storage Options 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-03.

After reconvening to Conference Room #2, Chairman Whistler opened the deliberation for Case Number 06 ZBA - 11 / Brown Variation. Staff summarized the history of the case and noted that the last action of the Board at their December 7, 2006 meeting was to table this case. Staff requested a motion and second to take the issue off the table, in addition to a motion and second to approve the case. Commissioner McCoyd motioned to take Case Number 06 ZBA - 11 off the table, Commissioner Corrado seconded. Commissioner Corrado motioned to approve Case Number 06 ZBA - 11 as presented, Commissioner Slone seconded. The Board noted that the applicant's exhibits were now consistent and their proposal was clear to move forward to City Council. Commissioner Corrado called the question, Commissioner Slone seconded. With a voice vote being all ayes, the motioned passed. After discussing all of the standards for variation, the Board voted 7-0 to recommend approval of Case Number 06 ZBA - 11 as presented.

Under other business, Staff updated the Commission on upcoming cases. The Commission discussed the Hahn Street RFP process. Staff reminded the Commission that a City Council meeting was scheduled for January 29, 2007 to hear preliminary presentation from each of the applicants. Staff noted that links to each of the proposals would be emailed to the Commission if they were interested in reviewing.

Commissioner Ernst announced that he would be running for Alderman in the upcoming 2007 election. The Commission discussed the ongoing Comprehensive Plan workshops and the recently distributed Planning Commission handbook offered by Staff.

The meeting was adjourned at 9:50 PM.

Submitted by: Erin Shane, AICP, Planner