

MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS MEETING

December 18, 2008

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals Meeting held on 12/11/2008
3. Comprehensive Plan Review and Discussion
4. Other Business

Commission Members Present: Brinkmeier, Corrado, DeWitt, Ernst, McCoyd, Mushow, Slone, Whistler

Commissioner Members Absent: Frolik

City Staff Present: Said, Werner

Others Present: Phil Hanegraaf, HNTB, Planning Consultant

Chairman Whistler opened the meeting at 7:30 P.M. and requested a roll call. After the roll call determined that there was a quorum, Chairman Whistler requested a motion to approve the December 11, 2008 minutes of the Zoning and Planning Commission meeting. Commissioner Corrado moved to approve the December 11, 2008 Zoning & Planning Commission/Zoning Board of Appeals meeting minutes as amended to include the nay vote from Commissioner Slone regarding the motion to continue the public hearing for Case # 08P-16/North District Planned development. Commissioner Mushow seconded and, with a voice vote being all ayes, the motion passed.

Mr. Said distributed amended language and graphics of the Spring Road sub area plan that now shows the Eggleston Avenue area, east of Spring Road, with a single family residential designation.

Chairman Whistler then introduced Mr. Hanegraaf who reviewed the key themes of the draft Comprehensive Plan. The Commission then discussed the substantive elements of the draft Comprehensive Plan.

The Commission then discussed the notification and involvement of the public noting that there were numerous meetings and workshops, an email list of community contacts throughout Elmhurst, web site postings of the draft plan, and numerous articles in the newspapers.

Other Business:

Mr. Werner stated that he had received a request from Mrs. Debbie Brown for an extension on the variation they received from the ZBA in March of 2007 regarding their property at 482 Holly Avenue (Case # 06ZBA-11). The approved variation must be substantially under way within nine (9) months from the date of approval. The nine month period expired in December of 2007, one year ago.

It was the consensus of the Commission that Mrs. Brown had an opportunity to request an extension during the nine month period following approval of her variation; however, because her request is one year after the end of the nine month period, the Commission does not have authority to grant an extension. Therefore, it was the consensus of the Commission that Mrs. Brown needs to reapply and go through the variation process again.

The meeting was adjourned at 11:00 PM.

Submitted by: Nathaniel J. Werner AICP, Planning and Zoning Administrator