

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

March 12, 2009

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals for Meetings held on 02/12/2009 and 2/26/2009.
3. Comprehensive Amendment to the City of Elmhurst Comprehensive Plan
Public Hearing – Legal Notice Published February 18, 2009
4. Other Business

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

Commissioner Members Absent: None

City Staff Present: Said, Werner

Others Present: Phil Hanegraaf, HNTB Corporation

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 February 12, 2009 and February 26, 2009 minutes of the Zoning and Planning Commission meetings.

With respect to the approval of the February 12, 2009 Zoning & Planning Commission/Zoning Board of Appeals meeting minutes it was the consensus of the Commission to wait until they had a chance to discuss both these minutes and the Commission Report for Case # 08P-16/Hahn Street Planned Development under other business.

Commissioner Brinkmeier moved to approve the minutes of the February 26, 2009 Zoning & Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Mushow seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then opened the Public hearing for The Elmhurst Comprehensive Plan. Mr. John Said, Director of Planning, Zoning and Economic Development for the City of Elmhurst began with an overview and history of the Comprehensive Plan process which began in 2006. Mr. Phil Hanegraaf then presented an overview of the proposed Comprehensive Plan, including the sub area studies. After all testimony was received from the applicant and the one person in the audience who testified, Chairman Whistler closed the Public Hearing portion of the case.

The Commission then deliberated the Comprehensive Plan and, after discussion, unanimously recommended approval.

Other Business: The Commission then discussed the report and minutes involving Case # 08P-16/Hahn Street Planned Development. Many Commissioners expressed that they were uncomfortable with the planned development process as it related to this particular case. They noted that the project was already approved by the City Council through a Development Agreement, and that any changes recommended by the Commission would result in extra cost to the City. It was the consensus of the Commission that their ability to recommend changes to the plan was limited and, that the Commission was expected to be a “rubber stamp” in the approval process.

It was the consensus of the Commission that these issues be stated in both the Commission Report and in the minutes of February 12, 2009.

The Commission then discussed upcoming cases and scheduling.

The meeting was adjourned at 9:20 PM.

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