

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

April 23, 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 meeting held on 4/09/2009.
3. Case Number 09P-04 / Visitation Church Amended Conditional Use
Request for approval of an Amended Conditional Use for the purpose of site redevelopment and to construct new structures and additions on property commonly known as 779 S. York Street (PIN 06-13-106-005 & 006), said property being wholly located in the R2 Single Family Residence District.
Public Hearing – All properties within 500 feet have been notified.
Note: The Zoning and Planning Commission continued this Public Hearing from April 09, 2009.
4. Case Number 09ZBA-02 / Savage Variation – 384 Webster Avenue
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch on property commonly known as 384 Webster Avenue (PIN 06-12-207-007), said property being wholly located in the R1 Single family Residence District.
Public Hearing – All properties within 500 feet have been notified.
5. Case Number 09ZBA-03 / Corcoran Variation – 221 Claremont Street
Request for Lot Coverage Variation for the purpose of constructing an unenclosed front porch on property commonly known as 221 Claremont Street (PIN 06-02-401-035), said property being wholly located in the RE Residential Estate Single Family District.
Public Hearing – All properties within 500 feet have been notified.
6. Other Business

Commission Members Present: DeWitt, Frolik, McCoy, Mushow, Slone, Whistler

Commissioner Members Absent: Brinkmeier, Corrado, Ernst

City Staff Present: Werner

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 April 9, 2009 minutes of the Zoning and Planning Commission meetings.

Commissioner Mushow moved to approve the minutes of the April 9, 2009 Zoning & Planning Commission/Zoning Board of Appeals meeting as written. Commissioner DeWitt seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then opened the continued Public Hearing for Case # 09P-04 / Visitation Church Amended Conditional Use. Chairman Whistler noted that this public hearing was continued from April 09, 2009 and that the case information was read into the record on that date. However, no testimony was given on April 9, 2009 so this is essentially the start of the Public Hearing process for this case.

Mr. Tony Spatafore, Deacon, along with Mr. Dwain Lutzow, architect, and Mr. Jeff Gutowski, engineer, presented the request on behalf of Visitation Church. This request is for building additions and site improvements to include on-site staging of funerals and weddings. After all testimony was received Chairman Whistler closed the Public Hearing portion of this case.

Chairman Whistler then opened the Public Hearing for Case # 09ZBA-02 / Savage Variation, which is a request for front yard variation for the purpose of constructing an unenclosed porch on property commonly known as 384 Webster. After all testimony was received, and there being no one in the audience concerned with this request, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Frolik moved to deliberate the case after tonight's Public Hearings. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then opened the Public Hearing for Case # 09ZBA-03 / Corcoran Variation, which is a request for lot coverage variation for the purpose of constructing an unenclosed front porch on property commonly known as 221 Claremont. After all testimony was received, and there being no one in the audience concerned with this request, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Frolik moved to deliberate the case after tonight's Public Hearings. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

The Zoning Board of Appeals deliberated Case # 09ZBA-02 / Savage Variation and unanimously recommended that City Council approve the requested variation.

The Zoning Board of Appeals then deliberated Case # 09ZBA-03 / Corcoran Variation and unanimously voted to approve the requested variation. Pursuant to Section 3.8-6d of the Elmhurst Zoning Ordinance, the Zoning Board of Appeals has final authority in this case.

Under Other Business the Commission discussed the memorandum from City Attorney Kubiesa regarding the Z&P Commission report on Case # 08P-16/Hahn Street Planned Development. The Commission requested a meeting with Attorney Kubiesa on May 28, 2009 to discuss his memorandum.

The Commission also discussed upcoming cases and scheduling

The meeting was adjourned at 9:50 PM.

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