

ZONING BOARD OF APPEALS/PLAN COMMISSION

MEETING MINUTES

Thursday, May 20, 2021, at 7:30 pm
(Virtual Meeting via MS Teams)

Village Hall, 1 N. Prospect Avenue, Clarendon Hills, Illinois

I. **CALL TO ORDER.**

Chairman Kuhn called the Zoning Board of Appeals/Plan Commission meeting to order at 7:30 pm.

II. **ROLL CALL.**

Present: Chairman Greg Kuhn, Peter Jablonski, Andriy Striltschuk, Karin Hanke, and Krista Casper

Absent: Tom Szurgot and Jeff Keiner

Others Present: Community Development Director Dan Ungerleider

III. **APPROVAL OF MINUTES.**

February 18, 2021 – Mrs. Casper noted that there was an incomplete sentence on the second page of the draft minutes. Mr. Ungerleider offered a correction that was accepted by the Commission. Mrs. Casper made a motion, seconded by Mrs. Hanke, to approve the minutes as corrected from the ZBA/PC meeting held on December 17, 2020. The motion passed by a unanimous voice vote.

IV. **NEW BUSINESS.**

Case No Z500 / Request for Plat of Subdivision approval for 206 Oxford Avenue Consolidation Plat. Mr. Ungerleider provided a brief background of the Commission's responsibility to review and approve plats of subdivision. The task is established by State law under the Plat Act, requiring local Plan Commission confirmation that plats of subdivision are drawn in compliance with state and local zoning and development standards. He noted that this was not a public hearing.

Mr. Ungerleider reported that the petitioner and owner of the subject property, Mr. John Weicher, was seeking approval seeking approval for the Plat of Consolidation of 206 Oxford Avenue, a plat of subdivision consolidating two (2) parcels into a one (1) lot single-family residential subdivision (see the attached reduced plat and location map). The petitioner plans to complete a building addition on the west side of the home cross over the property line dividing the parcels. As a result of these changes, the Petitioner is required to consolidate both parcels into one parcel or zoning lot. When consolidated, the new 25,101 square foot lot and home will comply with the minimum lot standards established for properties and bulk standards according to the R-1 Single-Family Residential District, the existing zoning designation for the subject property.

At the conclusion of Mr. Ungerleider's presentation, the Commission discussed the case. Mr. Jablonski made a motion, seconded by Karin Hanke, to recommend APPROVAL for the Plat of Consolidation of 206 Oxford Avenue, a plat of subdivision consolidating two parcels into a one (1) lot single-family residential subdivision. The motion was passed unanimously, by a vote of 5-0.

V. **OLD BUSINESS. None**

VI. **COMMENTS FROM THE AUDIENCE. None**

VII. **DISCUSSION ITEMS.**

Mr. Ungerleider noted that discussion regarding commercial vehicles and recreation vehicles text amendments would need to be delayed to future meeting since the public notice used during the previous discuss had expired. A notice will need to be posted for a future meeting in consideration of this subject. Chairman Kuhn expressed the importance of this topic given the potential impact of these vehicles on the Village's changing communities.

Mr. Ungerleider added that in the near future the Village Board's Land Use Committee will have a meeting to discuss commercial and recreation vehicles, large group homes, short term rentals and other land uses issues. Members of the Zoning Board of Appeals/Plan Commission, as well as the general public, are welcome to attend this meeting.

Chairman Kuhn expressed appreciation for the opportunity to work with the Downtown Design Review Commission in their review of the upcoming Burlington Plaza improvements later this summer.

VIII. **ADJOURNMENT.** A motion was made by Mrs. Hanke and seconded by Mrs. Casper to adjourn the meeting at 8:05 pm. The motion passed unanimously by a voice vote.

Respectfully Submitted,



Dan- Ungerleider, Community Development Director