

AGENDA
ZONING AND PLANNING COMMISSION /
ZONING BOARD OF APPEALS

September 24, 2009

7:30 P.M.

Revised 9/21/2009

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals for meeting held on 9/10/2009
3. Case # 09ZBA-07/Siegenthaler Variation 174 N. Larch Avenue
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch on property commonly known as 174 N. Larch Avenue (PIN 06-02-212-021), said property being wholly located in the R2 Single Family Residence District.
Continued Public Hearing from 9/10/2009. All properties within 500 feet have been notified.

Note: The Applicant has requested a withdrawal of this request.

4. Case # 09P-07/Bethel United Church Amended Conditional Use and associated Front Yard Setback Variation
Request for Amended Conditional Use and associated Front Yard Setback Variation for the purpose of constructing a fellowship hall, the adaptive renovation of an existing residence for use as an administrative center, as well as other site improvements on properties commonly known as 315 E. St Charles, and 314 and 316 Huntington Lane (PIN's 06-12-200-007, 018 & 019), said properties being wholly located in the R2 Single Family Residence District.
Public Hearing. All properties within 500 feet have been notified.

Note: The Applicant has requested a continuance to 10/8/2009.

(over)

NOTE: Any person who has a disability requiring a reasonable accommodation to participate in this meeting, should contact Valerie Johnson, ADA Compliance Officer, Monday through Friday, 9:00 a.m. to 4:30 p.m., City of Elmhurst, 209 N. York St., Elmhurst, IL 60126, or call (630) 530-3000 voice, or (630) 530-8095 TDD, within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days' advance notice.

5. Case # 09P-08/City of Elmhurst request for Zoning Ordinance Text Amendment
Request for amendment to Chapter 11, Sections 11.6j and 11.6l “Private Sales” and “Real Estate” signs for the purpose of allowing Private Sales (Garage Sale) signs and Open House signs.
Public Hearing. Notification Published 9/9/2009.

6. Case # 09P-09/City of Elmhurst request for Zoning Ordinance Text Amendment
Request for amendment to Chapter 11 of the Elmhurst Zoning Ordinance for the purpose of adding “Real Estate Development Signs” and to amend commercial real estate signs in the C3 and I1 districts from 16 square feet to 32 square feet.
Public Hearing. Notification Published 9/9/2009.

7. Case Number 09P-05/Sloan (C-E Rentals) Conditional Use 1021 S. Route 83
Request for a Conditional Use permit for the purpose of constructing a parking lot in a residential district pursuant to Section 10.2-1.C of the City of Elmhurst Zoning Ordinance on the property commonly known as 1021 S. Route 83 (PIN: 06-15-413-041).
Continued Deliberation – Public Hearing Held 7/23/2009.

8. Other Business

Darrell L. Whistler
Chairman