



**CITY OF ELMHURST**  
**209 NORTH YORK STREET**  
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**JAMES A. GRABOWSKI**  
CITY MANAGER

## **AGENDA**

### **ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS**

**August 28, 2014**  
**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 August 14, 2014.
3. Case Number 14 ZBA-10/Mandigot Variation – 292 North Highland Variation  
Request for a Fence Height Variation, from three (3) feet to six (6) feet, for the purpose of constructing a six foot wooden privacy fence on property commonly known as 292 North Highland Avenue (03-35-320-028).  
**Public Hearing – All Properties within 500 feet have been notified**
4. Case Number 14 ZBA-11/Island Construction Variations - Northwest corner of Seminole Avenue and York Street  
Request for Variation to Allow Dwelling Units Below the 2nd Floor and for a Fence Height Variation, from three (3) feet to four (4) feet, for the purpose of constructing 8 townhomes and a 4 foot wrought iron fence on the property commonly known as the Northwest Corner of Seminole Avenue and York Street (PIN's 06-11-217-034, 06-11-217-035, 06-11-217-037).  
**Public Hearing – All Properties within 500 feet have been notified**
5. Case Number 14 P-06/ 195-197 N. Addison Avenue Conditional Use and Associated Variations  
Request for approval of a Conditional Use and Associated Variations for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (74' to top of parapet screening) on property commonly known as 195 and 197 N. Addison Avenue (PIN 06-02-214-003 & 004).  
**Public Hearing – All Properties within 500 feet have been notified**

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.

6. Case Number 14 P-07/ 195-197 N. Addison Avenue Text Amendment and Conditional Use Preliminary Planned Development

Request for Zoning Ordinance Text Amendment and Conditional Use Preliminary Planned Development for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (74' to top of parapet screening) on property commonly known as 195 and 197 N. Addison Avenue (PIN 06-02-214-003 & 004).

**Public Hearing – All Properties within 500 feet have been notified**

7. Other Business

Darrell L. Whistler  
Chairman

