



**CITY OF ELMHURST**  
**209 NORTH YORK STREET**  
**ELMHURST, ILLINOIS 60126-2759**  
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**JAMES A. GRABOWSKI**  
CITY MANAGER

**AGENDA**

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

**July 23, 2015**  
**7:00 P.M.**

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on July 9, 2015.
3. Public Comment
4. Case Number 15P-12/Thornton's Conditional Use and Associated Variations  
Request for Conditional Use Permit and Associated Variations for the purpose of constructing and operating a gasoline station and convenience store on property commonly known as 476 N. York Street (PIN 03-35-406-048 & 049), said property being wholly located in the C2 Community Shopping and Service District.  
**Public Hearing – All properties within 500 feet have been notified.**
5. Case Number 15 ZBA 05 – Smahon Variation  
Request for a Variation from the fence height requirement for the purpose of constructing a four foot solid fence in the front yard of property commonly known as 267 West North Avenue (PIN 03-35-414-056).  
**Public Hearing – All properties within 500 feet have been notified.**
6. Case Number 15 ZBA-04/Paragon Variations and Subdivision  
Request to amend a previously approved parking space variation, to maintain a previously approved parking setback variation, for a variation from sign height requirements and for a three lot subdivision for property commonly known as 624 N. York Street (PIN's 03-35-204-009 & 012), said property being wholly located within the C3 General Commercial District.  
**Deliberation – Public Hearing Held on July 9, 2015.**
7. Case Number 15 P-08/City of Elmhurst Text Amendment  
Request to amend the text of the Elmhurst Zoning Ordinance Chapter 22, Article XII, Section 22.285 to allow fences in the front and corner side yards to be four (4) feet in height provided that they are more than seventy-five (75) percent open, and a request to amend the text to require a ten (10) foot sight triangle for fencing at alleys and driveways.  
**Deliberation – Public Hearing Held June 25, 2015.**

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.

8. Case Number 15 P-11/Lofchie Map Amendment

Request for a Map Amendment from R1 and O1 to C2 for the purpose of constructing a commercial building on property commonly known as 251-265 North Route 83.

**Deliberation – Public Hearing Held June 25, 2015.**

9. Other Business



Darrell L. Whistler  
Chairman

**ZONING & PLANNING COMMISSION/ZONING BOARD OF APPEALS  
MEETING RULES AND PROCEDURES**

- Start Time: 7:00 p.m.
- Length: 3 hours, unless there is a majority vote of the Z&P Commission/ZBA to extend the meeting.
- Public Comment Agenda Item: This is an opportunity to address the Commission on any City related matter. Comments are limited to three minutes. Please note that comments during this time will not be part of the public record and/or deliberations for a zoning case.
- Interested Parties Time Limit during Public Hearings: Limited to 5 minutes for oral testimony, excluding time needed for response to Commissioner questions or cross examination. There is no limit to the amount of written testimony entered into the public record.
- Deliberation: Z&P Commission/ZBA deliberation is open to the public, however, no public comments and/or testimony will be taken during deliberation sessions.

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