



**CITY OF ELMHURST**  
**209 NORTH YORK STREET**  
**ELMHURST, ILLINOIS 60126-2759**  
(630) 530-3000  
www.elmhurst.org  
**AGENDA**

**STEVEN M. MORLEY**  
MAYOR  
**PATTY SPENCER**  
CITY CLERK  
**ELAINE LIBOVICZ**  
CITY TREASURER  
**JAMES A. GRABOWSKI**  
CITY MANAGER

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

**September 28, 2017**  
**6:30 P.M. Executive Session\***

**Regular Meeting will begin at conclusion of Executive Session, but not earlier than 7:00 p.m.**

1. Roll Call/Call to Order
2. Executive Session for the Purpose of Discussing: Pending /Probable Litigation pursuant to the Open Meetings Act 5 ILCS 120/2 (c)(11)
3. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on August 24, 2017.
4. Public Comment
5. Case Number 17 ZBA 09 /Rieger Front Yard Setback Variation – 270 W. St. Charles Road  
A request for a Variation from the front yard setback requirement for the purpose of constructing an addition on property commonly known as 270 W. St. Charles Road.  
**Public Hearing – All properties within 500 feet have been notified.**  
**Variation not necessary, case being withdrawn**
6. Case Number 17 P 08 /Christ United Methodist Church Preliminary and Final Plat of Approval – 920 S. Swain Ave  
A request for a Subdivision for the purpose of creating 2 lots for storm water improvements and a church property on property commonly known as 920 S. Swain Avenue, Elmhurst, Illinois for the purpose of reconfiguring an existing parking lot.  
**Public Meeting – Sign has been posted.**
7. Case Number 17 P 09 /Redeemer Lutheran Church Subdivision, Amended Conditional Use Permit with Associated Parking and Setback Variations – 123 E. Saint Charles Road  
A request for a Subdivision, Amended Conditional Use Permit with Associated Parking and Setback Variations for the purpose of creating a seven (7) lot subdivision consisting of six (6) single-family lots and the existing fellowship building lot, and relocating the parking lot on property commonly known as 123 E. Saint Charles Road.  
**Continued Public Hearing – All properties within 500 feet have been notified.**
8. Other Business
9. Adjournment

Susan J. Rose  
Chair

(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.

**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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