



CITY OF ELMHURST
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AGENDA

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

**Tuesday July 17, 2018
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 June 19, 2018.
3. Public Comment
4. **Case Number 18 ZBA 07 / FSR Variations**
The purpose of this hearing is to consider a request for Variations from sign requirements for the purpose of constructing signage on the property commonly known as 444 N. York Street, Elmhurst, Illinois.
Public Hearing – All properties within 500 feet have been notified
5. **Case Number 18 ZBA 08 / St. Mary's Cemetery Variation**
The purpose of this hearing is to consider a request for a Variation from setback requirements for the purpose of constructing a columbarium on the property commonly known as 310 Alexander Boulevard, Elmhurst, Illinois.
Public Hearing – All properties within 500 feet have been notified
6. **Case Number 18 ZBA 09 / U Store It Variations**
The purpose of this hearing is to consider a request for Variations from fence height and parking setback requirements for the purpose of securing additional parking spaces on the property commonly known as 877 South Route 83, Elmhurst, Illinois.
Public Hearing – All properties within 500 feet have been notified
7. **Case Number 18 P 07 / Gem Car Wash Conditional Use**
The purpose of this hearing is to consider a request an Amended Conditional Use Permit for a car wash to construct a garage on property commonly known as 964 N. York Street, Elmhurst, Illinois.
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.

8. **Case Number 18 P 08 / Hiffman Conditional Use Permit**

The purpose of this hearing is to a request for a Conditional Use Permit to install signs that project over City property on property commonly known as 135 & 145 North Addison Avenue, Elmhurst, Illinois.

Public Hearing – All properties within 500 feet have been notified

9. **Case Number 18 P 09 / Johnson Conditional Use Permit**

The purpose of this hearing is to consider a request for a Conditional Use Permit to install signs that project over City right-of-way on property commonly known as 109 & 115 Schiller Court and 136 N. York Street, Elmhurst, Illinois.

Public Hearing – All properties within 500 feet have been notified

10. **Case Number 18 P 10 / Gambino Conditional Use Permit**

The purpose of this hearing is to consider a request for a Conditional Use Permit to install signs that project over City right-of-way on property commonly known as 130-134 N. York Street, Elmhurst, Illinois.

Public Hearing – All properties within 500 feet have been notified

11. **Case Number 18 P 11 / Aimco Final Plat of Subdivision (Also known as 17 P 06)**

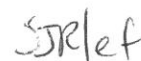
Request for approval of a Final Plat of Subdivision to consolidate the lots on properties commonly known as 256 West Butterfield Road, 260 West Butterfield and 262 West Butterfield Road Elmhurst, Illinois for the purpose of developing 58 townhomes.

12. Other Business

13. Adjournment

Susan J. Rose

Chair



**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.

PUBLIC HEARING PROCESS

- a. Submittal of proof of notice.
- b. Identification and swearing in of Applicant and Persons who will testify.
- c. Report or testimony by City Staff, if any.
- d. Testimony and other evidence by Applicant.
- e. Questioning of Applicant's witnesses by the Commission/Board.
- f. Questions or comments from those attending the hearing, whether in favor of or opposed to the Application (if appropriate for the public hearing).
- g. Questioning of Applicant's witnesses by the Commission/Board.
- h. Questioning of persons testifying and the offer of any other evidence by the Commission or the City Attorney.
- i. Report or testimony by City Staff, if any.
- j. Summary/Closing by Applicant (if appropriate for the particular hearing).

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