



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

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

AGENDA

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

**Tuesday October 16, 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 October 2, 2018.
3. Public Comment
4. **Case Number 18 ZBA 10 / Bire LLC Larch Townhomes Variation and Subdivision**
The purpose of this hearing is to consider a request for Variations from setback requirements and a subdivision at property commonly known as 217-223 N. Larch Avenue, Elmhurst, Illinois for the purpose of bringing a setback encroachment into compliance and subdividing townhomes.
Public Hearing – All properties within 500 feet have been notified
5. **Case Number 18 P 17 / Zhang Conditional Use Permit**
The purpose of this hearing is to consider a request for a Conditional Use Permit for a Masseur/masseuse Service business at property commonly known as 187-195 N. York Street, Elmhurst, Illinois for the purpose of operating a massage business.
Public Hearing – All properties within 500 feet have been notified
6. **Case Number 18 P 18 / Culver's Conditional Use Permit and Variations**
The purpose of this hearing is to consider a request for a Conditional Use Permit for a drive-through establishment and associated variations at property commonly known as 436 N. York Street, Elmhurst, Illinois for the purpose of operating a restaurant with a drive-through and ground sign.
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.

7. **Case Number 18 P 15/ City of Elmhurst Text Amendments**

The purpose of this hearing is to consider a request by the City of Elmhurst, as petitioner, to amend the text of the Elmhurst Zoning Ordinance, Sections 22.42 - Regulations for specific uses, 22.45 - Accessory buildings and structures, 22.292 - Definitions, and add a new Section "22.52 Hoop House/High Tunnels/Low Tunnels/Cold Frames" to provide language to regulate hoop houses, high tunnels, low tunnels and cold frames and to add definitions for greenhouses and conservatories.

Deliberation – Public Hearing September 18, 2018

8. **Case Number 18 P 16 / Amendment to the Official Comprehensive Plan, Subarea Plans**

The purpose of this hearing is to consider an amendment to the Official Comprehensive Plan for the City of Elmhurst, the amendment known as the Subarea Plans, as prepared by the City's consultant, Houseal Lavigne.

Deliberation – Public Hearing October 2, 2018

9. Adjournment

Susan J. Rose
Chair

SJR/ef

**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).

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.