



CITY OF ELMHURST
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AGENDA

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

Tuesday November 13, 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 16, 2018.
3. Public Comment
4. **Case Number 18 ZBA 11 / Hubeny Variation**
The purpose of this hearing is to consider a request for a Variation from loading requirements at property commonly known as 561-617 N. York St. and 570-614 N. Michigan St, Elmhurst, Illinois for the purpose of removing an existing loading dock.
Public Hearing – All properties within 500 feet have been notified
5. **Case Number 18 P 12 / Smith Variations**
The purpose of this hearing is to consider a request for Variations from setback and fence requirements at property commonly known as 294 W. Winthrop Avenue, Elmhurst, Illinois for the purpose of constructing an in-ground pool and allowing a 6 foot fence in the corner side yard.
Public Hearing – All properties within 500 feet have been notified
6. **Case Number 18 P 13 / Ward Variation**
The purpose of this hearing is to consider a request for a Variation from front yard setback requirements at property commonly known as 144 N. Maple Street, Elmhurst, Illinois for the purpose of constructing a covered front porch.
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 19/ McDonald's Amended Conditional Use Permit and Variations**

The purpose of this hearing is to consider a request for an Amended Conditional Use Permit for a drive-thru establishment and Variations at property commonly known as 190 E. Butterfield Road, Elmhurst, Illinois for the purpose of allowing a dual drive-thru associated with a remodel of an existing restaurant and parking lot.

Public Hearing – All properties within 500 feet have been notified

8. **Case Number 18 P 20 / Burger King Amended Conditional Use Permit and Variation**

The purpose of this hearing is to consider a request for an Amended Conditional Use Permit for a drive-through establishment and Sign Variations at property commonly known as 176 E. Butterfield Road, Elmhurst, Illinois for the purpose of allowing a dual drive-thru and signage associated with a remodel of an existing restaurant.

Public Hearing – All properties within 500 feet have been notified

9. 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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