



CITY OF ELMHURST
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AGENDA

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

**Tuesday December 4, 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 November 13, 2018.
3. Public Comment
4. **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 and Deliberation October 16, 2018
5. **Case Number 18 P 21 / Lennar Conditional Use Permit and Variations**
The purpose of this hearing is to consider a request for a Conditional Use Permit to exceed building height requirements and Associated Variations from setback requirements and parking space module requirements for an 8-story, 92 feet high (excluding parapet and rooftop appurtenances) building at 183, 189 and 191 Addison Avenue, Elmhurst, Illinois for the purpose of constructing an 8-story apartment building.
Public Hearing – All properties within 500 feet have been notified
6. **Case Number 18 P 22/ Mladenoff Conditional Use Permit**
The purpose of this hearing is to consider a request for a Conditional Use Permit for a day care center at 178-82 N. York Street, Elmhurst, Illinois for the purpose of operating a day care center.
Public Hearing – All properties within 500 feet have been notified
7. Adjournment

Susan J. Rose
Chair

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.

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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