



CITY OF ELMHURST
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CITY MANAGER

AGENDA

ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS

Tuesday December 18, 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 December 4, 2018.
3. Determination of Meetings Lawfully Closed Under the Open Meetings Act, Whether to Be Released or Remain Closed by the Body of the Minutes or Semi-annual Review of the Minutes as Mandated by Section 2.06 pursuant to the Open Meetings Act 5 ILCS 120/5 (c)(5), (c)(21), Closed session meeting minutes from September 28, 2017
4. Public Comment
5. **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 Continued from November 13, 2018 – All properties within 500 feet have been notified
6. **Case Number 18 P 23 / Midas Conditional Use Permits and Variations**
The purpose of this hearing is to consider a request for a Conditional Use Permit for an automobile service center, express, and Conditional Use Permit for a pylon sign and Associated Variations at 570 W. North Avenue for the purpose of operating a muffler shop and constructing a pylon sign.
Public Hearing – All properties within 500 feet have been notified
7. **Case Number 18 P 24/ Shell Amended Conditional Use Permit and Variations**
The purpose of this hearing is to consider a request for an Amended Conditional Use Permit and Associated Variations for removal of a car wash and constructing an addition to an existing automobile service station with mini mart on property commonly known as 926 N. York St, 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 25/ Planned Unit Development Text Amendment**

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 22.26 – Conditional Uses, 22.292 - Definitions and to add Section “22.31 Planned Developments” to provide language to regulate Planned Developments and the process and administration of Planned Developments and to amend and add and amend definitions for Planned Developments. All references in the Zoning Ordinance to planned developments will either be removed or replaced with new text.

Public Hearing – Notification Published November 29, 2018

9. **Case Number 18 P 26/ Amenity Deck and Modified Shipping Container 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, 22.46 – Bulk Regulations, 22.292 - Definitions, and add a new Section “22.53 Modified Shipping Containers” to provide language to regulate modified shipping containers as accessory structures and rooftop amenity decks and to add definitions for modified shipping containers as accessory structures and rooftop amenity decks.

Public Hearing – Notification Published November 29, 2018

10. 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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