



**CITY OF ELMHURST**  
**209 NORTH YORK STREET**  
**ELMHURST, ILLINOIS 60126-2759**  
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CITY TREASURER  
**JAMES A. GRABOWSKI**  
CITY MANAGER

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

**Tuesday March 19, 2019**  
**7:00 p.m.**

*Please note that agenda items 5, 6, 7, 9 and 10 were originally scheduled for 3/5/19. The 3/5/19 Z&P meeting was canceled.*

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on February 19, 2019.
3. Public Comment
4. **Case 18 ZBA 05 / Schowalter Variation – Request for Extension**  
Variation for front yard setback approved 6/19/19
5. **Case Number 19 P 01/ Bartlett Variations and Subdivision**  
The purpose of this hearing is to consider a request for Variations from minimum lot frontage and area requirements and a subdivision at a property commonly known as 224 Glenview Avenue, Elmhurst, Illinois for the purpose of subdividing the lot.  
**Deliberation– Public Hearing held February 19, 2019**
6. **Case Number 19 P 02/ Bartlett Variations and Subdivision**  
The purpose of this hearing is to consider a request for Variations from minimum lot frontage and area requirements and a subdivision at a property commonly known as 256 Glenview Avenue, Elmhurst, Illinois for the purpose of subdividing the lot.  
**Deliberation– Public Hearing held February 19, 2019**
7. **Case Number 19 ZBA 01/ 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.  
**Deliberation– Public Hearing held February 19, 2019**

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 19 P 06/ Churchville School Conditional Use Permit and Landscaping Waiver**  
The purpose of this hearing is to consider a request for a conditional use permit for a parking lot expansion with a landscaping waiver at property commonly known as 155 Victory Parkway, Elmhurst, Illinois for the purpose of expanding the existing parking lot.  
**Public Hearing– All properties within 500 feet have been notified**
  
9. **Case Number 19 P 04/ Ambrose Conditional Use Permits and Variations**  
The purpose of this hearing is to consider a request for Conditional Use Permits and Associated Variations at a property commonly known as 601 & 609 W. St. Charles, Elmhurst, Illinois for the purpose of constructing an automobile service station and convenience store with a drive thru.  
**Continued Public Hearing from February 19, 2019 – All properties within 500 feet have been notified**
  
10. **Case Number 19 P 03/ 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, to provide for the definitions of assembly and religious assembly, to add and/or amend religious assembly as a permitted or conditional use, and such other Zoning Ordinance changes consistent with and to conform to the proposed amendments provided for by this Notice.  
**Continued Public Hearing from February 19, 2019 - Notification Published January 31, 2019**
  
11. 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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