



CITY OF ELMHURST
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AGENDA

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

**Tuesday June 18, 2019
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 May 21, 2019.
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 19 P 08 / Spavia Request for 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 the property commonly known as 260 N. York Street, Elmhurst, Illinois for the purpose of operating a masseur/masseuse business.
Public Hearing – All properties within 500 feet have been notified
6. **Case 19 P 09 / Messiah Lutheran Conditional Use Permit and Variation**
The purpose of this hearing is to consider a request for a conditional use permit for an institutional message board sign - electronic with associated variations at the property commonly known as 130 W. Butterfield Road, Elmhurst, Illinois for the purpose of installing an electronic institutional message board sign.
Public Hearing – All properties within 500 feet have been notified
7. **Case 19 P 11 / Lennar Subdivision (Plat of Consolidation)**
The purpose of this hearing is to consider a plat of subdivision (consolidation) for property at 183, 189 and 191 Addison Avenue, Elmhurst, Illinois for the purpose of consolidating 3 lots into 1 lot to construct an apartment building.
Public Meeting – Sign Posted June 3, 2018

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 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

9. **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

10. Other Business

11. Adjournment

Susan J. Rose *SJR/ef*
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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