



CITY OF ELMHURST
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AGENDA

ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS

Tuesday August 20, 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 June 18, 2019.
3. Public Comment
4. **Case Number 19 ZBA 06 / Anglewicz Variations**
The purpose of this hearing is to consider a request for variations, including a building coverage variation, at the property commonly known as 188 E. Elmhurst Avenue, Elmhurst, Illinois for the purpose of constructing an addition.
Public Hearing – All properties within 500 feet have been notified
5. **Case Number 19 P13 / Powermart Amended Conditional Use Permit and Variations**
The purpose of this hearing is to consider a request for an amended conditional use permit for a pylon sign with associated variations at the property commonly known as 572 W. Lake Street, Elmhurst, Illinois for the purpose of adding an automatic changing sign to a pylon.
Public Hearing – All properties within 500 feet have been notified
6. **Case Number 19 P14 / Webb Conditional Use Permit**
The purpose of this hearing is to consider a request for a conditional use permit for a Group Home/Community Residence with a maximum of 8 residents at the property commonly known as 348 N. Larch Avenue, Elmhurst, Illinois for the purpose of operating a Group Home/Community Residence with a maximum of 8 residents.
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 19 P15 / City of Elmhurst and Edward Elmhurst Subdivision**

The purpose of this meeting is to consider a request for a Subdivision for the purpose of creating 5 lots for a medical building and associated parking, and a municipal parking lot at properties commonly known as 108, 112, 116, and 120 S. Haven Road, 158, 162, and 172 E. Schiller Street and 165 E. First Street, Elmhurst, Illinois, 60126.

Public Meeting – Sign Posted July 31, 2019

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
Chair

SJR/ef

**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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