



**CITY OF ELMHURST**  
**209 NORTH YORK STREET**  
**ELMHURST, ILLINOIS 60126-2759**  
(630) 530-3000  
www.elmhurst.org

**STEVEN M. MORLEY**  
MAYOR  
**PATTY SPENCER**  
CITY CLERK  
**ELAINE LIBOVICZ**  
CITY TREASURER  
**JAMES A. GRABOWSKI**  
CITY MANAGER

**AGENDA**

**ZONING AND PLANNING COMMISSION /  
ZONING BOARD OF APPEALS  
City Hall – Council Chambers**

**Tuesday September 17, 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 September 3, 2019.
3. Public Comment
4. **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.  
**Deliberation - Public Hearing held August 20, 2019**
5. **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.  
**Deliberation – Public Hearing held September 3, 2017**
6. **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.  
**Continued Public Hearing from August 20, 2019 and September 3, 2019– 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 ZBA 05 / Feze Roofing Variations**

The purpose of this hearing is to consider a request for sign variations at the property commonly known as 275 N. West Avenue, Elmhurst, Illinois for the purpose of adding new signage.

**Public Hearing– All properties within 500 feet have been notified**

8. **Case Number 19 ZBA 07 / Loeser Variations**

The purpose of this hearing is to consider a request for setback variations at the property commonly known as 109 N. Haven Road, Elmhurst, Illinois for the purpose of constructing a commercial building.

**Public Hearing– All properties within 500 feet have been notified**

9. **Case Number 19 ZBA 08 / Reid Variations**

The purpose of this hearing is to consider a request for setback variations at the property commonly known as 210 S. Fairview Avenue, Elmhurst, Illinois for the purpose of constructing an addition.

**Public Hearing– All properties within 500 feet have been notified**

10. **Case Number 19 ZBA 09 / Belcher Variations**

The purpose of this hearing is to consider a request for Variations from setback requirements for the purpose of constructing a detached single family residential building on the property commonly known as 429 South York Street/110 East Orchard Avenue, Elmhurst, Illinois.

**Public Hearing– All properties within 500 feet have been notified**

11. **Case Number 19 ZBA 10 Aranas Variations**

The purpose of this hearing is to consider a request for Variations from setback requirements for the purpose of constructing an addition to the detached single family residential building on the property commonly known as 713 N. Adele Street, Elmhurst, Illinois.

**Public Hearing– All properties within 500 feet have been notified**

12. Other Business

13. 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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