



CITY OF ELMHURST
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AGENDA

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

**Tuesday November 5, 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 October 1, 2019.
3. Public Comment
4. **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.
Deliberation – Public Hearing held October 1, 2019
5. **Case 19 P 16 City of Elmhurst Cannabis 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, to prohibit Adult-Use Cannabis Craft Growers, Adult-Use Cannabis Cultivation Centers, Adult-Use Cannabis Dispensing Organizations, Adult-Use Cannabis Infuser Organization or Infusers, Adult-Use Cannabis Processing Organization or Processors and Adult-Use Cannabis Transporting Organization or Transporters within the City of Elmhurst, and such other Zoning Ordinance changes consistent with and to conform to the proposed amendments provided for by this Notice.
Public Hearing – Notification Published October 17, 2019
6. **Case 19 P 17 Bartuch Resubdivision**
The purpose of this meeting is to consider a request for a 4-lot Resubdivision for the purpose of selling land to 3 adjoining parcels for residential use at properties commonly known as 105 Melrose Avenue, 251 E. Third Street, 255 E. Third Street and 259 E. Third Street Elmhurst, Illinois, 60126.
Public Meeting – Sign posted October 21, 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.

7. **Case Number 19 ZBA 11 – Kelley Variations**

The purpose of this hearing is to consider a request for Variations from setback requirements for the purpose of constructing an attached single car garage on the property commonly known as 291 E. Wilson Street, Elmhurst, Illinois.

Public Hearing– All properties within 500 feet have been notified

8. **Case Number 19 ZBA 10 Arenas 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.

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

9. Other Business

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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