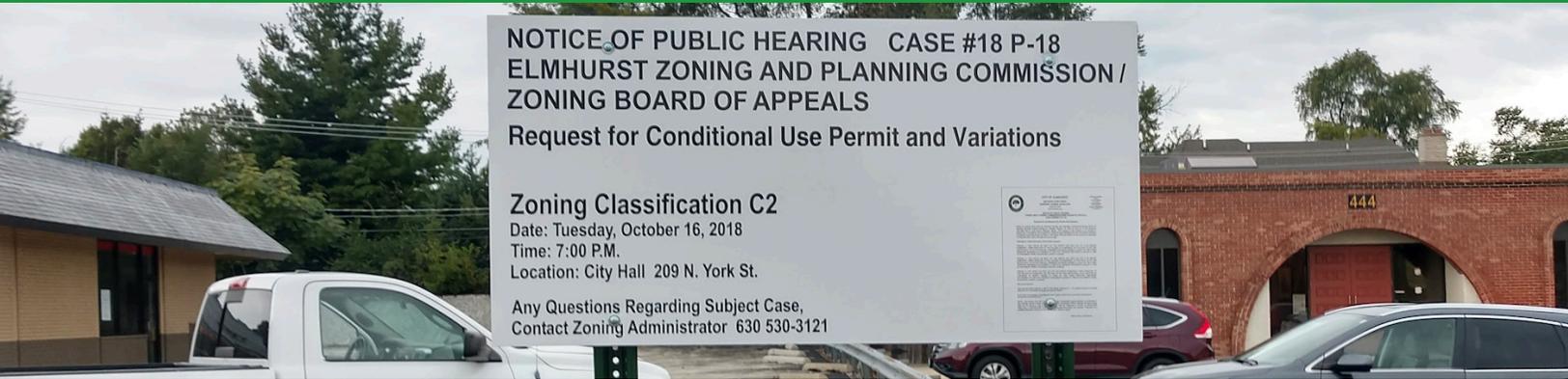


Did you know?

FAQ ON PUBLIC HEARING SIGNS



I saw a notice of public hearing sign posted on a property in my neighborhood. What does it mean?

This is a public hearing sign. It gets placed on a property when someone is requesting that the city review and relieve a specific zoning requirement. The sign is posted at a minimum of 15 days before the hearing and remains on the property until the case is closed.

What are the different types of zoning requirements in which someone could be requesting relief?

There are several types of zoning requirements in which an applicant can request relief. This could include variation, map amendment, conditional use permit, text amendment, plat of subdivision, and/or a planned unit development (PUD).

What is a Conditional Use Permit?

A conditional use permit is for a use that is permitted but must be reviewed further to determine if the use should have certain conditions associated with the approval. These conditions are based on standards of review, neighboring land use, safety, and the public need for that particular use in mind. A common example of a conditional use permit is a drive-thru. Conditional use permits do not change a property's zoning district classification.

What is a Variation?

A variation is a relaxation of zoning requirements if such relaxation will not be contrary to the public interest and where a literal enforcement of the requirements would result in unnecessary and undue hardship. A variation does not change a property's zoning district classification. A variation often involves relief from a numerical requirement like a setback.

What is a Text Amendment?

A text amendment changes the specific requirements established in the Zoning Ordinance.

What is a Plat of Subdivision?

A plat of subdivision divides a parcel into 1 or more parcels. A plat of subdivision is also required when one or more parcels are combined into one lot.

What is a Planned Unit Development (PUD)?

A PUD is an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of the Zoning Ordinance. The objective of the planned development is to encourage a higher level of design, amenity, and public benefit than is possible to achieve under otherwise applicable zoning regulations. The end result can be a product which fulfills the objectives of city plans, including, but not limited to, the Comprehensive Plan and all other relevant plans, and planning policies of the City while departing from the strict application of the use and bulk regulations as detailed in Zoning Ordinance. The planned development is intended to permit and encourage flexibility. It is common for a PUD to include relief from multiple sections of the Zoning Ordinance.

Is a sign always posted when someone is seeking one of these changes?

Yes, posting of a sign is required for all cases where zoning relief is being requested for a particular property. A sign is not required when the text of the zoning ordinance is being proposed for a change. However, that requires publication in the newspaper.

Why are people allowed to apply for zoning relief?

It is recognized that strict enforcement of the Zoning Ordinance is not always feasible. The Ordinance has a process and procedure established for those circumstances.



Can the City limit the number of zoning applications? No, any property owner may request relief from the Zoning Ordinance in accordance with the established requirements. The City must follow the established procedures and act on an application.

Does the City have to approve every request? No, the City must follow the established procedures and prepare findings of fact that outline the reason for the decision.

How will I know about a zoning application? A public hearing is required for all variations, map amendments, conditional use permits, and planned unit developments. A sign is posted on the property at least 15-days before such hearing, notice is published in a local newspaper and a mailing is sent out to all property owners within 500 feet of the subject property.

What is the process that the applicant goes through when seeking approval? A flow chart that visually represents the zoning approval process can be found at elmhurst.org/zoningprocess.

How do I participate in the process? All public hearings are open to the public and allow for the opportunity to provide up to 5 minutes of verbal testimony. Written comments can be submitted as well.

Why do we have a zoning ordinance? Illinois State Statute authorize local governments to establish a zoning ordinance. A zoning ordinance provides regulation that protect residents from other's actions that may negatively impact their property.

Who is the Zoning and Planning Commission? The Zoning and Planning Commission is made up of 9 Elmhurst residents who are appointed by the Mayor to review all applications for text amendments, map amendments, conditional use permits, planned unit developments and variations and report findings and recommendations to the City Council.

What happens after the Zoning and Planning Commission votes on a request? Certain applications can be approved or denied by the Zoning and Planning Commission, depending on the nature of the request. However, the majority are forwarded to the Development, Planning and Zoning Committee (DPZ) of the City Council. The DPZ composes a separate recommendation to the City Council. The request will then go before the full City Council for consideration of the DPZ report and an ordinance to grant the request.

How does the Zoning & Planning Commission make their decisions? What tools do they use? The Zoning and Planning Commission holds the public hearing and creates the record for the case which includes responses to a set of review standards. They review the application materials, review public testimony and review the City plans to come to a recommendation.

Who is the Development, Planning and Zoning Committee? The Development, Planning and Zoning Committee (DPZ) consists of three Aldermen and is responsible for all materials related to policy decisions concerning economic development, building, housing, planning and zoning.

What is the role of the Comprehensive Plan for the City of Elmhurst? The Comprehensive Plan was adopted in 2009 and is a guide for physical development and redevelopment in the City of Elmhurst. Furthermore, the City of Elmhurst Zoning Ordinance requires that the Zoning and Planning Commission, and the City Council, address City Council goals, policies and guidelines, as outlined in the Comprehensive Plan, in their consideration of zoning requests.

The Comprehensive plan is over 10 years old, is it out of date? Though the Comprehensive Plan was adopted in 2009, there have been several amendments since its adoption. The 2015 North York Corridor Plan, 2016 Downtown Plan, 2018 Subarea Plans and 2021 Bicycle and Pedestrian Plan have been adopted as amendments to the 2009 Comprehensive Plan. These plans provide additional guidance for the specific areas in Elmhurst.

How can I learn more when I see these signs posted? Information on specific zoning applications and including the status of the case can be found on the City's website, elmhurst.org. Each case is assigned a number that can be found on the sign, in the mailing or legal notice. All zoning cases are added to "Board Docs" on elmhurst.org.

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