

**NOTICE OF A SPECIAL MEETING
OF THE PLANNING AND ZONING COMMISSION**
Please Take Notice That On The 26th Day Of May 2021, At 7:00 PM
The Village Of Elwood Planning And Zoning Commission Will
Conduct A Special Meeting At The Elwood Village Hall
401 E. Mississippi Avenue, Elwood, IL
To Address The Matters On The Following Agenda

CALL TO ORDER

ROLL CALL

PLEDGE TO THE FLAG

PRESENTATION OF MINUTES

1. Meeting of the Planning & Zoning Commission – November 24, 2020

PUBLIC COMMENTS

PUBLIC HEARINGS:

- A. *Proposed zoning variation for the construction of an “Accessory Structure” which will exceed the one thousand (1,000) square feet restriction allowed in a R-1 Single Family Residential District and for a variance to permit an Accessory Structure with a height of thirty-five (35) feet in a R-1 Single Family Residential District.*
- B. *Proposed Special Use Permit to permit a “Full Service Restaurant” in the C-1 Local Shopping District.*

1. *Open and Conduct a Public Hearings*

- A. *Proposed zoning variation for the construction of an “Accessory Structure” which will exceed the one thousand (1,000) square feet restriction allowed in a R-1 Single Family Residential District and for a variance to permit an Accessory Structure with a height of thirty-five (35) feet in a R-1 Single Family Residential District.*

- a) Identification of Petitioner and Interested Persons
- b) Submittal of Proof of Notice
- c) Testimony and Other Evidence by Petitioner
- d) Public Body Examination of Petitioner’s Witnesses and Other Evidence

- e) Cross-examination of Petitioner’s Witnesses and Other Evidence by Interested Persons
- f) Testimony and Other Evidence by Interested Persons
- g) Public Body Examination of Interested Persons’ Witnesses and Other Evidence by Petitioner
- h) Cross-examination of Petitioner’s Witnesses and Other Evidence by Petitioner
- i) In Some Cases, Re-examination May be Followed
- j) Report by Staff, if any
- k) Summary/Closing by Petitioner
- l) Summary/Closing by Interested Persons
- m) Rebuttal/Closing by Petitioner

B. Special Use Permit to permit a “Full Service Restaurant” in the C-1 Local Shopping District.

- a) Identification of Petitioner and Interested Persons
- b) Submittal of Proof of Notice
- c) Testimony and Other Evidence by Petitioner
- d) Public Body Examination of Petitioner’s Witnesses and Other Evidence
- e) Cross-examination of Petitioner’s Witnesses and Other Evidence by Interested Persons
- f) Testimony and Other Evidence by Interested Persons
- g) Public Body Examination of Interested Persons’ Witnesses and Other Evidence by Petitioner
- h) Cross-examination of Petitioner’s Witnesses and Other Evidence by Petitioner
- i) In Some Cases, Re-examination May be Followed
- j) Report by Staff, if any
- k) Summary/Closing by Petitioner
- l) Summary/Closing by Interested Persons
- m) Rebuttal/Closing by Petitioner

2. *Close Public Hearings*

A. *Actions to be Taken Following the Public Hearing in regards to Proposed zoning variation for the construction of an “Accessory Structure” which will exceed the one thousand (1,000) square feet restriction allowed in a R-1 Single Family Residential District and for a variance to permit an Accessory Structure with a height of thirty-five (35) feet in a R-1 Single Family Residential District.*

- a) Recommend **[approval] [denial]** for a zoning variation for the construction of an “Accessory Structure” which will exceed the one thousand (1,000) square feet restriction allowed in a R-1 Single Family Residential District.
- b) Recommend **[approval] [denial]** for a variance to permit an “Accessory Structure” with a height of thirty-five (35) feet in a R-1 Single Family Residential District.

- c) Motion to approve the report to the Village Board from the Planning & Zoning Commission

[Approval or Denial Report as applicable]

B. Actions to be Taken Following the Public Hearing in regards to the proposed Special Use Permit to permit a “Full Service Restaurant” in the C-1 Local Shopping District.

- a) Recommend **[approval]** **[denial]** for a Special Use Permit to permit a “Full Service Restaurant” in the C-1 Local Shopping District.
- b) Motion to approve the report to the Village Board from the Planning & Zoning Commission

[Approval or Denial Report as applicable]

OTHER BUSINESS

ADJOURNMENT