



**AGENDA**  
**PLANNING & ZONING COMMISSION MEETING**  
**AND PUBLIC HEARINGS**  
**401 E. MISSISSIPPI AVENUE**  
Tuesday, November 28, 2023  
7:00 PM

- 1. ROLL CALL**
- 2. PLEDGE TO THE FLAG**
- 3. PRESENTATIONS & PUBLIC HEARINGS**

The purpose of this public hearing is to hear comments regarding the issuance of a variance in the R-1 Zoning District to allow for a rear yard setback of the southeast corner from the permitted minimum setback of 40 feet to the proposed setback of 38.30 feet. The variance is to provide for the building of a 2 unit ranch duplex on Lot 274 in Meadowbrook 5<sup>th</sup> Addition, and commonly known as 932 and 934 Arrowhead Drive. The property lies within the corporate limits of the Village of Elwood.

***3.1 Open and Conduct Public Hearing***

- a) Identification of Petitioner and Interested Persons
- b) Submittal of Proof of Notice
- c) Testimony and Other Evidence by Petitioner
- d) Report by Staff, if any
- e) Planning & Zoning Discussion, if any
- f) Public Comments

***3.2 Close Public Hearing***

**4. ACTIONS TO BE TAKEN FOLLOWING THE PUBLIC HEARING**

- a) Recommend [*approval*] [*denial*] Issuance of a Variance in the R-1 Zoning District to allow for a rear yard setback of the southeast corner from the permitted minimum setback of 40 feet to the proposed setback of 38.30 feet. The variance is to provide for the building of a 2 unit ranch duplex on Lot 274 in Meadowbrook 5<sup>th</sup> Addition, and commonly known as 932 and 934 Arrowhead Drive. The property lies within the corporate limits of the Village of Elwood.

- b) Motion to Approve the Report to the Village Board from the Plan Commission.

**5. PUBLIC HEARING:**

The purpose of this public hearing is to hear comments regarding a proposed amendment to the text of the Village Zoning Ordinance. The amendment would clarify that variances granted by the Village do not expire in twelve months unless the variance is not utilized by the applicant and also would permit the President and Board of Trustees to extend the twelve month period for an additional twelve month period.

***5.1 Open and Conduct Public Hearing***

- a) Submittal of Proof of Notice
- b) Report by Staff, if any
- c) Planning & Zoning Commission discussion, if any
- d) Public Comments

***5.2 Close Public Hearing***

**6. ACTIONS TO BE TAKEN FOLLOWING THE PUBLIC HEARING**

- a) Recommend [*approval*] [*denial*] of a proposed amendment to the text of the Village Zoning Ordinance. The amendment would clarify that variances granted by the Village do not expire in twelve months unless the variance is not utilized by the applicant and also would permit the President and Board of Trustees to extend the twelve month period for an additional month period.
- b) Motion to Approve the Report to the Village Board from the Plan Commission.  
*[Approval or Denial Report as applicable]*

**7. REPORTS & COMMUNICATIONS**

**7.1 Planning & Zoning Commission Meeting Minutes of September 26, 2023 –  
Consideration**

**7.2 Comprehensive Plan – Discussion**

**8. PUBLIC COMMENTS**

**9. OTHER BUSINESS**

**10. ADJOURNMENT**