

**VILLAGE OF LAKE BLUFF  
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS  
MEETING**

**Wednesday, December 19, 2018  
Village Hall Board Room  
40 East Center Avenue  
7:00 P.M.**

**A G E N D A**

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**1. Call to Order and Roll Call**

**2. Consideration of the October 17, 2018 Regular Meeting Minutes**

**3. Non-Agenda Items and Visitors (Public Comment Time)**

The Joint Plan Commission & Zoning Board of Appeals Chair and Board Members allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Board on any matter not listed on the agenda. Each person addressing the Joint Plan Commission & Zoning Board of Appeals is asked to limit their comments to a maximum of three (3) minutes.

**4. Chair Administers the Oath for Those Participating in Public Hearings**

**5. Public Hearing for Text Amendments Establishing the Recreational, Institutional, and Open Space ("RIO") Zoning District. (PCZBA May Recommend to Village Board).** The amendments would:

- i. Establish a new Recreational, Institutional, and Open Space ("RIO") zoning district to address the unique considerations of public, community, and governmental functions;
- ii. Adopt regulations for the "RIO" district that would govern signs, bulk and setback, permitted and special uses, and minimum parking requirements; as well as grandfathering exceptions thereto for existing development;
- iii. Create a "RIO Development Plan" process that will be mandatory for many proposed new uses and developments within the "RIO" district, subject to certain exemptions;
- iv. Authorize deviations from the Zoning Regulations in conjunction with a RIO Development Plan where a development creates public amenities that benefit the Village, including the proposed uses in and of themselves; and,
- v. Consider any other modifications desirable or necessary to effectuate the above amendments, including without limitation adjustments to definitions within the Zoning Regulations or to permitted or special uses in districts other than the "RIO" District.

**6. Public Hearing for Map Amendments to Rezone Properties into the Recreational, Institutional, and Open Space ("RIO") Zoning District. (PCZBA May Recommend to Village Board).** The amendments would rezone over 200 parcels into the RIO District. The subject parcels are currently used for recreational, institutional, and open space purposes. A full list of the affected parcels is available at Village Hall and the Village website.

**7. Staff Report**

- **Review of 2019 Meeting Dates**

**8. Commissioner's Report**

**9. Adjournment**

*The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act. Individuals with who require accommodations in order to allow them to observe and/or participate in this meeting, may contact Glen Cole, Assistant to the Village Administrator, at (847) 283-6889 or TDD number (847) 234-2153 in advance to allow the Village of Lake Bluff to make reasonable accommodations.*