

**VILLAGE OF LAKE BLUFF**  
**JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS**  
**SPECIAL MEETING**  
**(CORRECTED)**

**Wednesday, November 20, 2019**  
**Village Hall Board Room**  
**40 East Center Avenue**  
**6:00 P.M.**

**AGENDA**

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

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

The Joint Plan Commission & Zoning Board of Appeals allocates 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.

**3. Consideration of the September 18, 2019 PCZBA Special Meeting Minutes**

**4. Consideration of the October 30, 2019 PCZBA Special Meeting Minutes (Missing Middle)**

**5. Chair Administers the Oath to Those Participating In Public Hearings**

**6. A Public Hearing regarding Amendments to the Zoning Regulations (Sign Code)**

Specifically, the amendments affect Chapter 10 of the Zoning Regulations, concerning signs. The changes would completely revise the sign requirements applicable in the Village's L-1 Light Industry District and L-2 Limited Light Industry District. The proposed revisions include, without limitation, allowing:

- Each tenant to have one or more signs in some situations, instead of limiting signs to a maximum number of one sign per lot.
- Property owners to submit and receive approval for a Master Sign Plan, which would eliminate the need to return to the Architectural Board of Review for a new approval for every tenant sign change.
- Larger wall-mounted address signs based on the linear frontage of each tenant.

The PCZBA may also consider other modifications to the Zoning Regulations desirable or necessary to effectuate the above amendments. **(PCZBA May Recommend to Village Board)**

**7. A Public Hearing regarding 999 Sherwood Drive (Special Use - Animal Hospital)**

to consider a special use permit to authorize the operation of an animal hospital at the property, as well as any other zoning relief as required to fully grant the petition and operate the business.

**(PCZBA May Recommend to Village Board)**

**8. A Public Hearing regarding 600 East Prospect Avenue (Residential Variations)**

to consider: (i) a variation from the various minimum yard and setback requirements applicable to the property, including Sections 10-5-3 and 10-5G-2 of the Zoning Regulations; (ii) a variation from the daylight plane height regulations of Section 10-5-5 of the Zoning Regulations; and (iii) any other zoning relief required to complete the proposed work. The relief sought would allow the renovation and expansion of the existing principal structure upon the property, demolition of a garage, and other modifications to the Property.

**(PCZBA May Recommend to Village Board)**

*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.*

**9. A Public Hearing regarding 79 Scranton Avenue (Special Use - Restaurant)**

to authorize the operation of an eating place without drive-in or drive-through facilities within the tenant space addressed as 79 Scranton Avenue, as well as any other zoning relief as required to fully grant the petition and operate the business. The use would be shared with an existing bicycle shop within the tenant space.

**(PCZBA May Recommend to Village Board)**

**10. A Workshop for 103-113 E. Scranton Ave.** to discuss a possible new restaurant and drinking place as redevelopment of the former Lake Forest Bank and Trust drive-through facility.

**(No Final Action)**

**11. A Workshop for Block Three of the Central Business District** to discuss a possible 20-unit condominium redevelopment of the former PNC Bank site.

**(No Final Action)**

**12. Staff Report**

- **Complete Streets Policy Adoption by Village Board**

**13. Commissioner's Report**

**14. Adjournment**