

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

Wednesday, February 19, 2020
Village Hall Board Room
40 East Center Avenue
6:00 P.M.

AGENDA

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 December 18, 2019 PCZBA Regular Meeting Minutes

4. Workshop - 500 Arden Shore Road to discuss a possible 12-unit residential development adjacent to Lake Michigan. This item was previously scheduled for the cancelled January 15, 2020 meeting.
(No Final Action)

5. Public Hearing - 103-113 East Scranton Avenue (PIN 12-21-115-003)

The PCZBA will consider:

- i. A special use permit to authorize the operation of an eating place without drive-in or drive through facilities;
- ii. A special use permit to authorize the operation of a drinking place accessory to a permitted eating place;
- iii. A variation from Section 10-6A-5, governing setbacks in the Central Business District, to allow an addition to an existing structure that would encroach upon a required setback;
- iv. A variation from Section 10-6A-8, governing vehicle parking in the Central Business District to allow a reduction in the minimum number of required parking spaces. Such a variation would be in addition to a prior variation from said requirement granted by Ordinance 2003-12, as amended; and
- v. Any other zoning relief required to fully grant the petition, construct the proposed addition and other building alterations and site improvements, and operate the proposed business.

(PCZBA May Recommend to Village Board)

6. Public Hearing - One Year Extension for Short-Term Rentals

The PCZBA will consider extending the expiration date for short-term rentals in the Village for one year from April 23, 2020 to April 23, 2021; or such other amendments to Sections 10-13-3, 10-4-5, 1-8H-1, and other Sections of the Zoning Regulations necessary to extend and modify the Village's short-term rental regulations.

(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.

7. Public Hearing - Height Restrictions for Planned Mixed-Use Developments / Block Three

The PCZBA will consider eliminating the height restriction and variation process applicable thereto for Planned Mixed-Use Developments; or such other amendments to Sections 10-15-4, 10-6A-4, 10-5-4, and other Sections of the Zoning Regulations necessary to allow for greater building and structure height in the Village's Central Business District and B Residence District (R-4 District).

(PCZBA May Recommend to Village Board)

8. Staff Report

9. Commissioner's Report

10. Adjournment