

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

**Wednesday, January 20, 2021
Village Hall Board Room
40 East Center Avenue
7:00 P.M.**

Due to the COVID-19 emergency, this meeting will be held primarily virtually. As required by law, at least one representative from the Village will be present at the Village Hall Board Room and the virtual meeting will be simulcast for members of the public who do not wish to view the virtual meeting from another location. The Board Room can only accommodate a limited number of people, including members of the public body and Village staff, while maintaining six feet of social distance. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a “first come, first-served” basis.

Members of the public may view and participate in the meeting via:

Online (strongly recommended): lakebluff.org/VirtualPCZBA

Dial-in: [\(312\) 626-6799](tel:3126266799). Enter meeting ID [810 4898 7661](https://meetings.lakebluff.org/join/81048987661). Press # when prompted for a Participant ID.

The meeting will be live-streamed at lakebluff.org/Channel19 and broadcast live on Comcast Channel 19. Once available, a recording of the meeting will be posted on the Village website and periodically rebroadcast on Channel 19.

A G E N D A

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. **There are multiple ways for the public to participate throughout this meeting, all discussed in the guide immediately following this agenda.**

3. Consideration of the November 18, 2020 PCZBA Regular Meeting Minutes

4. Public Hearing – 700 Mountain – Front Yard Variation

The PCZBA will consider a front yard setback variation to allow the construction of a new stoop and steps to protrude approximately 6’1” (~20%) into the front yard setback. **(PCZBA May Take Final Action)**

5. Public Hearing – Subdivision and Variations for 500 Arden Shore Road

The PCZBA will consider approval of a two-lot subdivision and related subdivision and zoning relief. As proposed, the relief sought would enable the development of the western ~18.2 acres of the site as a driving range for Shore Acres golf course and the eastern ~7.8 acres as a single family residence. The variations sought would allow (i) the creation of lots not fronting directly upon a public street; (ii) the creation of lots of substandard width; (iii) the construction of a fence exceeding the maximum height limit; and (iv) the construction of three principal structures on the eastern lot (Lot 1), each to serve as a single family residence. **(PCZBA May Recommend to Village Board)**

6. Public Hearing – Clarify “Country Club Golf Courses” In The C-E Zoning District

The PCZBA will consider amending the text of Section 10-5A-1, to clarify that “country club golf courses” are a permitted use in the “C-E” Zoning District even where some of a tract of land satisfying the minimum size requirement is outside of the corporate limits of the Village and, by extension, is not within the “C-E” Zoning District. **(PCZBA May Recommend to Village Board)**

7. Staff Report

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.