

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

May 21, 2025 - 7:00 P.M.

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

- In person at the Village Hall Board Room, 40 E. Center Ave.
- Online: lakebluff.org/VirtualPCZBA
- Dial-in: [\(312\) 626-6799](tel:3126266799). Enter meeting ID [851 1676 1132](tel:85116761132). Press # when prompted for a Participant ID.
- The meeting will be live-streamed at lakebluff.org/Channel19

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.

3. Consideration of the April 16, 2025 Meeting Minutes.

4. Continued Public Hearing: Residential Variations (1800 Shore Acres Drive)

In order to alter and rebuild an existing nonconforming swimming pool, spa tub, terrace, and deck, contractor Jeff Tondola, on behalf of property owner Manny Hegwer, seeks variations from Section 10-12-3 (Setback Requirements), 10-12-4 (Building and Structures), and 10-12-5 (Construction Activity in Bluff and Ravine Protection Areas). The PCZBA may also consider any additional relief necessary to accomplish the Petitioner's plans.

5. Public Hearing: Zoning Text Amendment (Outdoor Storage in L-1 District)

Douglas & Co. has applied for a text amendment to the L-1, Light Industry District Zoning Regulations (north of State Route 176 and east of U.S. Route 41) in order to: 1) establish a procedure to allow outdoor storage; and 2) allow loading or unloading outside of a wholly enclosed building provided that the vehicle does not extend into the right-of-way while being loaded or unloaded. This may result in amendments to Section 10-7A-6. The PCZBA may also consider any additional relief necessary to accomplish the Petitioner's plans.

6. Informal Review: 511 Lansdowne Lane Fence

Property owner Jonathan Baksht is seeking an informal review of his potential project to install a 6' fence on his property.

7. Informal Review: 206 E. Prospect Avenue Garage

Property owner Graham Hallen is seeking an informal review of his potential project to replace his detached garage.

8. Workshop: Comprehensive Plan Action Items

Following the PCZBA's recommendation on the draft Comprehensive Plan last month, staff is seeking feedback regarding priority action items.

9. Staff Report

10. Commissioner's Report

11. 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 Clara Gable, 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.