

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

**Wednesday, July 18, 2018
Village Hall Board Room
40 East Center Avenue
7:00 P.M.**

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 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.

3. Consideration of the June 26, 2018 PCZBA Special Meeting Minutes (June Hearings)

(The June 20th regular meeting minutes, concerning the Comprehensive Plan, will be considered at the PCZBA's regular August meeting.)

4. Chair Administers the Oath to Those Participating in Public Hearings

5. A Public Hearing for 673 Maple Avenue to consider a variation from Section 10-5-3 of the Zoning Regulations to allow encroachment into the required front yard setback necessary to reconstruct and expand a previous addition, and any other zoning relief as required to complete the proposed work.

[\(PCZBA May Recommend to Village Board\)](#)

6. A Public Hearing for 419 East Prospect Avenue to consider (1) approval of both a tentative and final plat of resubdivision pursuant to Chapter 11 of the Village Code; (2) a variation from Section 10-5G-3 of the Zoning Regulations to allow the creation of a lot smaller in area than required by the Zoning Ordinance; and (3) any other zoning relief as required to allow the resubdivision to produce two buildable lots.

The resubdivision proposes to divide the subject property (12,500 square feet) into two lots. The existing structure at 419 East Prospect Avenue will be located on Lot 1 and is proposed to have a land area of 5,000 square feet, which is below the minimum lot area permitted by the Zoning Ordinance. Lot 2 is proposed to have 7,500 square feet and is located to the east of Lot 1.

[\(PCZBA May Recommend to Village Board\)](#)

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.