

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

**Wednesday, June 19, 2019
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 May 15, 2019 PCZBA Regular Meeting Minutes

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

5. A Public Hearing for 101 Waukegan Road to consider: (i) a variation from Section 10-7A-6 to construct new parking stalls closer than permitted to the front lot line; (ii) a variation from Section 10-7A-5 to relocate a smoking shelter within the yard provided along a public highway; and (iii) any other zoning relief as required to complete the proposed work. (PCZBA May Recommend to Village Board)

6. A Public Hearing for 617 East Prospect Avenue and 454 East Simpson Avenue

to consider approval of both a tentative and final plat of resubdivision pursuant to Chapter 11 of the Village Code and approval of the following variations to allow the creation of the lots proposed by the resubdivision:

617 East Prospect Avenue

- (i) From Section 10-5-3, to permit the primary structure's covered frame porch to encroach upon the required front yard setback;
- (ii) From Section 10-5-6, to exceed the maximum floor area;
- (iii) From Section 10-5-7, to exceed the maximum impervious surface permitted within the front yard setback;

454 East Simpson Avenue

- (iv) From Section 10-5-9, to permit an accessory structure to be located entirely within the front yard setback and within the required side yard setback applicable to structures near the front of adjacent lots as described in Section 10-5-9(D);
- (v) From Section 10-5G-2, to permit structures to encroach upon the required individual side yard setback;
- (vi) From Section 10-5-3, to permit the primary structure to encroach upon the required front yard setback;
- (vii) From Section 10-5-7, to exceed the maximum impervious surface permitted within the front yard setback.

The Petitioner is not seeking relief to add any additional structures; rather, the above listed variations are required for the subdivision due to the structures already on the property. The Petitioner also seeks any other zoning relief as may be necessary to allow the resubdivision. (PCZBA May Recommend to Village Board)

7. Discussion Regarding L-1 District Use Regulations (No Final Action)

8. Staff Report

9. Commissioner's Report

10. 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.