

VILLAGE OF LAKE BLUFF
JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS
VIRTUAL MEETING
Wednesday, June 17, 2020
7:00 P.M.

Due to the COVID-19 emergency, no physical meeting will occur unless required by the Governor signing Senate Bill 2135 prior to Wednesday's meeting. This meeting will be held virtually. Members of the public may view and participate in the meeting via:

Online (**strongly recommended**): lakebluff.org/VirtualPCZBA

OR

Dial-in: **(312) 626-6799**. Enter meeting ID **846 6055 0265**. Press # when prompted for a Participant ID.

Additional instructions are available in the agenda packet immediately following the agenda.

The meeting will also be live-streamed at lakebluff.org/Channel19 and on Comcast Channel 19.

In the event that Senate Bill 2135 is signed into law prior to the meeting, the meeting will still be primarily virtual. At least one representative from the Village will be present at Village Hall in compliance with the Bill, and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to Executive Order 2020-38 issued by the Governor, no more than 10 people may gather at Village Hall for the meeting. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a “first come, first-served” basis.

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. **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 February 19, 2020 PCZBA Regular Meeting Minutes

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.

4. Public Hearing – 709 Sheridan Road – Residential Bulk Variations

The Petitioner seeks to build an addition to the residential dwelling unit on the second floor of the existing non-conforming building on the Property, which would require variations from Section 10-5-6 (Floor Area Ratio), Section 10-5-5 (Daylight Plane Height Restrictions), and Section 10-5G-2 (individual and combined side yard setbacks in the R-4 district). The hearing may also consider and result in any other zoning relief as required to fully grant the petition and construct the proposed improvements. **(PCZBA May Recommend to Village Board)**

5. Public Hearing – 28-38 E. Center Ave. and 53-91 E. Scranton Ave. (PIN 12-21-115-015) Relief for Restaurant Uses (Special Use Permits, Variations, etc.)

The Petitioner seeks:

- i. A special use permit to authorize the operation of an eating place without drive-in or drive-through facilities. The use may be shared with a bicycle shop. The use, in combination with the bicycle shop, was previously authorized by Ordinance 2019-31 passed December 2019 for only a specific tenant space on the Property. This petition arises in part from a proposed relocation of this use to a different tenant space on the Property;
- ii. Any amendments to the Property’s existing approvals necessary to authorize the creation of a retail sales area for packaged liquor sales, which may be accessory to an existing restaurant special use located on the Property;
- iii. Any amendments to the text of the Zoning Regulations necessary to grant (ii), including, without limitation, amendments to Section 10-1-2 (“Definitions”) and Section 10-13-3 (“Zoning Use Table”) that may authorize liquor stores as a permitted or special use in the Central Business District;
- iv. Any amendments to the Property’s existing approvals necessary to authorize the creation of a new bar service and dining area accessory to an existing restaurant special use located on the Property;
- v. Any affirmation of the Property’s existing parking variations made necessary by the foregoing relief pursuant to Section 10-6A-8(A) of the Zoning Regulations; and,
- vi. Any other zoning relief as required to fully grant the petition and operate the businesses.

In conjunction with the relief, the Village may consolidate, restate, amend, and clarify the terms of some or all of the numerous prior special use permit, variation, and site plan approvals applicable to the Property. These prior approvals include, without limitation: Ordinances 2003-12, 2004-31, 2006-1, 2014-24, 2015-06, and 2019-31; and Resolutions 2004-10, 2005-04, 2010-01, 2010-24, 2011-19, 2013-20, 2013-53, 2015-47, 2016-41, 2017-33, and 2017-34. **(PCZBA May Recommend to Village Board)**

6. Staff Report

- **Introduction of Samantha Lench, Administrative Intern**

7. Commissioner's Report

8. Adjournment

VIDEO MEETING GUIDE

Format: Our goal is to provide a meeting that is as similar as possible to an in-person experience. Members of the public will be given opportunities to speak at the start of the meeting and before each agenda item.



**NORTH SHORE LIFE
LAKE BLUFF STYLE**

We will use Zoom Webinars for this meeting. In this product:

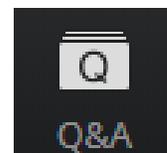
- Panelists (Trustees, Staff, etc.) control their own ability to speak and transmit video.
- Attendees (members of the public) can see the meeting, but cannot transmit audio or video unless recognized by the chair. (See below for how to be recognized.)
- One or more staff members will act as hosts and help organize the meeting.

Rules:

- [An online guide to using Zoom is available here.](#) Please know that the Village cannot provide technical support. [You should test your ability to use Zoom ahead of time.](#)
- Ideally, all participants should join using the Zoom application so that they can experience the full meeting. While participants may call-in, this is a lower quality experience.
- All participants should use their real name (first and last) to identify themselves in the meeting. People using aliases or pseudonyms will not be recognized.
- All participants should stay muted unless they are actively speaking. Your mute may be enabled remotely if you are echoing or transmitting background noise.
- Elected officials participating with video should keep their video enabled at all times. Village Staff should disable their video unless they are participating in a discussion.
- In Lake Bluff meetings, text chat and private messaging features are disabled.

Public Participation: To participate in the meeting, members of the public can:

- Submit a comment or question using [Zoom's Q&A feature](#). Written items will be read aloud and answered as necessary. You can also ask to be recognized by the chair. You will be able to speak directly to the Board and may choose to send video.
- Phone users can dial *9 and will be placed into a queue to be recognized by the chair.
- Email comments in advance to vlb@lakebluff.org. Emails should list the meeting and date in the subject line (e.g. "April 13 Village Board meeting") and should identify the author by name. Emails will be shared electronically, and those that are 200 words or shorter will generally be read aloud by a staff member during the appropriate comment period.



Village of Lake Bluff – Video Meeting Guide

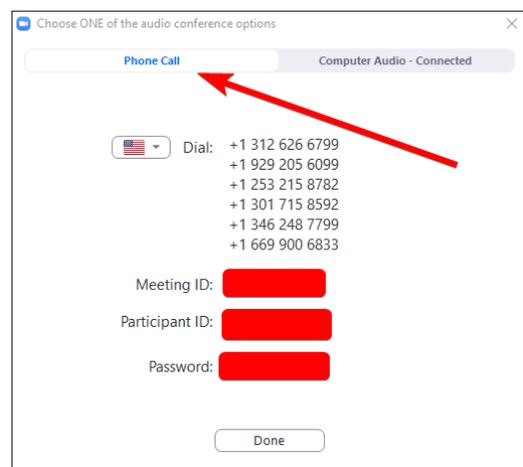
Technical setup. The ideal attendee has:

- **Device:** The ability to transmit and receive video.
- **Audio:** Clear audio that does not echo or transmit background noise.
- **Connection:** A stable, high-quality internet connection.

	Device	Audio	Connection
Ideal	Zoom app on a desktop or laptop	A headset with microphone	Wired connection via Ethernet
Okay	Zoom app on a mobile phone or tablet	A headset (using built-in microphone) Using a phone to dial in	Connected wirelessly via WiFi
Not ideal	Calling into conference line (without Zoom app)	Computer speakers (using built-in microphone) Speakerphone on phone	Connected via 4G / LTE (cellular data) Using a phone to dial in
Tips	<ul style="list-style-type: none"> • Use a stable surface so that your video doesn't move or shake. • Have a “boring” background that isn't distracting (e.g. others moving around). 	<ul style="list-style-type: none"> • Pick a quiet place as your workspace. • Keep yourself muted when you are not talking. 	<ul style="list-style-type: none"> • If you have to use WiFi, try to pick a workspace close to your router. • Discourage other household members from streaming video during the meeting.

Tips:

- You will appear more natural if you look directly at your camera when speaking. It may help you to put your camera near your monitor.
- While muted, you can [hold the spacebar to unmute yourself temporarily](#) (push-to-talk, like a walkie talkie). It will mute you again as soon as you release the spacebar.
- If you do not have a headset, you can use the Zoom application on your PC but [dial-in using your phone](#). This will let you see and share video, and also let you control if you are muted using your PC. This may reduce echo and background noise for those individuals without headsets.



Joining via video but using a phone call for audio.

Village of Lake Bluff – Video Meeting Guide

Frequently Asked Questions

Q: How do I participate in a meeting?

A: If you would like to participate in the meeting live, a URL will be listed on the top of the agenda that will invite you to join the meeting via Zoom. You can also dial-in using the phone number shown on the agenda, but this is a lower quality experience.

You can also watch the meeting live at lakebluff.org/channel19 or by turning on Comcast Channel 19. Meetings are rebroadcast periodically.

Q: How do I submit a public comment?

A: An opportunity is provided for the public to comment on each agenda item before the Board votes. Additionally, a time is provided early in the agenda to address the Board regarding any matters not on the agenda. To submit a comment:

Via Zoom. Submit a comment or question using [Zoom’s Q&A feature](#). Written items will be read aloud and answered as necessary. You can also ask to be recognized by the chair.

Via Phone. If you are participating by phone, you can dial *9 and be recognized by the chair.

Via Email. Finally, you can email comments in advance to vlb@lakebluff.org. Emails should list the meeting and date in the subject line (e.g. “April 13 Village Board meeting”) and should identify the author by name. Emails will be shared electronically, and those that are 200 words or shorter will generally be read aloud by a staff member during the appropriate comment period.

Q: How do I get technical support?

A: Unfortunately, the Village cannot provide technical support. [An online guide to using Zoom is available here](#). Make sure to [test your ability to use Zoom ahead of time](#). If you are unable to use Zoom, you may use the call-in number, live stream link, and/or submit questions via e-mail.