

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

**Wednesday, February 17, 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](https://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](https://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**

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**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 January 20, 2021 PCZBA Regular Meeting Minutes**

**4. Public Hearing - 104 N. Skokie Hwy. - Special Use Permit for Bedolla's Auto Body**

Bedolla's Auto Body, Inc. seeks a special use permit to authorize the operation of an automotive repair use. The hearing may also consider and result in any other zoning relief as required to fully grant the petition and allow the business to operate. **(PCZBA May Recommend to Village Board)**

**5. Public Hearing - 354 E. Woodland Rd. - Residential Variation**

Samuel and Noelle Beckman seek a variation from Section 10-5-6 (“Floor Area Ratio”) of the Zoning Regulations in order to construct a ~20 square foot, one-story addition on a structure that already exceeds the Village’s maximum floor area ratio limitation. 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 Take Final Action)**

**6. Public Hearing - Short-Term Rental Regulations Amendment**

The Lake Bluff Village Board has asked the Lake Bluff Plan Commission and Zoning Board of Appeals to consider amendments to Sections 10-13-3, 10-4-5, 1-8H-1, and any other Section of the Zoning Regulations necessary to extend and modify the regulations governing short-term rentals in the Village. **(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.*