

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

**Wednesday, November 17, 2021 - 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](https://lakebluff.org/VirtualPCZBA)
- Dial-in: [\(312\) 626-6799](tel:3126266799). Enter meeting ID [810 4898 7661](tel:81048987661). Press # when prompted for a Participant ID.
- The meeting will be live-streamed at [lakebluff.org/Channel19](https://lakebluff.org/Channel19)

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**AGENDA**

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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.

**3. Consideration of the October 20, 2021 PCZBA Regular Meeting Minutes**

**4. Public Hearing – Final Plan & Special Use Permit**

**425-429 Shore Acres Drive (Lot 1 in Arden Shore Subdivision)**

The petitioner seeks (i) approval of a Final Plan of development for the Property for use as a single-family residence with two accessory dwelling units pursuant to Ordinance 2021-5, which approved a subdivision and variations concerning the Property; and (ii) a special use permit to allow a residential pool house with heat, light, and bathing or shower facilities to be established on the Property. The hearing may also result in further conditions applicable to the development, use, and maintenance of the Property as well as any other zoning relief as required to fully grant the petition and allow the proposed development.

**(PCZBA May Recommend to Village Board)**

**5. Public Hearing – Text Amendment – Accessory Dwelling Units**

The Lake Bluff Plan Commission and Zoning Board of Appeals will consider amending various sections of the Zoning Regulations in order to: (i) establish accessory dwelling units as a permitted or special use in some or all of the Village's residential zoning districts subject to certain conditions; (ii) amend or eliminate regulations that govern residential pool houses; (iii) adjust how accessory buildings and uses in residential districts may be maintained following the cessation of the principal use or the demolition of the principal structure; and (iv) make any other modifications desirable or necessary to effectuate the foregoing amendments.

**(PCZBA May Recommend to Village Board)**

**6. Staff Report**

**7. Commissioner's Report**

**8. Executive Session**

**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.*