



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JANUARY 20, 2020  
7:00PM  
VILLAGE HALL - BOARD ROOM**

**The Plan Commission/Zoning Board of Appeals hears all requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.**

**I. ROLL CALL**

**III. APPROVAL OF NOVEMBER 18, 2019 MEETING MINUTES**

**IV. PUBLIC HEARINGS**

**A. V-01-2020: Oak Creek Club Subdivision (Curelo): Variation and Findings of Fact**

Requests a variation from Section IV.K.2 of the Zoning Ordinance to permit outdoor storage of one commercial vehicle and relevant attachments and implements to be used for snow removal on a seasonal, annual basis in a guest parking spot in the subject subdivision.

**B. Z-03-2020: 6880 North Frontage Road (Hayes); Text Amendment, Special Use and Findings of Fact**

Requests a text amendment to Section X.E.2 of the Zoning Ordinance to add "Child Care Center" as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E.2 of the Zoning Ordinance to permit a "Child Care Center" at the subject property.

**V. CORRESPONDENCE**

**A. Board Report – November 25, 2019; December 9, 2019; and January 13, 2020**

**B. Building Report – November 2019**

**C. Activity Memo – November and December 2019**

**VI. OTHER PETITIONS**

**A. PC-01-2010: Annual Zoning Review**

**VII. PUBLIC COMMENT**

**VIII. FUTURE SCHEDULED MEETINGS**

**A. February 3, 2020**

**Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact**

Requests a special use for a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: development of a lot without minimum lot area and lot width; a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building on the interior side, corner side, and rear yards; a driveway which exceeds the maximum allowable width in a non-residential district; insufficient setbacks for a driveway from a property line; an off-street loading berth in a yard adjoining a residential district that is not fully enclosed; a trash dumpster located partially in the side yard and nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for an office use; and insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property.

**B. February 17, 2020**

No business is currently scheduled for this meeting. Staff recommends this meeting be cancelled at the February 3, 2020 meeting if no business is scheduled by this time.

**IX. ADJOURNMENT**