



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
FEBRUARY 3, 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 JANUARY 20, 2020 MEETING MINUTES

IV. PUBLIC HEARINGS

A. V-01-2020: Oak Creek Club Subdivision (Curelo); Variation and Findings of Fact; continued from January 20, 2020

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-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.

V. CORRESPONDENCE

- A. Board Report – January 27, 2020**
- B. Building Report – December 2019**

VI. OTHER PETITIONS

VII. PUBLIC COMMENT

VIII. FUTURE SCHEDULED MEETINGS

A. February 17, 2020

- **Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact**

Requests text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property.

- **Z-05-2020: 410 Village Center (Hassan); Special Use and Findings of Fact**

Requests an amended special use to accommodate an expansion of an existing “Dental Office with Ancillary Retail Sales” use at the subject property.

B. March 2, 2020

- **Z-06-2020: Zoning Ordinance Amendments; Commercial Parking Regulations**

Requests amendments to the Zoning Ordinance regarding parking regulations in Business Districts.

- **Z-07-2020: Zoning Ordinance Amendments; Planned Landscaping**

Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in Residential zoning districts.

IX. ADJOURNMENT