



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
VILLAGE HALL – 7660 COUNTY LINE ROAD  
MARCH 2, 2020  
7:00PM**

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**

**II. APPROVAL OF FEBRUARY 17, 2020 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact; continued from February 17, 2020**

Requests a 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.

**B. Z-05-2020: 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.

**IV. CORRESPONDENCE**

**A. Board Report – February 24, 2020**

**V. OTHER PETITIONS**

**VI. PUBLIC COMMENT**

**VII. FUTURE SCHEDULED MEETINGS**

**A. March 16, 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.

- **Z-01-2020: 6101 County Line Road (King-Bruwaert House); PUD Amendment and Findings of Fact**

Requests an amendment to PUD Ordinance #A-452-14-92 to permit a new independent living apartment building, additions to several additional existing buildings, additional parking spaces, and ancillary revisions of the interior roadways and related engineering features of the subject property.

**B. April 6, 2020**

No business is currently scheduled. If no business is scheduled by the conclusion of the March 16, 2020 meeting, staff recommends this meeting be cancelled.

**VIII. ADJOURNMENT**