

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS
JANUARY 12, 2015
MEETING MINUTES**

1. 01-01/12: **Call To Order.** Chairman McShane called the meeting of the Plan Commission/ Zoning Board of Appeals to order at 6:00PM.

Chairman: James McShane

Commissioners Present: Robert Borden, David Elston, Louise Feeney, Susan Knaack, William Montgomery, Richard Peters

Commissioners Absent: None

Also Present: Village Manager Maria Lasday, Village Counsel Victor Filippini, Assistant to Village Manager Ryan Mentkowski

Visitors: Ryan Finnely (Trinity International University Representative)

2. 02-01/12: **Pledge of Allegiance.**

Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-01/12: **Visitor's Business.**

None.

4. 04-01/12: **Approval of the December 1, 2014 Plan Commission/Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Borden moved, seconded by Commissioner Peters, to approve the December 1, 2014 meeting minutes, conditioned on Staff incorporating the minor changes to lines 55, 71, 88, 112, 139, 238, 289, as well as incorporating Village Counsel's amended language to lines 391-396. On a roll call vote, the motion was unanimously approved. Ayes: Seven (Borden, Elston, Feeney, Knaack, McShane, Montgomery, Peters); Nays: None; Absent: None.

5. 05-01/12: **Public Hearing for the Consideration of a Text Amendment(s) to the Bannockburn Zoning Code, a Special Use Permit or Amendment Thereof, Variations, and/or Any Other Zoning Relief to Allow the Use of the Campus for Non-Student Recreational Uses for Summer 2015 on the Existing Trinity International University Campus, Located at 2065 Half Day Road and 2075 Half Day Road, Submitted by Trinity International University.**

Commissioner McShane opened the Public Hearing at 6:05PM.

Commissioner McShane swore in Ryan Finnely of Trinity International University.

Mr. Finnely noted that after another successful summer with no police issues during the summer uses they are requesting a Special Use approval for the 2015 Summer Uses. He noted they felt that they have addressed all seven of the Special Use general standards required by the Bannockburn Zoning Code.

Manager Maria Lasday noted that they have nine of the same groups/uses coming in from previous years, as well as five new groups/uses coming in for the 2015 summer uses. She noted the previous and new groups/uses are noted on the attached application exhibit. She also noted they are not asking for a variation for the time frame and will be ending the activities by 5:00PM this year.

Chairman McShane asked if Mr. Finnely could summarize the 5 new groups/uses for the Commission.

Mr. Finnely summarized the new groups/uses. He noted that the 'No Time Out Football Camp' would have 20-25 coaches on a Sunday - Wednesday and they will be staying on campus and will be utilizing Frazier Field. The camp will be run by the 'No Time Out Football Camp' personnel but there will also be a Trinity staff member involved. He noted that the Sports International Football camp would be a Monday - Wednesday camp and will be for 25-30 youth kids aged 10-12 years old with 10 adult coaches. He noted they would be using Frazier Field as well for their drills. He noted the Chicago Stars Soccer camp is a girls youth soccer camp held Thursday June 25th - Sunday June 28th for 40-50 youth girls aged 12-14 with 12 adult coaches. They will be staying on campus and will be utilizing center field. He noted the Chicago Suzuki Institute is a music instruction camp with 50 adult leaders and 150 children and held Saturday July 4th - Sunday July 12th. He noted quite a few families come to this event and stay at the LaQuinta but he also noted this is not actually a new event and is just a typo in the application. He noted the 80/20 sports camp is a co-ed soccer camp for 20-35 youth aged 10-14 years old, it will be held Sunday July 5th - Friday July 10th and they will be utilizing center field. He lastly noted that the AYSO summer camp is a coaches soccer camp for 20-30 students aged 10-12. He noted it will be held Sunday July 12th - Friday July 17th and they will utilize center field for practice with no competitive games.

The Commissioners inquired about the definition of 'competitive' as it relates to the scrimmages contemplated, if there were any complaints over the last two years from the neighbors and to ensure Trinity was okay with the Special Use conditions presented in the Staff packet.

Manager Lasday noted that the scrimmages contemplated in the uses would not be defined as a competitive game and would be permitted. She then noted that she was not aware of any problems or complaints from the neighbors over the last two years.

Mr. Finnely read through the Special Use conditions in the Staff report and he noted that the conditions present in the report were acceptable.

Chairman McShane closed the public hearing at 6:20PM.

Commissioner Knaack moved, seconded by Commissioner Borden, to recommend approval of a Special Use Permit, to allow the use of the campus for the non-student recreational uses depicted in Exhibit B of the application material for summer 2015 on the existing Trinity International University campus, located at 2065 Half Day Road and 2075 Half Day Road, contingent on the following conditions: that they monitor traffic and control it; that Trinity pay for extra police patrols, if necessary; they monitor complaints, if any on Friday nights, and advise the PCZBA if there are any reported complaints; identification and approval of all specified activities; provide limits on the numbers of participants and groups; require activities be supervised by Trinity employees; provide notice to adjacent neighbors of Trinity's emergency security contact information; provide restrictions on the location and the hours of certain activities; and provide trash removal after each camp along the athletic fields and property lines. On a roll call vote, the motion was unanimously approved. Ayes: Seven (Borden, Elston, Feeney, Knaack, McShane, Montgomery, Peters); Nays: None; Absent: None.

6. **06-01/12: Review and Reconsideration of the 2015 Calendar Year Schedule for the Plan Commission/Zoning Board of Appeals Meetings.**

Manager Lasday noted this was a revised version and Staff is seeking formal approval of the dates for 2015.

Commissioner Borden moved, seconded by Commissioner Montgomery, to approve the revised 2015 Calendar Year Schedule for the Plan Commission/Zoning Board of Appeals Meetings as presented. On a roll call vote, the motion was unanimously approved. Ayes: Seven (Borden, Elston, Feeney, Knaack, McShane, Montgomery, Peters); Nays: None; Absent: None.

7. **07-01/12: Other Business: Continued Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Variations, and any other Zoning Relief Necessary in Connection with a Proposed Fast-Food Restaurant Use with a Drive-Through and the Associated Landscaping, Lighting, Parking, Signage, Setbacks, Impervious Surfaces, and Hours of Operation on the Property Located Generally at the Southeast Corner of Waukegan Road and Half Day Road, Commonly Known as 2529 and 2595 Waukegan Road, Bannockburn (Bannockburn Green Retail Center), Submitted by McDonald's USA, LLC and AP POB Bannockburn, LLC.**

Manager Lasday noted that the Commission has to open the Public Hearing and then continue it because the applicant's materials were not ready for this meeting. She noted that they will be ready by the February 2nd Commission meeting.

Chairman McShane opened the Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Variations, and any other Zoning Relief Necessary in Connection with a Proposed Fast-Food Restaurant Use with a Drive-Through and the Associated Landscaping, Lighting, Parking, Signage, Setbacks, Impervious Surfaces, and Hours of Operation on the Property Located Generally at the Southeast Corner

of Waukegan Road and Half Day Road, Commonly Known as 2529 and 2595 Waukegan Road, Bannockburn (Bannockburn Green Retail Center), Submitted by McDonald's USA, LLC and AP POB Bannockburn, LLC.

Commissioner Borden moved, seconded by Commissioner Montgomery, to continue the Public Hearing to the February 2nd, 2015 Plan Commission/Zoning Board of Appeals meeting. On a roll call vote, the motion was unanimously approved. Ayes: Seven (Borden, Elston, Feeney, Knaack, McShane, Montgomery, Peters); Nays: None; Absent: None.

8. **07-01/12: Other Business: Public Hearing for the Consideration of a Text Amendment(s) to the Bannockburn Zoning Code, a Special Use Permit or Amendment Thereof, Variations, and/or Any Other Zoning Relief Necessary in Connection with the Proposed Installation and Maintenance of Temporary Signage, including the Amount, Location, Size, Height, Duration, and Design of such Proposed Temporary Signage, at the Metro Storage Self-Storage/ Mini-Warehouse Facility on the Property Commonly Known as 1951 and 2021 Waukegan Road, Bannockburn, Submitted by Bannockburn Storage LLC.**

Village Counsel Filippini noted to the Commission that the Public Hearing for the Consideration of a Text Amendment(s) to the Bannockburn Zoning Code, a Special Use Permit or Amendment Thereof, Variations, and/or Any Other Zoning Relief Necessary in Connection with the Proposed Installation and Maintenance of Temporary Signage, including the Amount, Location, Size, Height, Duration, and Design of such Proposed Temporary Signage, at the Metro Storage Self-Storage/ Mini-Warehouse Facility on the Property Commonly Known as 1951 and 2021 Waukegan Road would have to be re-noticed because the local paper did not properly publish the hearing in the paper. He noted that no action should be taken on the item.

Per the recommendation of Village Counsel, no action was taken on this item.

Adjournment.

Commissioner Elston moved, seconded by Commissioner Feeney, to adjourn the meeting. On a voice vote, the motion was unanimously approved. Ayes: Seven (Borden, Elston, Feeney, Knaack, McShane, Montgomery, Peters); Nays: None; Absent: None. The meeting was adjourned at 6:31 PM.