

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION & ZONING BOARD OF APPEALS
MAY 5, 2014
MEETING MINUTES**

1. 01-05/05: **Call to Order.** Pro-tem Chairman Peters called the meeting to order at 7:00PM.

Chairman: Richard Peters

Commissioners Present: David Elston, Susan Knaack, William Montgomery

Commissioners Absent: James McShane, Robert Borden, Louise Feeney

Also Present: Village Manager Maria Lasday, Village Counsel Betsy Gates, Assistant to Village Manager Ryan Mentkowski

Visitors: John C. Williams (Heinen's Architect), David Hoag (Trinity International University), Julie Wong (Trinity International University), Alan Crovetti (Architect – Trinity International University), Ryan Finnely (Trinity International University), Ron Kinder (1899 Hilltop Lane), Bruce Nelson (1665 Meadow Lane)

2. 02-05/05: **Pledge of Allegiance.** Pro-Tem Chairman Peters led everyone in reciting the Pledge of Allegiance.

3. 03-05/05: **Visitors' Business.**
No residents spoke.

4. 04-05/05 **Approval of the April 8, 2014 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Elston moved, seconded by Commissioner Knaack, to approve the April 8, 2014 minutes, contingent on making the technical changes to lines 43, 51, 54, 56 and line 84. On a roll call vote, the motion was unanimously approved. Ayes: Four (Elston, Knaack, Montgomery, Peters); Nays: None; Absent: Three (Borden, Feeney, McShane).

5. 05-05/05: **Public Hearing for the Consideration of any Necessary Variations, Amendments to an Existing Special Use Permit, and/or any other Zoning Relief Necessary in Connection with the Proposed Installation of Exterior Signage in the Bannockburn Green Retail Center, Located at the Address Noticed as 2529 Waukegan Road and Commonly Known as 2503 Half Day Road, Bannockburn, Illinois, Submitted by AP POB Bannockburn, LLC.**

John Williams (Heinen's Architect) requested a recommendation of approval of a variation from Section 9-106.1.5.d of the Village of Bannockburn Zoning Code to allow a new wall sign for Heinen's Grocery store to be 23 '7" in height in lieu of the maximum

allowed 20' or no higher than the bottom of a second floor window, whichever is less. He noted that the proposed exterior wall signage is 12' x 22'6" in dimensions (269 square feet) and will have 3 colors: black, red and green. He noted the proposed exterior wall sign will be directly mounted to a wall and will be internally illuminated with white LED lighting. He noted that a variation for the sign was needed for the following reasons: The small "h" in the name increased the height of the sign; it will allow the sign to be better proportioned on the wall; it will center the sign; it will increase visibility; and for appearance purposes because it will look better.

The Plan Commission Zoning Board of Appeals (PCZBA) members discussed and/or noted the following related to the application:

Commissioner David Elston discussed and/or noted the following items: Requested confirmation that Mr. Williams had permission to represent the owner of the property and Heinen's, at which point Village Manager Lasday obtained telephonic authorization from Jeff Tigchelar from CBRE; and that, although he had no personal objection to the proposed sign, Heinen's rationale for a variation that a larger sign would look better and could be seen better from the street, would not be able to be distinguished from the same argument made by anyone else at the center.

Commissioner Will Montgomery discussed and/or noted the following items: The proposed sign looks great; confirmed that there are only three colors; agreed that Heinen's small "h" on the sign causes the sign's height issue; and encouraged approval of the sign.

Commissioner Rich Peters discussed and/or noted the following items: that Heinen's should be treated on an individual basis; and that the sign looks fine.

Commissioner Susan Knaack discussed and/or noted the following items: The font and logo of the proposed sign causes problems with the balance of the sign which causes a need for a variation; agreed that the determination of a height variation should be done on a case by case basis (other variations have been given for signs); the sign looks great; confirmed that there is only one sign proposed; and the variation is needed since the sign is not close to the street. If the store were located at Beeson's property, it would be closer to the street and more visible.

Commissioner Knaack moved, seconded by Commissioner Montgomery, to recommend approval of Applicant's request for a variation from Section 9-106.I.5.d of the Village of Bannockburn Zoning Code to allow a wall sign to be 23'7" in height in lieu of the maximum allowed 20' or no higher than the bottom of a second floor window, whichever is less. On a roll call vote, the motion was approved. Ayes: Three (Knaack, Montgomery, Peters); Nays: One (Elston); Absent: Three (Borden, Feeney, McShane).

6. **06-05/05: Public Meeting for the Consideration of an Update to the Campus Development Plan for Trinity International University, which includes Additional Parking and the Following Changes to the Frazier Athletic Field: (i) a Running**

Track Around the Football Field, (ii) an 830 Square Foot Concessions Building, (iii) a Sidewalk Leading from Parking Lot Q to the Concessions Building, and (iv) a 9 Hole Disc Golf Course, Located at 2065 and 2075 Half Day Road, Submitted by Trinity International University.

David Hoag from Trinity International University (“Trinity”) provided a presentation on the proposed Campus Development Plan including the following items:

- Trinity is not presenting any changes to their residential halls. The next 4 projects planned for the University are the previously approved Science Building, Fine Arts Center, addition to the Meyers Sports Complex, and the newly proposed Concessions Building. These projects will be constructed as funding becomes available.
- 1,369 parking spaces presently exist at Trinity and are illustrated on the plan. Long term, Trinity's Campus Development Plan calls for 1,258 parking spaces.
- Related to the Athletic Fields, Trinity would like to make the following improvements to the Frazier Athletic Field: To construct an 8 lane track to enable Trinity to have an intercollegiate track program. The 8 lane track will be an all-weather composition track. The track will be placed around the current football field; however, the track will need to be moved 10 yards north to accommodate the 8 lanes on the track. Track will include an area for long jump, javelin, and shot put; to add an 840 square foot concessions building with a protective overhang to provide a permanent concessions and seating area to serve all sports (football, soccer, baseball, softball and track). The building would be situated behind the current football bleachers. A planting bed with hedge is proposed to be included for screening. No funding is available at this time to construct the concessions building; to add a proposed 243' x 10' sidewalk that would go from Parking Lot Q to the proposed Concession area; and to install a 9-hole Frisbee golf course. Funds have been donated for this improvement.
- Regarding the future buildings, he noted Trinity would eventually like to build the following buildings once funding becomes available: Science Building; Fine Arts Performing Center; and Meyers Sports Complex Addition

The PCZBA members discussed and/or noted the following related to the application:

- That Trinity's application was vastly improved in comparison to their April 8, 2014 presentation;
- Whether Architectural Review Commission (ARC) approval would be required for the proposed improvements. Staff confirmed to the members that they would require ARC approval.

Commissioner Elston moved, seconded by Commissioner Knaack, to recommend approval of Trinity International University’s updated Campus Development Plan, which includes changes to the Frazier Athletic Field, subject to confirmation of the square footage calculations. On a roll call vote, the motion was unanimously approved. Ayes: Four (Elston, Knaack, Montgomery, Peters); Nays: None; Absent: Three (Borden, Feeney, McShane).

7. 07-05/05: **Other Business:**

Consider Approval to Repeal and Replace the March 4, 2014 Plan Commission and Zoning Board of Appeals Regular Meeting Minutes.

Commissioner Elston moved, seconded by Commissioner Montgomery, to repeal the previous approval of the March 4, 2014 meeting minutes and approve the revised meeting minutes as presented. On a roll call vote, the motion was unanimously approved. Ayes: Four (Elston, Knaack, Montgomery, Peters); Nays: None; Absent: Three (Borden, Feeney, McShane).

The PCZBA members then discussed how a Village of Bannockburn resident could proceed through the zoning relief process. Village Counsel Betsy Gates stated that she needed to confirm her understanding of the process as defined in the Bannockburn zoning ordinance and would report back at the next meeting.

The PCZBA members then discussed a handout that was provided by resident Bruce Nelson. The handout was meeting minutes from a 2011 meeting. Mr. Nelson discussed Village Counsel Victor Filippini's comments from that meeting.

The PCZBA members inquired about Sleepy's Signage, as well as other Real Estate Signage within the Village. Discussion occurred as to whether the signage was being enforced or not and it was noted that regulations were being enforced.

Adjournment.

Commissioner Knaack moved, seconded by Commissioner Elston, to adjourn the meeting. On a voice vote, the motion was unanimously approved. Ayes: Four (Elston, Knaack, Montgomery, Peters); Nays: None; Absent: Three (Borden, Feeney, McShane). The meeting was adjourned at 7:55 PM.