

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
MAY 13, 2013
MINUTES**

1. 01-05/13: **Call to Order.** Chairman McShane called the meeting of the Plan Commission/Zoning Board of Appeals to order at 6:01PM.

Chairman: James McShane

Commissioners Present: Louise Feeney, David Elston, Richard Peters

Commissioners Absent: Robert Borden, Susan Knaack, William Montgomery

Also Present: Village Counsel Betsy Gates, Village Manager Maria Lasday, Village Counsel Victor Filippini, Administrative Assistant Blanca Vela-Schneider, Village Intern Andrea Litzhoff

Visitors: Linda Lee (Transwestern), Karen Dodge (Aurora Sign Co.), Hal Franke (Meltzer, Purtil & Stelle LLC), Arthur Harris (300 Thornapple Lane), Reuben Warshawsky (Meltzer, Purtil & Stelle LLC), Jeff Tigchelaar (CBRE), Dustin Wampach (CBRE), Mark McCarthy

2. 02-05/13: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.
3. 03-05/13: **Approval of the March 4, 2013 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.** The Commission suggested modifications to the March 4, 2013 Minutes. Commissioner Elston moved, seconded by Commissioner Peters, to approve the March 4, 2013 minutes as amended. Motion approved. Ayes: Four (Peters, Elston, Feeney, McShane); Nays: None; Absent: Three (Knaack, Borden, Montgomery).

The Commissioners took a moment to thank Administrative Assistant Blanca Vela-Schneider for her years of service to the Village of Bannockburn.

4. 04-05/13: **Public Hearing for the Consideration of the Granting of a New Special Use Permit for the Installation of a Ground-Mounted Solar Energy System, any Necessary Variations for the Proposed Size and Location of the System, and any other Zoning Relief Necessary with Respect to the Proposed Installation of a Solar Energy System at the Property, Located at the address Commonly Known as 300 Thornapple Lane, Bannockburn, Illinois, Submitted by Arthur Harris.** At 6:05PM, Chairman McShane opened up a public hearing for the consideration of the granting of a new special use permit for the installation of a ground-mounted solar energy system, any necessary variations for the proposed size and location of the system, and any other zoning relief necessary with respect to the proposed installation of a solar energy system at the property commonly known as 300

Thornapple Road. Chairman McShane swore in the applicant: Arthur Harris (300 Thornapple Lane). Mr. Harris stated that his presence before the board was to answer any questions they might have regarding the proposed solar panels. Chairman McShane asked why Mr. Harris wants to install solar panels. Mr. Harris answered that the solar panels will provide back up energy in case of an outage and also cut down on his energy costs.

Mr. Harris originally desired to locate the solar panel structure 15 feet from his rear property line, which would require a special use permit because it is in a required yard. Commissioner Elston asked if the panels could be moved 25' or further away from the rear property line and closer to the principal structure. Commissioners reviewed pictures submitted by the applicant.

Commissioner Feeney asked if panels would create a glare or reflection. Mr. Harris commented that no glare would be present. Mr. Harris indicated that the residents at the lot to the north of the 300 Thornapple Lane might see the solar panels during winter months. Chairman McShane questioned if the panels were stationary. Mr. Harris demonstrated that the angle of the panels would be moved manually throughout the year to catch light. The total height of the structure will be around 12'-14'.

Chairman McShane asked Mr. Harris if the proposed solar panel structure could come into line with the garage. Mr. Harris clarified that the property owner to the North had been notified. Because the garage is a legal nonconforming structure, the commission concurred that locating the solar structure by the existing garage would be appropriate. Mr. Harris and the commission agreed that support poles could be located 23' south of northern property line with the edge of the solar panels extending out to 19'.

Commissioner Elston moved, seconded by Commissioner Peters, to recommend that the Village Board approve a special use permit and any necessary variations for a new solar energy system at the address commonly known as 300 Thornapple Lane. Motion approved. Ayes: Four (Peters, Elston, Feeney, McShane); Nays: None; Absent: Three (Knaack, Borden, Montgomery).

5. **05-05/13: Public Hearing for the Consideration of Amendments to an Existing Special Use Permit (Granted Pursuant to Ordinance No. 2006-29), to Permit the Operation of a Mattress Store in the Bannockburn Green Retail Center, Located at the Address Commonly Known as 2529 Waukegan Road and More Appropriately Known as 1171 Half Day Road, Bannockburn, Illinois, Submitted by AP POB Bannockburn, LLC.** Chairman McShane opened up a public hearing at 6:23PM for the consideration of amendments to an existing special use permit (granted pursuant to Ordinance No. 2006-29), to permit the operation of a mattress store at Bannockburn Green Retail Center, located at the address commonly known as 2529 Waukegan Road and more appropriately known as 1171 Half Day Road. Chairman McShane swore in the witnesses: Hal Franke (Meltzer, Purtil & Stelle LLC), Marc McCarthy (AP POB Bannockburn LLC), and Jeff Tigchelaar (CBRE).

Mr. Franke summarized that Ordinance No. 2006-29 limited the use of 2529 Waukegan Road to the use of a video store. AP POB Bannockburn LLC would like to amend that ordinance to

allow for the use of a mattress store. Sleepys', the mattress store, would like to acquire the space for operations.

Mr. McCarthy gave background on Sleepys' expansion in the Chicagoland market. Sleepys' is opening 50 stores within the Chicagoland market within the next couple of months. Sleepy's will occupy the entire space of the old blockbuster video store. Upon Village approval, a 5-year lease is expected to be signed.

Commissioner Peters stated that Sleepys' signs must comply with Village's ordinances. Manager Lasday stated that the proposed signs are expected to be zoning compliant. Commissioner Peters motioned, seconded by Commissioner Elston, to recommend to the Village Board amendments to an existing special use permit (granted pursuant to Ordinance No. 2006-29), to permit the operation of a mattress store, located at the address commonly known as 2529 Waukegan Road and more appropriately known as 1171 Half Day Road, Bannockburn, Illinois, submitted by AP POB Bannockburn LLC. Motion approved. Ayes: Four (Peters, Elston, Feeney, McShane). Nays: None. Absent: Three (Knaack, Borden, Montgomery).

6. **06-05/13: Public Hearing for the Consideration of a Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations, and any other Zoning Relief Necessary to Permit the Replacement and Installation of a New Ground Nameplate Sign, Located at 3000 Lakeside Drive, Submitted by Transwestern.** At 6:32PM, Chairman McShane opened up a public hearing for the consideration of amendments to existing special use permits, granting of new special use permits, variations and any other Zoning Relief Necessary to Permit the Replacement and Installation of a New Ground Nameplate Sign, Located at 3000 Lakeside Drive submitted by Transwestern. Chairman McShane swore in Karen Dodge of Aurora Sign Company. Ms. Dodge explained that the original nameplate sign had to be removed during construction along Half Day Road. The tenants are experiencing hardships because signage is necessary to operate an office use. Manager Lasday stated the petitioner has made many revisions to its proposed signage to become consistent with the Village zoning code regulations. Manager Lasday indicated that the Village Board has the final approval regarding the illumination of the proposed sign's and that the proposed nameplate sign requires a special use permit.

Village Counsel Filippini provided a history of existing signage at the property. Hearing no further discussion, Commissioner Elston moved, seconded by Commissioner Peters, to recommend to the Village Board to approve amendments to existing special use permits and granting of new special use permits, variations, and any other zoning relief necessary to permit the replacement and installation of a new ground nameplate sign, located at 3000 Lakeside Drive, submitted by Transwestern. Motion approved. Ayes: Four (Peters, Elston, Feeney, McShane). Nays: None. Absent: Three (Knaack, Borden, Montgomery).

7. **07-05/13: Work Session on Comprehensive Plan Update.** Commissioners Elston and Peters met with Manager Lasday to discuss updates to the Comprehensive Plan before the Plan Commission/Zoning Board of Appeals meeting. The Plan Commission reviewed revisions that had been made by Manager Lasday to the Comprehensive Plan for the first 3 Chapters. The first page of the Comprehensive Plan had additionally been changed. Manager

Lasday expressed that new provisions and pictures were added regarding pertaining to the environment, open spaces, pathways, and tree preservation.

Chairman McShane raised discussion on educational statistics. Commissioner Elston recommended including footnotes with dates and sources for such statistics. Schools can be a major factor when choosing a residential location. Manager Lasday agreed to add footnotes on educational statistics. Educational statistics can relay information on the character of the community.

Manager Lasday stated that she used the US Census for the population numbers. Discussion ensued on the Village population and the population of Trinity University. Chairman McShane recommended using census data for total population and adding a separate clause on the population of Trinity University. Village Counsel Filippini also recommended using census data for total population.

Chairman McShane expressed that new proposals of multi-family housing would require a special use permit and other requirements which would come under scrutiny of the Village Board. Multi-family housing could alter the character of Bannockburn in the future. Commissioner Feeney stated that any provisions on multi-family housing are up for interpretation to the public.

Chairman McShane raised discussion on the use of the pathways by bicyclists, walkers, and other pedestrian uses. Currently, bikers, walkers, and pedestrians are allowed to use Village pathways. Village Counsel Filippini stated that bikers can use the street but must obey traffic laws like cars. Manager Lasday stated that there have been signs installed stating that bikers must obey the laws, but the bikers always take the signs down. Commissioner Elston stated that it may not be clear that pathway is intended for cyclists and walkers too. Discussion ensued on biking on Village paths. Manager Lasday and commissioners concurred that the pathways could be publicized for bikers to use through the Village newsletter.

Commissioners continued to discuss the history of the comprehensive plan. Manager Lasday offered that staff was available to update pictures and maps in the comprehensive plan.

Commissioners moved on to review Chapter 3. Village Counsel Filippini stated that Trinity University is an example of a semi-public space. Semi-public uses are not devoted for commercial or residential uses. Many of Trinity University's athletic fields compose open space. It was suggested to define semi-public and public space in the comprehensive plan update. Discussion ensued on what is considered open, public, and semi-public land uses. Village Counsel Filippini clarified that open space is considered to include green space which could include athletic fields and medians of grass. Village Counsel Filippini submitted that open space land counts have probably not changed significantly over the past years. It was noted that the zoning code requires the Trinity University plan to be reviewed at least every 18 months. Manager Lasday commented that there is a very cooperative relationship between Trinity University and the Village. Trinity University has given many landscape improvements to the Village for improved stormwater management.

Commissioners continued to discuss landscaping and financing along Half Day Road. Manager Lasday would report back with the discussed revisions to the comprehensive plan update at the next meeting on June 3, 2013. Chapter 4 is intended to be discussed at the next meeting.

8. 08-05/13: **Other Business.** The Plan Commission thanked Administrative Assistant Blanca Vela-Schneider for her years of service to the Village of Bannockburn and wished her the best of luck in the future.
9. 09-05/13: **Adjournment.** Hearing no further discussion, Commissioner Elston motioned, seconded by Commissioner Peters, to adjourn at 7:37PM.