

**VILLAGE OF BANNOCKBURN  
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING  
SEPTEMBER 10, 2012  
6:00 P.M.**

1. 01-09/10: **Call To Order.** Village Manager Lasday called the meeting of the Plan Commission and Zoning Board of Appeals to order at 6:01 p.m.

Chairman: James McShane

Commissioners Present: Robert Borden, Susan Knaack (arrived at 6:10 p.m.), William Montgomery, Richard Peters

Commissioners Absent: Howard Cooper, David Elston

Also Present: Village Manager Maria Lasday, Village Counsel Victor Filippini, and Village Administrative Assistant Blanca Vela-Schneider

Visitors: Timothy Fisher (Board Trustee), Crisler Lovendahl (Clinical Connections, 2225 Lakeside Drive), Frank Rothing (Board Trustee), Robyn Vogt (Joseph Real Estate)

2. 02-09/10: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.
3. 03-09/10: **Consideration of Approval of the May 7, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.** Commissioner Peters identified corrections to the May 7, 2012 draft Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. Commissioner Peters moved, seconded by Commissioner Borden, to approve the May 7, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, as amended. On a voice vote, the motion was unanimously approved. Ayes: Four (Borden, McShane, Montgomery, Peters), Nays: None, Absent: Three (Cooper, Elston, Knaack).
4. 04-09/10: **Consideration of Approval of the June 4, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.** Commissioner Montgomery moved, seconded by Commissioner Borden, to approve the June 4, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Four (Borden, McShane, Montgomery, Peters)
5. 05-09/10: **Public Hearing for the Consideration of Amendments to an Existing Special Use Permit and any/or Other Zoning Relief Necessary Pertaining to the Operation of a Special Education Facility within the Property Located at the Address commonly Known as 2225 Lakeside Drive (and Alternatively as 2201-2231**

**Lakeside Drive), Submitted by Chris Lovendahl d/b/a Clinical Connections and Bannockburn Office Court, LLC.** Chairman McShane opened a Public Hearing at 6:05 p.m. for the consideration of amendments to an existing Special Use Permit and/or other zoning relief necessary pertaining to the operation of a Special Education Facility within the property located at the address commonly known as 2225 Lakeside Drive. He swore in the witnesses: Crisler Lovendahl (Clinical Connections) and Robyn Vogt (Joseph Real Estate). Ms. Lovendahl stated that she is the Executive Director of Clinical Connections. She stated that the existing Special Use Permit allows up to 15 special needs students to attend school at any given time. She stated that the State of Illinois has allotted up to 18 students. She requested approval to modify the Special Use Permit to allow up to 18 students. Commissioner Borden inquired why Clinical Connections is not seeking more than 18 students. Ms. Lovendahl indicated that this is the number that the State of Illinois has approved and that this is the number that Clinical Connections feels it can safely handle in their current space. Chairman McShane inquired whether the space can adequately accommodate the 18 students in the existing space. Ms. Lovendahl replied that the teacher to student ratio is 1:1 and that the space can adequately house students and teachers in their existing space. Commissioner Peters moved, seconded by Commissioner Borden, to recommend approval of an amendment to the existing Special Use Permit to allow up to 18 students (formerly 15 students) at any given time at Clinical Connections. On a voice vote, the motion was unanimously approved. Ayes: Five (Borden, Knaack, McShane, Montgomery, Peters), Nays: None, Absent: Two (Cooper, Elston).

6. **06-09/10: Public Hearing for Consideration of Zoning Code Text Amendments Pertaining to the Regulations Governing the Maximum Building Height of Residential Structures.** Chairman McShane opened a public hearing at 6:10 p.m. for the consideration of zoning code text amendments pertaining to the regulations governing the maximum building height of residential structures. Village Manager Lasday stated that the proposed amendment is to help eliminate confusion at the Architectural Review Commission regarding building height limitations. Village Counsel Filippini stated that these regulations already exist in the Zoning Code, but are in different locations of the Zoning Code. He stated that this issue first came from the Architectural Review Commission several years ago when the Zoning Code limited the maximum height of a building to 31 ft. He stated that the Architectural Review Commission felt that there should be some flexibility in the building design to prevent squat-looking roofs from being built. He stated that the outcome was to maintain the definition of “measured building height” but to allow changes in the pitch of the roof so that the height of a building, at its highest point, can increase if the building had an increased setback (termed step back setback). He stated that over time, the context was lost and clarification has been sought by the Architectural Review Commission. He presented the proposed text amendment which will send people to the definitions in the Zoning Code. Chairman McShane inquired whether there are any substantive language modifications. Village Counsel Filippini replied that there is not. Chairman McShane inquired where the 57 ft. setback comes from. Village Counsel Filippini stated that this is existing language which would reflect in terms of equivalency the line of site and space between homes. Commissioner Knaack inquired whether there are any provisions regarding

properties that share a common drive. Village Counsel Filippini stated that there are provisions in the Zoning Code that would still provide for this based upon lot depth. Commissioner Peters moved, seconded by Commissioner Borden, to recommend approval of a zoning code text amendment pertaining to regulations regarding the maximum building height of residential structures. On a voice vote, the motion was unanimously recommended for approval. Ayes: Five (Borden, Knaack, McShane, Montgomery, Peters), Nays: None, Absent: None.

7. **07-09/10: Public Hearing for the Consideration of Zoning Code Text Amendments to Modify the Village of Bannockburn Lighting Regulations, Which May Include, Without Limitation, Amendments to the Lighting Regulations Set Forth in Article IX of the Village of Bannockburn Zoning Code.** Chairman McShane opened a public hearing for the consideration of zoning code text amendments to modify the Village of Bannockburn lighting regulations, which may include without limitation, amendments to the lighting regulations set forth in Article IX of the Village of Bannockburn Zoning Code. Village Manager Lasday stated that the Board directed that this issue be sent to the Plan Commission for review. She stated that the Village's Zoning Code limits the lighting of recreational facilities to natural sunlight. She stated that many residents seek to have pool lights inside of their pool. She stated that the Village's existing Building Code, ICC 2003 series, does not require pools to be lit, but that the newer versions of the ICC codes do. She stated that many residents have cited safety concerns. She stated that the proposed amendment will bring the Village's regulations in-line with the newer building codes that the Village anticipates adopting in the future. Chairman McShane stated that there is a glow that comes off of the pool with internal pool lights and expressed concern that having lights would allow people to use their swimming pool beyond 11:00 p.m. and inquired whether there should be a provision restricting the time that the pool can be illuminated. Village Counsel Filippini stated that the Commission could add language to clarify that only the minimum required by Code will be permitted. Trustee Fisher stated that in layman's terms the entire bottom of the pool needs to be illuminated. Village Counsel Filippini stated that the language could allow the minimum lighting in accordance with code but to require the Building Commissioner's approval to ensure that only lighting that meets the minimal requirements for safety is approved. Chairman McShane inquired whether the lighting could be limited to certain hours. Village Counsel Filippini stated that limiting the hours of lighting would not be inconsistent with the Village's Zoning Code, noting that the Village limits hours for tennis courts. He stated that the Village could choose to enforce the issue only if there is a raucous party. Village Administrative Assistant Vela-Schneider stated that people will complain if they are not allowed to use their pool when they want. Trustee Fisher agreed, stating that people will then use the pool without the lights. Village Counsel Filippini stated that if there is a raucous party, the Village could use its other regulations to address the issue. Commissioner Peters moved, seconded by Commissioner Borden, to recommend approval of the revised text language presented at this meeting. On a voice vote, the motion was unanimously approved. Ayes: Five (Borden, Knaack, McShane, Montgomery, Peters), Nays: None.

8. 08-09/10: **Other Business.** \**Route 22 Widening Project.* Village Manager Lasday noted that the Route 22 Widening Project is 90% complete, noting that punch list items and landscaping remains. \**Next Meeting.* Village Manager Lasday noted that there will not be a meeting in October. \**Walgreen's.* Village Counsel Filippini updated the Commission regarding Walgreen's changes to their previously approved ordinance. He stated that Walgreen's has been informed that it would need to submit an application to the Plan Commission/Zoning Board of Appeals to seek an amendment to the ordinance via the normal legal process.
  
9. 09-09/10: **Adjournment.** There being nothing further coming before the Commission, Commissioner Borden moved, seconded by Commissioner Knaack, to adjourn. On a voice vote, the meeting was adjourned at 6:34 p.m. Ayes: Five (Borden, Knaack, McShane, Montgomery, Peters), Nays: None, Absent: Two (Cooper, Elston).