

**VILLAGE OF BANNOCKBURN  
SPECIAL MEETING OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS  
APRIL 4, 2016  
MEETING MINUTES**

1. 01-04/04: **Call To Order.** Chairman McShane called the special meeting of the Plan Commission and Zoning Board of Appeals to order at 7:00 PM.

Chairman: James McShane

Commissioners Present: David Elston, Louise Feeney, Susan Knaack, William Montgomery

Commissioners Absent: Gerald Laures, Richard Peters

Also Present: Village Counsel Betsy Gates, Village Manager Maria Lasday, Assistant to Village Manager Ryan Mentkowski, Village Engineer David Gewalt, Village Forester Todd Sinn

Visitors: Refer to the “Village of Bannockburn PCZBA meeting transcript April 4, 2016” for list of names.

2. 02-04/04: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-04/04: **Visitor’s Business.**  
No visitors spoke.

4. 04-04/04: **Continued Public Hearing for the Consideration of Proposed Zoning Code Text Amendments to Create a New R-1 Specialty Retail Zoning District for the Village of Bannockburn, Submitted by Village of Bannockburn, Continental Beeson Corner LLC, Continental 165 Fund LLC and Chicago Title Land Trust Company Trust No. 126587.**

Commissioner Elston moved, seconded by Commissioner Knaack, to recommend approval of the Proposed Zoning Code Text Amendments to Create a New R-1 Specialty Retail Zoning District for the Village of Bannockburn, conditioned on the change in hours of operation to 6:00 AM to 10:00 PM; to change the language of 4-206(A) on special uses to be in accord with the language of B so that it’s only permitted -- the uses that are initially permitted as of right; and finally, to change the whereas and the 4-201 purposes language to reflect a unified development concept as opposed to the concept that’s currently here. On a roll call vote, the motion was approved. Ayes: Four (Elston, Feeney, Montgomery, Knaack); Nays: None; Abstain: One (McShane); Absent: Two (Laures, Peters).

Refer to the “Village of Bannockburn PCZBA meeting transcript April 4, 2016” for additional comments and discussion related to this item.

5. 05-04/04: **Continued Public Hearing for the Consideration of Proposed Zoning Map Amendments, Zoning Code Text Amendments, Special Use Permits, Variations, and/or**

**other Zoning Relief Necessary in Connection with a Proposed Grocery Store Development and Associated Improvements on the Property Located Generally at the Northeast Corner of Waukegan Road and Half Day Road, Commonly Known as 23443 North Illinois Route 43, Submitted by Continental Beeson Corner LLC, Continental 165 Fund LLC and Chicago Title Land Trust Company Trust No. 126587.**

Commissioner Elston moved, seconded by Commissioner Feeney, to recommend that the Village Board approve a map amendment zoning the property in the R-1 Specialty Retail District that's set forth in the materials, grant special use permits, variations, and/or other zoning relief necessary in connection with a proposed grocery store development and retail sale of items generally found in a grocery store and which may also include a bakery, butcher shop, bank facility, drug store, catering, packaged liquor sales, prepared food, indoor and outdoor eating and seating areas, parking areas, temporary outdoor sales in excess of 10 days and related signage subject to the provisions of Section 9-103 of the Zoning Code, carry-out and fast food service, sale of alcoholic beverages for on-premises consumption, landscaping, lighting, signage, and other associated activities and improvements on the property commonly known as 23443 North Illinois, Route 43, and legally described as set forth in the materials. Approval is subject to the following conditions: That it be subject to the review and approval of the Village engineer; that the landscaping buffer yard and opacity plan should be subject to review and approval by the Village forester; that it should be subject to the review and approval of the Architectural Review Commission, and that the Architectural Review Commission as part of their review should consider the issue of the lights on the back of the building that is the east wall; subject to adding the street address on the monument; that as a condition of receiving the certificate of occupancy, there should be a sound analysis and study subject to review and approval by the Village engineer; and that the hours of operation for deliveries would be from 6:00 AM to 11:00 PM, and no deliveries allowed between 11:00 PM and 6:00 AM. Ayes: Four (Elston, Feeney, Montgomery, Knaack); Nays: None; Abstain: One (McShane); Absent: Two (Laures, Peters).

Refer to the "Village of Bannockburn PCZBA meeting transcript April 4, 2016" for additional comments and discussion related to this item.

**Adjournment.**

Commissioner Knaack moved, seconded by Commissioner Montgomery, to adjourn the special meeting. On a voice vote, the motion was approved. Ayes: Four (Elston, Feeney, Montgomery, Knaack); Nays: None; Absent: Two (Laures, Peters).

The meeting was adjourned at 12:45 AM on Tuesday April 5, 2016.