

**VILLAGE OF BANNOCKBURN  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JUNE 6, 2016  
MEETING MINUTES**

1. 01-06/06: **Call To Order.** Chairman McShane called the meeting of the Plan Commission and Zoning Board of Appeals to order at 7:00PM.

Chairman: James McShane

Commissioners Present: David Elston (arrived at 7:04PM), Louise Feeney, Gerald Laures, Glenn Morris, Richard Peters, John Ryan

Commissioners Absent: None

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

Visitors: Larry Debb (Glenstar), Jim Robinson (Glenstar)

2. 02-06/06: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.
3. 03-06/06: **Visitor's Business.**  
No visitors spoke.

4. 04-06/06: **Approval of the May 2, 2016 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Laures moved, seconded by Commissioner Feeney, to approve the May 2, 2016 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, contingent on the amendments to lines 31, 39-40, 64, 80, 85, 166, 167 and 169. On a roll call vote, the motion was approved. Ayes: Five (Feeney, Laures, Morris, Peters, Ryan); Nays: None; Abstain: None; Absent: One (Elston).

Commissioner Elston arrived at 7:04pm.

5. 05-06/06: **Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Amendments to Existing Special Use Permits, Variations, and any other Zoning Relief Necessary in Connection with proposed: (i) Changes to the Previously-Approved Site Plans; (ii) Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Driveways and Parking, Trash Enclosures, Walkways, Signage, and other Related Improvements; and (iii) Increases in Lot Coverage and Impervious Surface Coverage on the Property Commonly Known as 2333 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C.**

Jim Robinson and Larry Debb from Glenstar (collectively “Applicant”) requested a recommendation of approval from the PCZBA to make changes to 2333 Waukegan Road’s originally approved Site Plans. They noted that the revised Site Plans include changes to the following improvements at the property: parking; proposed fencing to surround an existing trash enclosure; exterior lighting; signage; enhanced landscaping; and building canopy and entrance improvements, which includes the replacement of existing concrete unit pavers at front entrance.

Village Manager Lasday noted that a Special Use Permit will be needed for a proposed double faced nameplate sign and for the revised previously approved Site Plans. In addition, she noted that the Applicant needs variations to allow them to exceed the maximum lumen and height requirement in Section 9-101.D.10.a.iii.B of the Village of Bannockburn Zoning Code, a reduced parking ratio of 3.6 spaces per 1,000 square-feet of net floor area, and a 2.4 foot candle at the western property line.

The applicant indicated that he plans to install a double faced 48 square foot joint identification sign, two single faced way finder/onsite informational signs, and a 20 square foot nameplate sign. He further stated that the installation of the recently approved signs will include some very minor changes to the new signs.

The PCZBA Commissioners, staff and the Applicant noted the following discussion about the proposal at this property:

- Commissioner Elston noted there are a limited amount of ADA compliant parking spaces available at the building and the applicant should make sure that there would be enough accessible spaces for each of the buildings. Mr. Debb assured the Commissioners that he would provide enough ADA compliant parking spaces.
- Chairman McShane asked whether the exterior lighting levels at the property line could be lowered. Mr. Debb stated that many areas of the parking lot are under-lit. The proposed lighting is necessary for safety purposes according to his traffic consultant from KOLA.
- Commissioner Glen Morris noted that there was a foot candle issue last month with the Bannockburn School. With the PCZBA working with the school, the Bannockburn School was able to meet the foot candle requirement. Mr. Debb noted that the foot candle at the property line is 2.4. There are two locations along Waukegan that have a foot candle issue. Mr. Debb noted that he needs the lights because he is adding a sidewalk to get people off the interior streets. He indicated that he would be using full cutoff fixtures to minimize impact. Following discussion, Mr. Debb agreed to lower the pole height of the new poles to 20’ at the entrance and that the foot candle would be 0.5 at the centerline of Waukegan Road for both locations.
- Commissioner Elston inquired when the lights would be on. Mr. Debb stated that it depends if there are tenants in the buildings. They will need to be on 24 hours a day if there are tenants in the buildings working different shifts. Chairman McShane noted that lights being on 24 hours a day due to tenants being in the buildings are consistent with the Village’s exterior lighting regulations in the Office District. The Commissioners inquired whether he could lower the lighting to a 30% level at night and be activated at full level when triggered by a motion sensor, like the school did. Mr. Debb thought it would be a problem to use motion detectors. Commissioner Laures stated that the office complex is a different situation from the school and it has different needs.

- Commissioner Elston asked Village Forester Todd Sinn if there were issues related to landscaping. Todd Sinn noted that he had questions related to the landscaping and he still had not seen anything. Mr. Debb stated that his consultants are working on the issues and will comply with all landscaping and mitigation requirements.
- Mr. Debb stated that he is removing an existing tea house for safety reasons on the 2201 Waukegan Road property because it is being used as a hangout. He also stated that he is rebuilding the bridge.
- Commissioner Feeney inquired why colored up-lights are being proposed. Mr. Debb stated that he uses colored lights as part of a tenant's logo. It helps bring in large tenants (for example -Verizon uses a red light in one of Mr. Debb's other office buildings). He further stated that the lights have a cutting edge design and the lights will not be disco lights as only one color would be utilized at a time.

Commissioner Elston moved, seconded by Commissioner Morris, to recommend approval of an amendment to an existing special use permit, a variation from Section 9-104.F.1.e of the Village of Bannockburn Zoning Code to allow a parking ratio of 3.6 spaces per 1,000 square-feet of net floor area, a variation from the maximum lumen requirements permitted in Section 9-101.D.10.a.iii.B, and a variation from the maximum foot candle limitations permitted in Section 9-101.D.10.a.ii.B, in connection with the proposed building and site improvements on the property commonly known as 2333 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C., contingent on the following: approval by the Architectural Review Commission; that the applicant replace or mitigate existing trees that may be removed from the property in accordance with the Village Tree Ordinance and as determined by Village Forester Todd Sinn; the new light poles at the two entrances along Waukegan be lowered to 20' and the foot candle shall be at 0.5 at the centerline of Waukegan Road for both poles; the building be provided with enough ADA parking spaces to be ADA compliant; provide a total of 34 ADA parking spaces to meet the Illinois Accessibility Code, with 8 or 9 spaces assigned per building; reduce the west property line foot-candles at the middle driveway to comply with the Village Code or provide suitable lamp shield to minimize the lamps observed light lumens; any permitted up-lights should have lens shields to conceal the light source; submittal of a Lake County SMC watershed permit application and provide for a 50 foot wetland buffer from the north property line on Building #2; that the applicant submit a Corps of Engineers wetland permit to eliminate the small wetlands within the proposed parking lot on the Building #2 site; that the applicant provide information about the storage volume, high water level and actual release rates for the detention system listed on the plan; that the overland flow path must be maintained and sufficient for the 100 year overland flow; that the soil erosion control plan must meet the LCSMC soil and erosion control standards; that a rain garden should be incorporated into the Building #2 landscape plan near the garden terrace for the building; that the monument sign must be a minimum of 10 feet from any lot line and 15 feet from the edge of any curbed pavement and located in order to allow for maximum safe sight distance; and all signs must be reviewed in the field for safe sight distance considerations. On a roll call vote, the motion was approved. Ayes: Six (Elston, Feeney, Laures, Morris, Peters, Ryan); Nays: None; Abstain: None; Absent: None; Present: One (McShane).

6. **06-06/06: Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Amendments to Existing Special Use Permits, Variations, and any other Zoning Relief Necessary in Connection with proposed: (i)**

**Changes to the Previously-Approved Site Plans; (ii) Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Signage, Off-Site Nameplate Sign, Driveways and Parking, a Cafeteria, Fitness Facilities, Conference Training Facility, Trash Enclosures, Walkways, Generator, and other Related Improvements; and (iii) Increases in Lot Coverage and Impervious Surface Coverage on the Property Commonly Known as 2345 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C.**

Jim Robinson and Larry Debb from Glenstar (collectively “Applicant”) requested a recommendation of approval from the PCZBA to make changes to 2345 Waukegan Road’s originally approved Site Plans. They noted that the revised Site Plans include changes to the following improvements at this property: parking lots; new enclosed trash enclosure; revised road layout to change traffic circulation, including relocating east drop off roadway to north side of Subject Property; new north entry drive -drop off and a new terrace and garden area; generator; new walkways; exterior lighting upgrades to LED; new signage; tree removals and enhanced landscaping (parking lots, terrace, rain garden, driveway); and building canopy and entrance improvements, which includes the replacement of existing concrete unit pavers at front entrance.

Village Manager Lasday noted that a Special Use Permit will be needed for the proposed double faced nameplate sign, increased lot coverage, revised previously approved Site Plans, special uses (cafeteria, fitness center and training facility), and an offsite nameplate sign. She noted that the applicant will also need variations to allow them to exceed maximum lumen and height requirement in Section 9-101.D.10.a.iii.B of the Village of Bannockburn Zoning Code, a variation to allow a parking ratio of 3.6 spaces per 1,000 square-feet of net floor area, a variation to allow a 2.9 foot candle at the western property line, and a variation to allow a deviation from the Village’s landscape bufferyard requirements. She also noted that Text Amendments will be needed for the proposed increased lot coverage and the offsite nameplate sign.

The applicant described the landscape improvements, amenities and uses proposed for the building including a terrace, themed garden, activity lawn, informal garden and a boardwalk. He further reviewed the additional parking proposed for the property as well as the lighting proposed for the property. They noted they plan to install one 20 square foot nameplate sign and five double-faced On-Site Informational Ground Signs at the Subject Property. He further noted that the installation of the recently approved signs will include some very minor changes to the new signs. They noted they also required zoning relief (Text Amendment and Special Use Permit) to install an off-site single faced nameplate sign at the Subject Property to provide additional signage for Building III located at 2355 Waukegan. They noted the offsite single faced 20 square foot off-site nameplate sign will be similar to the nameplate sign approved in 2014. They also noted they required an amendment to their existing Special Use Permit to install a 2,396 square foot cafeteria, a 2,677 conference training facility and a 1,626 square foot fitness center for the occupants at the Subject Property.

The PCZBA Commissioners, staff and the Applicant noted the following discussion about the proposal at this property:

- Manager Lasday noted text amendments will be required for the proposed Offsite nameplate sign and the increased lot coverage.

- Mr. Debb stated he will be removing lots of trees and that the lot coverage is increased due to the proposed addition of sidewalks and a patio.
- Mr. Debb stated that most of the improvements being done to Bannockburn Lake Office Buildings will be done at Building II (2345 Waukegan).
- Mr. Debb would like to add an offsite nameplate sign for Building III and spruce up the access drive to Building III. He would like to have more of a boulevard layout. He additionally stated that he would like to add 3 Special Uses to Building II to improve the complex (fitness center, cafeteria and training center).
- Chairman McShane inquired whether the buildings were truly separate and whether there were separate property lines. Staff noted that there are separate legal descriptions for the properties and tax identification numbers.
- Chairman McShane stated that parking is the biggest contributor to lot coverage changes. He expressed concern about the number of parking spaces to be available. He wasn't sure it would be sufficient. Mr. Debb agreed with his concern and stated that may have to come back for a parking garage in the future.
- The PCZBA requested that the foot candle of the parking lot lights be at 0.5 at the centerline of Waukegan Road.
- Commissioner Elston questioned whether the proposed lot coverage text amendment was specific enough and whether it could be tied to all of the buildings collectively. Village Counsel Betsy Gates stated that there would be a problem tying the amendment to all of the buildings at Bannockburn Lake Office center collectively since there may not be common ownership in the future. Village Counsel Betsy Gates stated that she would redraft the text amendment to make it more specific to the property.
- Commissioner Elston noted that the landscape bufferyard regulations are triggered.
- The PCZBA questioned the proposed new 30 feet high poles. Commissioner Elston noted that other places have 25 and 33 foot poles. Mr. Debb explained that he is trying to match the pole height within the area for consistency purposes. He wants to be consistent with current lighting at the complex.

Commissioner Elston moved, seconded by Commissioner Morris, to recommend approval of amendments to existing special use permits to allow a revision to previously approved Site Plans, the installation of a cafeteria, conference training facility and health club, the installation of a double faced 20 square foot nameplate sign, the installation of an off-site single faced 20 square foot off-site nameplate sign, and to allow the current lot coverage ratio to change from 48.3% to 55.3%, a text amendment to amend Section 5-106 of the Village of Bannockburn Zoning Code to allow an off-site nameplate sign to be installed, a text amendment to amend Section 5-106 of the Village of Bannockburn Zoning Code to allow as a special use an offsite nameplate sign and to allow the current lot coverage ratio to change from 48.3% to 55.3%, a variation from Section 9-104.F.1.e of the Village of Bannockburn Zoning Code to allow a parking ratio of 3.8 spaces per 1,000 square-feet of net floor area, a variation from Section 9-107 of the Village of Bannockburn Zoning Code (the Village of landscape bufferyard requirements) to permit the installation of proposed site improvements without bringing the property into full compliance with the bufferyard and opacity requirements, a variation from the maximum lumen requirements permitted in said Section 9-101.D.10.a.iii.B, and a variation from the maximum foot candle limitations permitted in Section 9-101.D.10.a.ii.B of the Village of Bannockburn Zoning Code, in connection with the proposed building and site improvements on the property commonly

known as 2345 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C., contingent on the following: approval by the Architectural Review Commission; that the applicant replace or mitigate existing trees that may be removed from the property in accordance with the Village Tree Ordinance and as determined by Village Forester Todd Sinn; the new poles at the two entrances along Waukegan be lowered to 20' and the foot candle shall be at .5 at the centerline of Waukegan Road for both poles; the building be provided with enough ADA parking spaces to be ADA compliant; provide a total of 34 ADA parking spaces to meet the Illinois Accessibility Code, with 8 or 9 spaces assigned per building; reduce the west property line foot-candles at the middle driveway to comply with the Village Code or provide suitable lamp shield to minimize the lamps observed light lumens; any permitted up-lights should have lens shields to conceal the light source; submittal of a Lake County SMC watershed permit application and provide for a 50 foot wetland buffer from the north property line on Building #2; that the applicant submit a Corps of Engineers wetland permit to eliminate the small wetlands within the proposed parking lot on the Building #2 site; that the applicant provide information about the storage volume, high water level and actual release rates for the detention system listed on the plan; that the overland flow path must be maintained and sufficient for the 100 year overland flow; that the soil erosion control plan must meet the LCSMC soil and erosion control standards; that a rain garden should be incorporated into the Building #2 landscape plan near the garden terrace for the building; that the monument sign must be a minimum of 10 feet from any lot line and 15 feet from the edge of any curbed pavement and located in order to allow for maximum safe sight distance; and all signs must be reviewed in the field for safe sight distance considerations. On a roll call vote, the motion was approved. Ayes: Six (Elston, Feeney, Laures, Morris, Peters, Ryan); Nays: None; Abstain: None; Absent: None; Present: One (McShane).

7. **07-06/06: Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Amendments to Existing Special Use Permits, Variations, and any other Zoning Relief Necessary in Connection with proposed: (i) Changes to the Previously-Approved Site Plans; (ii) Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Driveways and Parking, Trash Enclosures, Walkways, and other Related Improvements; and (iii) Increases in Lot Coverage and Impervious Surface Coverage on the Property Commonly Known as 2355 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C.**

Jim Robinson and Larry Debb from Glenstar (collectively "Applicant") requested a recommendation of approval from the PCZBA to make changes to 2355 Waukegan Road's originally approved Site Plans. They noted that the revised Site Plans include changes to the following improvements at this property: new drive and parking layout; pond restoration and enlargement; exterior lighting upgrades to LED; trash enclosure; enhanced landscaping; new gravel walkway; revised road layout; fencing to surround a new trash enclosure; and building canopy and entrance improvements, which includes the replacement of existing concrete unit pavers at front entrance.

Village Manager Lasday noted that a Special Use Permit will be needed for the revised previously approved Site Plans. She noted that the Applicant will need a variation to allow them to exceed maximum lumen and height requirement in Section 9-101.D.10.a.iii.B of the Village of Bannockburn Zoning Code.

Applicant described the landscape improvements and amenities at the property, which they noted as the one that was in the worst shape. They noted that they will be redoing the entire parking lot and adding 37 additional parking spaces. They noted that they will also be redoing the walkways in the back of the building. They also noted they will have 12 foot poles added in some areas of the front of the building. They noted the proposed exterior lighting fixtures which were comparable to the other buildings already discussed.

Commissioner Elston moved, seconded by Commissioner Laures, to recommend approval of amendments to existing special use permits to allow a revision to previously approved site plans and a variation from the maximum lumen requirements permitted in said Section 9-101.D.10.a.iii.B of the Village of Bannockburn Zoning Code, in connection with the proposed building and site improvements on the property commonly known as 2355 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C., contingent on the following: approval by the Architectural Review Commission; that the applicant replace or mitigate existing trees that may be removed from the property in accordance with the Village Tree Ordinance and as determined by Village Forester Todd Sinn; the building be provided with enough ADA parking spaces to be ADA compliant; provide a total of 34 ADA parking spaces to meet the Illinois Accessibility Code, with 8 or 9 spaces assigned per building; that the applicant provide information about the storage volume, high water level and actual release rates for the detention system listed on the plan; that the overland flow path must be maintained and sufficient for the 100 year overland flow; that the soil erosion control plan must meet the LCSMC soil and erosion control standards; that the building identification sign must be a minimum of 10 feet from any lot line and 15 feet from the edge of any curbed pavement and located in order to allow for maximum safe sight distance; and all signs must be reviewed in the field for safe sight distance considerations. On a roll call vote, the motion was approved. Ayes: Six (Elston, Feeney, Laures, Morris, Peters, Ryan); Nays: None; Abstain: None; Absent: None; Present: One (McShane).

8. **08-06/06: Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Amendments to Existing Special Use Permits, Variations, and any other Zoning Relief Necessary in Connection with proposed: (i) Changes to the Previously-Approved Site Plans; (ii) Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Driveways and Parking, Trash Enclosures, Walkways, Signage and other Related Improvements; and (iii) Increases in Lot Coverage and Impervious Surface Coverage on the Property Commonly Known as 2201 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C.**

Jim Robinson and Larry Debb from Glenstar (collectively "Applicant") requested a recommendation of approval from the PCZBA to make changes to 2201 Waukegan Road's originally approved Site Plans. They noted that the revised Site Plans include changes to the following improvements at this property: lot coverage / impervious surface ratio; proposed fencing to surround an existing trash enclosure; exterior lighting upgrade to LED; enhanced landscaping; tea house to be demolished; parking lot changes (New south parking lot); piers of bridge at south-east corner of Building IV parcel to be removed; repair and replace existing foot bridge; pond restoration and enlargement; trash enclosure; signage; and building canopy and

entrance improvements, which includes the replacement of existing concrete unit pavers at front entrance.

Village Manager Lasday noted that a Special Use Permit will be needed for a proposed double faced nameplate sign, increased lot coverage, and revised previously approved Site Plans. She stated that the Applicant will also need variations to allow the Applicant to exceed maximum lumen and height requirement in Section 9-101.D.10.a.iii.B of the Village of Bannockburn Zoning Code, a parking ratio of slightly less than 4.0 spaces per 1,000 square-feet of net floor area, a 2.0 foot candle at the northwest property line, and a deviation from the Village's landscape bufferyard requirements. She also noted that text amendments will be needed for the proposed increased lot coverage.

Applicant described the landscape improvements and amenities at the property. They noted they plan to install a 20 square foot nameplate sign and a double faced onsite informational signs at 2201 Waukegan. They noted that the installation of the recently approved signs will include some very minor changes to the new signs. They noted the proposed exterior lighting fixtures which were comparable to the other buildings already discussed.

The PCZBA Commissioners, staff and the Applicant noted the following discussion about the proposal at this property:

- Chairman McShane noted that Mr. Debb should make sure to double check the potential wetland issue from the past which had occurred with the previous owner, Mr. Pessman.
- Mr. Debb stated that he would be adding parking.
- Commissioner Elston noted that the foot candle number at Midtown is at 2.0. Mr. Debb stated that Midtown wants the proposed lighting. The general consensus by the PCZBA was that they were okay with the proposed lighting and the 2.0 foot candle adjacent to Midtown, especially if Midtown was okay with the additional lighting at their property line.

Commissioner Elston moved, seconded by Commissioner Laures, to recommend approval of amendments to existing special use permits to allow a revision to previously approved site plans, a text amendment to amend Section 5-106 of the Village of Bannockburn Zoning Code to allow a lot coverage ratio of 51.1%, an amendment to an existing special use permit to allow a lot coverage ratio of 51.1% and to allow the installation of a double faced 20 square foot nameplate sign, a variation from Section 9-107 of the Village of Bannockburn Zoning Code, Village of Bannockburn Zoning Code landscape bufferyard requirements, to allow Applicant to retain existing trees rather than removing them to install a berm and new plantings, a variation from Section 9-104.F.1.e of the Village of Bannockburn Zoning Code to allow a parking ratio of slightly less than 4.0 spaces per 1,000 square-feet of net floor area, and a variation from the maximum lumen requirements permitted in said Section 9-101.D.10.a.iii.B, in connection with the proposed building and site improvements on the property commonly known as 2201 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C., contingent on the following: approval by the Architectural Review Commission; that the applicant replace or mitigate existing trees that may be removed from the property in accordance with the Village Tree Ordinance and as determined by Village Forester Todd Sinn; the building be provided with enough ADA parking spaces to be ADA



compliant; provide a total of 34 ADA parking spaces to meet the Illinois Accessibility Code, with 8 or 9 spaces assigned per building; that any permitted up-lights should have lens shields to conceal the light source, that the applicant provide information about the storage volume, high water level and actual release rates for the detention system listed on the plan; that the overland flow path must be maintained and sufficient for the 100 year overland flow; that the soil erosion control plan must meet the LCSMC soil and erosion control standards; that the building identification sign must be a minimum of 10 feet from any lot line and 15 feet from the edge of any curbed pavement and located in order to allow for maximum safe sight distance; and all signs must be reviewed in the field for safe sight distance considerations. On a roll call vote, the motion was approved. Ayes: Six (Elston, Feeney, Laures, Morris, Peters, Ryan); Nays: None; Abstain: None; Absent: None; Present: One (McShane).

9. **09-06/06: Public Hearing for the Consideration of Proposed Zoning Code Text Amendments to the Bannockburn Zoning Code regarding the Application of Landscaping, Bufferyard, and Opacity Requirements in connection with the Removal of Dead, Dying, Diseased, or Hazardous Trees on Private Property within the Village of Bannockburn, Submitted by the Village of Bannockburn.**

Chairman McShane noted that the public hearing is just for the modification of the existing regulations as they relate to trees that are dead, diseased, infested or dying. The current regulations as written would require a resident to provide an opacity plan to the Village for approval prior to removal of a dead ash tree that is within the landscape bufferyard. The proposed text amendment would allow a resident to remove a dead, diseased, dying or infested tree from the bufferyard without having to provide an opacity plan to the Village for approval.

Chairman McShane noted his concern about the way trees are currently being removed from the property and/or how they take the trees down on the property. He suggested the PCZBA think about having some regulations that speak to the requirements related to the clean-up of trees after they have been taken down. He stated that resident Jack Miller wants us to require people to grind out their stumps.

Commissioner Elston noted that there are environmental reasons to keep stumps. However, there may be an aesthetic issue when neighbors can see stumps. Chairman McShane suggested that the forester examine what other communities in the area standards are for removing trees from the property.

Commissioner Elston stated that the new regulations should include any trees and/or shrubs that are dead, diseased, insect-infested, or hazardous. Moreover, it should not be limited to trees infested with the Emerald Ash Borer (“EAB”).

Commissioner Elston noted the need to clarify that, because a permit is required for shrub removal situated in the bufferyard, the proposed amendment should also be applied to shrubs. He also noted that these provisions should apply to all zoning districts.

Commissioner Elston noted that Section 6.5 in the Tree Ordinance which pertains to dead, dying, diseased or infested buckthorn in a bufferyard should be amended because a person should be

able to remove dead buckthorn without having to provide an opacity plan to the Village for approval.

Village Forester Todd Sinn noted a tree could be a hazard without being dead, dying, diseased or infested. He gave the example of a split tree.

The PCZBA reviewed the current reforestation plan requirements for removing ash trees that are still alive and for buckthorn removals.

Commissioner Elston moved, seconded by Commissioner Morris, to recommend approval of amendments to the tree ordinance (including Section 6.5) and Zoning Code Text Amendments to Section 9-107 of the Bannockburn Zoning Code related to the application of landscaping, bufferyard, and opacity requirements in connection with the removal of dead, dying, diseased, or hazardous trees on private property within the Village of Bannockburn, Submitted by the Village of Bannockburn, as read and modified by the PCZBA including additional approvals where replacement was required. On a roll call vote, the motion was approved. Ayes: Seven (Elston, Feeney, Laures, McShane, Morris, Peters, Ryan); Nays: None; Abstain: None; Absent: None.

10. 10-06/06: **Other Business. Discuss a Referral by the Village Board of Trustees of Modifications to the Village's Tree Regulations.**

Manager Lasday noted that there would likely not be any opportunity to discuss the other proposed tree regulations at the July meeting due to the fact that the meeting is only an hour long and there were already at least two items slated for the meeting.

The general consensus of the PCZBA was to continue the discussion regarding opacity and bufferyard requirements at the August 1, 2016 PCZBA meeting.

**Adjournment.**

Commissioner Laures moved, seconded by Commissioner Morris, to adjourn the meeting. On a voice vote, the motion was approved. Ayes: Six (Elston, Feeney, Laures, Morris, Peters, Ryan); Nays: None; Abstain: None; Absent: None.

The meeting was adjourned at 9:17PM.