

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS
JANUARY 9, 2017
MEETING MINUTES**

1. 01-01/09: **Call To Order.** Chairman James McShane called the meeting of the Plan Commission and Zoning Board of Appeals to order at 6:00PM.

Chairman: James McShane

Commissioners Present: David Elston, Louise Feeney, Gerald Laures (arrived at 6:50PM), Glenn Morris, Richard Peters, John Ryan

Commissioners Absent: None

Also Present: Village Manager Maria Lasday, Village Counsel Vic Filippini, Assistant to Village Manager Ryan Mentkowski, and Village Forester Todd Sinn

Visitors: Katherine Goehrke (Trinity International University Representative)

2. 02-01/09: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-01/09: **Visitor's Business.**
No visitors spoke.

4. 04-01/09: **Approval of the December 5, 2016 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Elston moved, seconded by Commissioner Feeney, to approve the December 5, 2016 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. On a voice vote, the motion was approved. Ayes: Six (Elston, Feeney, McShane, Morris, Peters, Ryan); Nays: None; Absent: One (Laures).

5. 05-01/09: **Public Hearing for the Consideration of a Text Amendment(s) to the Bannockburn Zoning Code, a Special Use Permit or Amendment Thereof, Variations, and/or Any Other Zoning Relief to Allow the Use of the Campus for Non-Student Recreational Uses for Summer 2017 on the Existing Trinity International University Campus, Located at 2065 Half Day Road and 2075 Half Day Road, Submitted by Trinity International University.**

Chairman McShane opened the public hearing for the application from Trinity International University.

Katherine Goehrke, the applicant representing Trinity International University, noted that the request is essentially the same as what they requested last year, except that the Chicago Music Instruction Camp and Rich Falk Basketball Day Camp were removed. She noted that they did

not need police last year for traffic or other incidents. She noted that she does staff for the overlap in camps that does occur and that there were no issues last year.

Chairman McShane closed the public hearing.

Commissioner Elston moved, seconded by Commissioner Feeney, to recommend approval of the Special Use Permit to allow Non-Student Recreational Uses for Summer 2017 at the existing Trinity International University Campus, subject to the following conditions: monitor traffic and control it; Trinity pay for extra police patrols, if necessary; monitor complaints, if any on Friday nights, and advise the PCZBA if there are any reported complaints; identification and approval of all specified activities; limits on the numbers of participants and groups; require activities be supervised by Trinity employees; notice to adjacent neighbors of Trinity's emergency security contact information; restrictions on the location and the hours of certain activities; and trash removal after each camp along the athletic fields and property lines. On a roll call vote, the motion was approved. Ayes: Six (Elston, Feeney, McShane, Morris, Peters, Ryan); Nays: None; Absent: One (Laures).

6. **06-01/09: Discuss a Referral by the Village Board of Trustees of Modifications to the Village's Tree Regulations.**

Chairman McShane and the Commissioners continued discussing the referral of modifications to the Village's tree regulations, including a draft ordinance created by Village Counsel that included many of the points of discussion from previous Commission meetings.

One or more of the PCZBA Commissioners, the Village Forester and Staff noted the following discussions related to this subject:

- Concerned that the top paragraph of page 4 of the draft ordinance had gone beyond what the PCZBA had requested.
- Discussed the size of a deck or patio and whether the 400 square foot bufferyard requirement was cumulative or for each request. It was clarified that the 400 square foot requirement was cumulative and anything beyond 400 square feet in size would require the project to meet the opacity requirements if you can see the improvement from the property line.
- Discussed the context of the ground level view point as related to the requirement of meeting the bufferyard requirements. It was agreed that the language should be reflected to replace 'property line' and 'street line' with 'lot line' to better clarify the location where a view point would be measured for the purposes of the ordinance.
- Discussed the table on page 8, which it was noted that the multiplier appears again on the table on the last two sections. It was clarified that this is the same multiplier as previously presented but there will be a reduction in the number of plants required when compared to the higher required quantities currently required by the ordinance.
- It was noted that while this is less quantity of plantings, time will tell whether it is enough plantings.
- Discussed whether there was an impact for homeowners, which the discussion pointed towards the chart on page 5 of the draft ordinance which addresses the minimum required opacity.
- Discussed whether this Commission should move forward and give a recommendation to the Village Board.

- Discussed page 10 of the draft ordinance, specifically related to whether the proposed language related to preserved trees in the bufferyard should be made clearer. It was suggested that while it may be enforced a certain way currently, the language should be codified better to make the requirement clear.

Commissioner Laures arrived at 6:50PM.

- Discussed taking out the pictures that are noted on page 10 of the draft ordinance.
- Discussed the ‘alternative design option’ noted on page 11 of the draft ordinance, and it was suggested that the Architectural Review Commission be added as a reviewing authority.

Village Counsel Filippini went over the changes proposed at the meeting as he understood them to ensure the ordinance was revised correctly.

The Commissioners general consensus was to direct Village Counsel to revise the draft amendatory ordinance, schedule a public hearing before this Commission for February 7, 2017, and publish the public hearing notice.

The Commissioners lastly noted that for the February 7th meeting/public hearing, Chairman McShane would not be in attendance because he has other obligations that night and this was also Richard Peters final meeting. However, it was noted that there will still be five members in attendance for the meeting/public hearing.

7. 07-01/09: **Other Business. Recognition of Commissioner Rich Peters’ Years of Service.**

Chairman McShane and the entire Plan Commission thanked Rich Peters for his almost 20 years of service to the Commission and the Village of Bannockburn and wished him the best of luck in the future.

Adjournment.

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

The meeting was adjourned at 6:56PM.