

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
JANUARY 7, 2013**

1. 01-01/07: **Call To Order.** Pro-Tem Chairman Peters called the meeting of the Plan Commission and Zoning Board of Appeals to order at 7:00 p.m.

Pro-Tem Chairman: Richard Peters

Commissioners Present: Robert Borden, David Elston, Susan Knaack

Commissioners Absent: James McShane, William Montgomery

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

Visitors: Village Resident Louise Feeney (1600 Meadow Lane), Ryan Finnely (Trinity International University), Katherine Goehrke (Trinity International University), Village Residents Mark and Susan Nelson (1665 Meadow Lane), Julie Wong (Trinity International University)

2. 02-01/07: **Pledge of Allegiance.** Pro-Tem Chairman Peters led everyone in reciting the Pledge of Allegiance.
3. 03-01/07: **Approval of the September 10, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.** Commissioner Knaack identified corrections to the draft September 10, 2012 Plan Commission/Zoning Board of Appeals Meeting Minutes. Commissioner Elston moved, seconded by Commissioner Borden, to approve the September 10, 2012 Plan Commission/Zoning Board of Appeals Meeting Minutes, as amended. On a voice vote, the motion was unanimously approved. Ayes: Four (Borden, Elston, Knaack, Peters), Nays: None, Absent: Two (McShane, Montgomery).
4. 04-01/07: **Public Meeting for the Consideration of an Update to the Campus Development Plan for Trinity International University Located at 2065 and 2075 Half Day Road, Submitted by Trinity International University.** Pro-Tem Chairman Peters opened the public meeting for the consideration of an update to the Campus Development Plan for Trinity International University Located at 2065 and 2075 Half Day Road. Mr. Ryan Finnely introduced himself, Julie Wong, and Katherine Goehrke to the Commission. He stated that there have not been any modifications to the Campus Development Plan since the last submittal. Village Manager Lasday stated that Trinity International University is required to present the Campus Development Plan every 18 months. Pro-Tem Chairman Peters inquired about the timeline for the new buildings. Ms. Wong stated that there is no timeline in the future of these buildings, noting that there is no funding to build them. Commissioner Borden inquired whether the signage

that was requested in 2011 has been installed. Mr. Finnely indicated that all signage has been installed and noted that the main entrance sign on Half Day Road identifies Trinity International University in Bannockburn, Illinois. Commissioner Borden inquired whether it is Trinity's intent to install signage that is similar to what was requested in 2011 for future buildings. Mr. Finnely replied that when new buildings are requested for construction, Trinity will also seek approval of signage in-line with what currently is there. Pro-Tem Chairman Peters inquired if there are any infrastructure changes proposed for parking lots or roads. Mr. Finnely replied that there are none currently proposed. Ms. Wong clarified that Trinity has talked about removing some of the roads in the interior of the campus but that there has not been any movement on this issue. Village Manager Lasday noted that there is some grant funding for best management practices that has been obtained by the Village of Bannockburn that will be performed partially on Trinity's property. She also noted that if and when new construction is proposed, the Village has suggested Trinity implement storm water management alternatives such as pavers for pathways.

Village Counsel Passman stated that in 2011, the Village granted approval of text amendments that allowed certain types of signage only if it was incorporated into the Campus Development Plan. He stated that a signage plan was included in the packet and he inquired whether there have been any modifications to the signage package, noting that not all signs were required to be included in the Campus Development Plan. Ms. Wong stated that there have been no changes to the signage package. Village Counsel Passman stated that there should be some reference of the signage if the Board considers an ordinance approving the Campus Development Plan.

Commissioner Knaack moved, seconded by Commissioner Borden, to recommend approval of the Campus Development contingent upon incorporation of the signage as required. On a voice vote, the motion was unanimously approved. Ayes: Four (Borden, Elston, Knaack, Peters), Nays: None, Absent: Two (McShane, Montgomery).

5. **05-01/07: 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 2013 on the Existing Trinity International University Campus, located at 2065 Half Day Road and 2075 Half Day Road, Submitted by Trinity International University.** Pro-Tem Chairman Peters opened a public hearing at 7:16 p.m. 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 2013 on the existing Trinity International University Campus, located at 2065 Half Day Road and 2075 Half Day Road. He swore in the witnesses: Katherine Goehrke (Trinity International University), and Ryan Finnely (Trinity International University).

Ms. Goehrke presented the Summer 2013 proposed plan. She stated that the first group would be the Fab 50, a men's baseball league. She stated that the league would play on

Saturdays beginning May 18, 2013 through August 31, 2013 with three games occurring each Saturday at 9:00 a.m., 12:00 p.m. and 3:00 p.m. She stated that makeup games for rainouts will occur on Sundays, at 9:00 a.m. and 12:00 p.m. Village Counsel Passman inquired whether Trinity is also seeking to have makeup games on Friday evenings, which requires a variation. Ms. Goehrke replied that there will not be any makeup games on Friday evenings. Ms. Goehrke stated that May 29th and May 30th would be the Bannockburn School's 8th grade graduation events. She stated that only the Chapel would be used. She stated that the next group would be the UK International Soccer Camp from June 5th through June 9th. She stated that that the Center athletic field will be used. Ms. Goehrke stated that the Constance EFC group has been a participant for going on 6 years. She stated that the group would be here from June 13th through the 15th but that there would not be any athletic field usage. She stated that they would use the dormitories and cafeterias. Ms. Goehrke stated that a new group would be the St. John's Lutheran Choir that would attend June 13th through June 16th. She stated that they would use the dormitories and cafeterias but would not be using the athletic fields. She stated that the Worldview Academy would attend from June 16th through the 21st. She stated that the Center field would be used for recreational purposes, not for competition.

Ms. Goehrke stated that the Sports International Football Camp (formerly known as the Alex Brown Football Camp) will be in attendance from June 26th through the 28th. She stated that they will use the Frazier Field. She stated that the Chicago Suzuki Institute would be on site from June 29th through July 7th. She stated that there would not be any athletic field use but noted that several of the participants will stay in La Quinta. Ms. Goehrke stated that the Pro Sport Football Camp would be in attendance from July 8th through the 12th and would use the Center Athletic Field from 9:00 a.m. to 11:00 a.m. and 1:00 p.m. to 3:30 p.m.

Ms. Goehrke stated that Trinity's Center for Bioethics and Human Dignity, a Trinity International University sponsored group, will be in attendance from July 18th through the 20th. She stated that there would not be any athletic field use and noted that several participants will stay at the La Quinta.

Ms. Goehrke identified the two basketball camps: Falk Basketball Camp which will be used held July 14th through the 18th and July 21st through July 25th. and Hoop Mt. Basketball Camp from July 18th through July 20th. She stated that there would not be any athletic field usage with either of the camps. She stated that the last camp would be the Trinity International University Soccer Camp that would be from July 22nd through July 26th. She stated that the Center and Stadium Athletic Fields will be used.

Ms. Goehrke stated that a CPR and AED Certified person will be in attendance during all programs. Commissioner Borden inquired how the camps went last year. Mr. Finnely replied that the camps went well. Village Manager Lasday agreed, noting that there were no complaints received by the neighboring property owners. Commissioner Knaack inquired whether there were any traffic control issues. Village Manager Lasday stated that there were no traffic control issues even though the road was under construction. Pro-Tem Chairman Peters noted that there appears to be more groups that there have been

in previous years. Ms. Goehrke stated that the two new groups are smaller groups, ranging between 30 and 40 per group. Pro-Tem Chairman Peters inquired whether Trinity is considering hiring or having more staff members monitor the groups. Ms. Goehrke replied that there are five staff members (including her) that will alternate in monitoring the events which is sufficient.

Commissioner Knaack stated that she feels Trinity has done a great job in handling these non-recreational activities and thanked them. Pro-Tem Chairman Peters agreed, but noted that constant vigilance remains necessary to ensure that there are no issues in the future.

Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of a Special Use Permit to allow non-student related recreational activities at Trinity International University for Summer 2013 contingent upon Trinity monitoring traffic and controlling it, Trinity International University paying for extra police patrols if necessary, monitoring and reporting to the Village any complaints received, identification and approval of all specified activities, limiting the number of participants and groups, having all activities supervised by Trinity International University employees, Trinity noticing the adjacent neighbor of Trinity's emergency security contact information; restricting the location and hours of certain activities, and the removal of trash after each camp along the athletic fields and property lines. On a voice vote, the motion was unanimously approved. Ayes: Four (Borden, Elston, Knaack, Peters), Nays: None, Absent: Two (McShane, Montgomery).

6. 06-01/07: Work Session on the Comprehensive Plan Update. Village Counsel Passman noted that there would be a formal public hearing on this matter for public comment, but that this issue is an informal work session. Village Manager Lasday introduced Village Resident Louise Feeney who may take over the vacancy created by Commissioner Cooper's departure. Commissioner Elston inquired why the Comprehensive Plan was created and who is its intended target audience. Village Counsel Passman stated that the Comprehensive Plan is the Village's policy statement on how the Village views land use, development, and related issues. He stated that the Comprehensive Plan sets up the framework on how the Village should regulate. He stated that the Comprehensive Plan can be used when dealing with land use challenges so much care needs to be given when reviewing it. Village Manager Lasday stated that the Comprehensive Plan is intended to be read by developers and tentative and existing residents. Village Manager Lasday recalled Illinois State Toll Highway Authority's decision not to use their eminent domain powers to take property abutting the Tollway due to the Village's thorough Comprehensive Plan.

Commissioner Elston suggested reorganizing the order of the content in the Comprehensive Plan. He suggested that the location and description section should be first, followed by origins and concepts. He stated that the location and description section could include language listing the accomplishments of the Village including its environmental approaches and its award winning schools. He stated that more language should also be incorporated into the Village's Retail Center and Office District.

Commissioner Borden agreed, stating that there is no information provided regarding Bannockburn School. Village Resident Bruce Nelson stated that Bannockburn School is a different governing body. Commissioner Borden agreed, but stated that the Village should highlight the working mechanisms with Bannockburn School.

Commissioner Elston stated that the Comprehensive Plan also heavily emphasizes the country estate section but does not provide enough information on the non-country estate portions such as office, retail, etc. Village Manager Lasday stated that some language from the marketing brochure can be incorporated into the Comprehensive Plan. Commissioner Elston also suggested incorporating more photos of the Village.

The Commission discussed possible locations of content and the possibility of reiterating content in future sections. Commissioner Elston stated that it might be beneficial to incorporate the number of houses that currently exist and how many more houses can be built. Mr. Nelson stated that a lot of this information is in the existing Comprehensive Plan but is buried in the Chapters.

Mr. Nelson noted that the Comprehensive Plan does not mention any houses that are less than the minimum lot size in the B District. He stated that approximately 45 houses in the Village are below the minimum lot size requirement. He stated that the Zoning Code only indicates that there is no authority to use lots that are below the minimum lot size. He suggested incorporating language addressing these properties. Village Counsel Passman stated that he would have to review the Zoning Code and speak with Village Counsel Filippini regarding the intent of the language. He stated that there may be a reason why the language has been drafted in such a manner. The consensus of the Commission is to have a report by Village Counsel explaining the intent of the language regarding lots that are less than the minimum lot size requirement and what the impact, if any, there is to the property owners.

Commissioner Elston inquired whether it makes sense to notice residents regarding this informal work session. Village Counsel Passman stated that the work session is not a formal public hearing. He stated that the Commission determines how the process of questions and comments from Visitors during the work session. He stated that if the Commission finds issues that need to be addressed via a text amendment, then a legal notice will need to be published and the residents notified.

Mr. Nelson also expressed concern regarding the bufferyard regulations in the Village's Zoning Code, noting that pine trees are not a native tree in Illinois. Pro-Tem Chairman Peters stated that the reason pines are included in the bufferyard regulations is that they provided immediate opacity. Mr. Nelson stated that the amount of plantings required is too much for the survivability of the trees and this should be kept in mind.

Pro-Tem Chairman Peters stated that the pathway map needs to be updated. Village Manager Lasday stated that the water use plan may also need to be updated. She also brought the possibility of introducing language that may permit some development, such as townhomes, on the Village's 12-acre site or on the northeast corner of Half Day Road

and Lakewood Drive. Commissioner Elston stated that he did not feel that townhome use would be appropriate at the 12-acre site. Village Counsel Passman stated that some of the comments included in the Comprehensive Plan introduces the idea of whether the Comprehensive Plan should acknowledge or allow limited townhouse development in the Village and if townhouse development should be allowed, where the most suitable places would be. He stated that Bannockburn has never rezoned property away from residential A or B use. He stated that if there is townhome development, the Village would have to incorporate a new zoning district which has the potential to whittle away a little of its defense of its consistency in the residential development in a court challenge. Commissioner Knaack inquired what the impetus for even considering changing the Village's zoning. Village Manager Lasday stated that the Village has received inquiries from potential developers. Ms. Nelson stated that this is the exact reason to protect the Village's zoning. Village Manager Lasday stated that there is no offer on the table but the Commission needs to think where it wants the Village headed in the next 10 years, what uses are currently in the Village and whether other uses should be considered. Commissioner Knaack stated that she is not in favor of any rezoning of property in Bannockburn for townhouses. Commissioner Elston agreed.

Pro-Tem Chairman Peters suggested modifying the pathway language to reflect that the interior residential area has meandering pathways.

Village Counsel Passman noted that the issue regarding townhomes may be brought back up. Commissioner Borden stated that people can get townhomes just about anywhere around this area and he did not see the need in Bannockburn.

The Commission reiterated suggested modifications. Village Manager Lasday stated that she will incorporate the suggested modifications. This Workshop was continued.

7. 07-01/07: Other Business. *2013 Calendar. The Commission reviewed the proposed meeting dates for the 2013 Calendar Year. The consensus of the Commission was to change the April 1, 2013 meeting to April 8, 2013 at 6:00 p.m. and the September 3, 2013 meeting to September 9, 2013 at 6:00 p.m. Village Manager Lasday inquired whether the Commission wished to meet to discuss the Comprehensive Plan if there are no other issues. The consensus of the Commission is that the meetings should still be held even if the only issue is the Comprehensive Plan. Commissioner Borden moved, seconded by Commissioner Knaack, to approve the 2013 Calendar Year, as amended. On a voice vote, the motion was unanimously approved. Ayes: Four (Borden, Elston, Knaack, Peters), Nays: None, Absent: Two (McShane, Montgomery).
8. 09-01/07: Adjournment. There being nothing further coming before the Commission, Commissioner Borden moved, seconded by Commissioner Elston, to adjourn. On a voice vote, the meeting was adjourned at 8:30 p.m. Ayes: Four (Borden, Elston, Knaack, Peters), Nays: None, Absent: Two (McShane, Montgomery).