

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS
JANUARY 8, 2014
MEETING MINUTES**

1. 01-01/08: **Call To Order.** Chairman McShane called the meeting of the Plan Commission and Zoning Board of Appeals to order at 7:00 p.m.

Chairman: James McShane

Commissioners Present: Robert Borden, David Elston, Louise Feeney, Susan Knaack, Richard Peters

Commissioners Absent: William Montgomery

Also Present: Village Manager Maria Lasday, Village Attorney Betsy Gates, Assistant to Village Manager Ryan Mentkowski

Visitors: Katherine Goehrke (Trinity International University), Ryan Finnely (Trinity International University)

2. 02-01/08: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-01/08: **Approval of the November 4, 2013 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Knaack moved, seconded by Commissioner Borden, to approve the November 4, 2013 minutes. On a roll call vote, motion unanimously approved. Ayes: Six (Borden, Elston, Feeney, Knaack, McShane, Peters); Nays: None; Absent: One (Montgomery).

4. 04-01/08: **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 2014 on the Existing Trinity International University Campus, located at 2065 Half Day Road and 2075 Half Day Road, Submitted by Trinity International University.**

Commissioner McShane opened the Public Hearing at 7:02 pm 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 2014 on the Existing Trinity International University Campus, located at 2065 Half Day Road and 2075 Half Day Road, Submitted by Trinity International University. Commissioner McShane swore in Ryan Finnely and Katherine Goehrke from Trinity International University.

Ryan Finnely introduced himself and Katherine Goehrke and explained that they are seeking approval to allow Non-Student Recreational Uses for the 2014 summer season. Katherine Goehrke explained that it will include ten previously authorized uses and one new group at the Trinity campus:

- Bannockburn School Graduation
- Teen Mother's Choices (new group)
- Constance EFCA Youth Group
- Worldview Academy
- Chicago Suzuki Institute
- UK-International Soccer Camp
- Sports International Football Camp
- TIU Center for Bioethics and Human Dignity
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp
- Mt. Hoop Midwest Basketball Camp

She noted there was no baseball requested this year, a change from last year. Village Manager Maria Lasday noted that it was very quiet last year and there were no complaints. The only program that had been controversial in the past was the baseball games because of the lights, and that was not requested for this year.

Commissioner Elston moved, seconded by Commissioner Borden, to approve 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 2014 on the Existing Trinity International University Campus, located at 2065 Half Day Road and 2075 Half Day Road, Submitted by Trinity International University. On a roll call vote, motion unanimously approved. Ayes: Six (Borden, Elston, Feeney, Knaack, McShane, Peters); Nays: None; Absent: One (Montgomery).

5. 05-01/08: Work Session on Comprehensive Plan Update.

Village Manager Lasday noted that the Comprehensive Plan located in Dropbox was the most current version available. The pictures in yellow will be replaced when suitable pictures can be taken. She also noted that according to Village Engineer Gewalt the section about the river is correct the way it is written. There is a middle fork to the north branch of the Chicago River, but all goes to the Chicago River.

There were a few minor edits for spacing and other minor format issues. It was suggested to change the colors to shades that were more diverse on Map 2 to make the information clearer. There was discussion of the Beeson property, and it was clarified that the Beeson property is not in the Village at this time. Village Manager Lasday stated that the change in Map 1 showing Lake Michigan, Deefield, and Lake Forest was intentional, to show their proximity without incorporating a detailed map. It was suggested that Bannockburn be shaded green and the dots be eliminated to make Bannockburn more pronounced and as Chicago is not to scale (same size as Bannockburn) it may be confusing. Map 3 shows a

proposed pathway near Trinity. There is an easement in that area, and there was discussion about the planned pathways and if the map should reflect just an easement instead. The Commissioners decided to change the language on map legend to Easement/Planned Pathways. Commissioner Elston requested clarification from Village Engineer Gewalt about the easement near Trinity as there had been a question about installing a berm there.

There was also discussion among the Commissioners regarding the lines on Map 5 as they were darker for Wilmot, Telegraph, and Duffy Roads than for Waukegan and Half Day Roads, which are larger state highways. The impact is that Waukegan and Half Day Road appear to be lesser roads because of the dashed lines used on the map. The Commissioners decided the lines indicating these roads should be switched to be more reflective that Waukegan and Half Day Roads are the major roads. It was noted that Maps 8 and 9 appear to show a different number of total public rain gardens. Village Manager Lasday stated she would confirm the number and location of rain gardens.

On Map 9 it was requested that the name “Lake County Wetland Inventory Data” be clarified. The nomenclature appears to be very definitive, when in actuality whether these can be termed official wetlands is questionable. The evolution of wetlands, and their corresponding increase in size over years was discussed and it was suggested that it may not be possible to have this area clearly defined because of the changing nature of wetlands. Inclusion of the word “estimated” was suggested to be more approximate. Map 10 includes proposed annexation property, and there was an inquiry if it is appropriate to include this if the land is not currently involved in annexation proceedings. Village Attorney Gates stated that the proposed annexations were appropriate to include in a Comprehensive Plan.

The commissioners discussed that overall the Comprehensive Plan is ready for the Public Hearing in February with just a few minor corrections that will be incorporated by Village Manager Lasday. Village Attorney Gates advised that there was plenty of time to have the notice published, and clarified that changes can be made once it is posted but that once the notice is published a copy needs to be available to the public for comments. She further explained that comments can be made by the Commissioners or the public at the hearing, and changes can be made before it is sent to the Board. Village Manager Lasday stated that she would have changes made to the maps before it was available to the public.

06-01/08: Other Business. Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Variations, and any other Zoning Relief Necessary in Connection with the Proposed Establishment of a Self-Storage/ Mini-Warehouse Facility on the Property Commonly Known as 1951 Waukegan Road, Bannockburn, Submitted by Metro Storage LLC and Sears, Roebuck & Co.

Commissioner Borden moved, seconded by Commissioner Knaack, to continue the Public Hearing until the February 3, 2014 Plan Commission / Zoning Board of Appeals meeting. On a roll call vote, motion unanimously approved. Ayes: Six (Borden, Elston, Feeney, Knaack, McShane, Peters); Nays: None; Absent: One (Montgomery).

Adjournment. Commissioner Peters motioned, seconded by Commissioner Feeney, to adjourn the meeting. On a voice vote, the motion was unanimously approved. Ayes: Six (Borden, Elston, Feeney, Knaack, McShane, Peters); Nays: None; Absent: One (Montgomery). The meeting was adjourned at 7:54 PM.