1. **01-03/04: Call To Order.** Chairman McShane called the meeting of the Plan Commission and Zoning Board of Appeals to order at 7:02 p.m.

   Chairman: James McShane

   Commissioners Present: Robert Borden, David Elston, William Montgomery

   Commissioners Absent: Louise Feeney, Susan Knaack, Richard Peters

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

   Visitors: Bruce and Susan Nelson (1665 Meadow)

2. **02-03/04: Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. **03-03/04: Visitors Business**

   Bruce and Susan Nelson from 1665 Meadow Lane provided comments for the Commissioners:

   - They noted that there was no mention of the Mary Black and Beeson plantation properties in the plan. Chairman McShane noted that no provisions were provided for future zoning and the Plan Commission and Zoning Board of Appeals (“PCZBA”) Commissioners noted that those properties are already in the Village.
   - They noted it was important to start the discussion to modify the comprehensive plan since it affects smaller lots more. He referred to a map of Bannockburn Park that was submitted and noted that 27 lots in Bannockburn Park are Legal Non-conforming and there are 7 “Aitken houses”.
   - They noted the Comprehensive Plan has too much focus on lot size. Everything is top down. The plan basically applies to tear downs. Aitken was about nice looking houses not large lots. The original zoning in the Village was 1/2 acre and acre lots. He felt that they history on the Village’s website and Wikipedia are wrong.
   - They noted the average lot size is smaller in Northfield, Kenilworth, Wilmette, Winnetka, and Glencoe,

   Commissioner Elston asked if Mr. Nelson wanted the changes described so he could sell his house for more money, although there are no plans presently for them to build a bigger house. It was noted that the changes proposed would likely help a future buyer.

   The PCZBA Commissioners requested that Mr. Nelson develop a plan that would show why it would be best for the Village to change the bulk regulations as they pertain to smaller lots.
The commissioners noted that the Nelsons would need to have a landscape plan that deals with opacity issues.

Mr. Nelson noted that opacity in concept is great. However, the present regulations are too onerous. The Village’s 1996 plan was better. Chairman McShane said that the opacity regulations are not onerous. Those changes were made in response to citizenry concerns. When public hearings were held in the past regarding the opacity regulations there was a real push to have opacity limits be higher.

Mr. Nelson noted the opacity regulations are tied to bigger lots. He further noted that a combination of changes to the setback and opacity regulations are needed. Chairman McShane noted that the Village has their current rules for a reason and should Mr. Nelson want text amendments to the Village’s zoning code, the request would need to originate with the Village Board. He felt that more detailed plans/specifics are needed and that he shouldn’t be so general.

The PCZBA Commissioners noted that the Nelsons had some good ideas but they need to go to the Village Board first. They noted the Nelsons need to advocate for their proposed text amendments and need to state why the community is better off with their proposal.

4. 04-03/04: Approval of the February 3, 2014 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.
Commissioner Borden moved, seconded by Commissioner Montgomery, to approve the February 3, 2014 minutes. On a roll call vote, motion unanimously approved. Ayes: Four (Borden, Elston, McShane, Montgomery); Nays: None; Absent: Three (Feeney, Knaack, Peters).

5. 05-03/04: Continued Public Hearing for the Consideration of a Proposed Update and Amendments to the Comprehensive Plan for the Village of Bannockburn.
Chairman McShane noted the public hearing was continued from the February 3, 2014 PCZBA meeting to obtain public comment of the draft 2014 Comprehensive Plan. The public hearing was conducted in accordance with Section 11-303 of the Zoning Code, which is in the same manner as public hearings on variations, special use permits, and text amendments.

Manager Lasday noted the only change in the document before the PCZBA Commissioners was to page 13, the date of 1960.

Susan and Bruce Nelson of 1665 Meadow Lane provided comment on the public hearing item. They provided a written summary of their views of the updated comprehensive plan, which in essence states that the Village’s zoning code is too restrictive as they pertain to the B lots. They stated that it would be very difficult to build an upscale home with the current bulk regulations. The summary was provided to the PCZBA Commissioners at the night of the meeting.
Mr. Nelson noted that the process of updating the comprehensive plan is an opportunity to reflect on current codes. He felt that the comprehensive plan says we are complacent with zoning.

Chairman McShane indicated that Mr. and Mrs. Nelson’s issues are with the Village’s zoning code. He noted that should the PCZBA vote to recommend adoption of the updated comprehensive plan, the zoning code would not be affected. He additionally noted that he disagreed with Mr. Nelson about changing the wording of the plan because changes should be changes to the zoning code not the comprehensive plan.

Assistant Village Counsel Betsy Gates noted that the comprehensive plan is a longstanding commitment but does not preclude the Village Board from making text amendments or changes to the zoning code.

Mr. Nelson requested that the following paragraph on page 36 be removed: “Rural and Natural Types: These character types are common to the agricultural areas of Lake and McHenry Counties, but have long disappeared in southeast Lake County. The vast majority of the land is open and devoted to planting. Development is limited to the rural ecology such as barns, homes of agricultural workers, and other businesses and buildings needed to produce agricultural products.”

Mr. Nelson noted that there is a distinction between rural and countryside. Streets are countryside not rural. He noted that “the Village is not rural; we are countryside.” The Commissioners agreed to remove the provision.

Mr. Nelson noted that on page 49 there is no language included to allow multi-family housing on the Village’s 12 acre lot. The PCZBA agreed and noted that the Village Board can change the language if they wanted to.

Mr. Nelson did not like the reference to require rain gardens and bioswales if someone is building new construction. The Commissioners disagreed and indicated that the language would not be changed.

Mr. Nelson said that there were too many pictures and that many of the pictures are ugly. The comprehensive plan is not a selling document. He additionally pointed out that on page 40, a picture was used twice.

Chairman McShane noted that the Commission does not have to hold off their vote because the issues presented by the Nelsons are all about zoning. He further stated that the PCZBA can recommend approval with certain amendments or continue the public hearing. Assistant Village Counsel Betsy Gates concurred with Chairman McShane’s statements. She indicated the PCZBA would need to make a decision within 15 days once the public hearing is closed.

The PCZBA considered the following proposed amendments to the plan: Changing the 1978 date on page 13 to 1960; removing the “Rural and Natural Types” paragraph on the top of page 36; and replacing picture 37 on page 40 with another picture in the spring.
Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of the Comprehensive Master Plan for the Village of Bannockburn to the Village Board of Trustees, subject to changing photo 37 on page 40, changing the 1978 date to 1960 and removing the top paragraph on page 36. On a roll call vote, motion unanimously approved. Ayes: Four (Borden, Elston, McShane, Montgomery); Nays: None; Absent: Three (Feeney, Knaack, Peters).

Adjournment.
Commissioner Borden moved, seconded by Commissioner Elston, to adjourn the meeting. On a voice vote, the motion was unanimously approved. Ayes: Four (Borden, Elston, McShane, Montgomery); Nays: None; Absent: Three (Feeney, Knaack, Peters). The meeting was adjourned at 8:21 PM.