

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION & ZONING BOARD OF APPEALS
APRIL 8, 2014
MEETING MINUTES**

1. 01-04/08: Call to Order. Chairman McShane called the meeting to order at 7:00PM.

Chairman: James McShane

Commissioners Present: Robert Borden, David Elston, Susan Knaack, William Montgomery, Richard Peters

Commissioners Absent: Louise Feeney

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

Visitors: Julie Wong (Trinity International University), David Hoag (Trinity International University), Ron Kinder (1899 Hilltop Lane)

2. 02-04/08: Pledge of Allegiance. Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-04/08: Visitors' Business.
No residents spoke.

4. 04-04/08 Approval of the March 4, 2014 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.

Commissioner Borden moved, seconded by Commissioner Peters, to approve the March 4, 2014 minutes, contingent on making the technical changes on line 47 and line 64. On a roll call vote, the motion was unanimously approved. Ayes: Five (Borden, Elston, Knaack, Montgomery, Peters); Nays: None; Absent: One (Feeney).

5. 05-04/08: Public Meeting for the Consideration of an Update to the Campus Development Plan for Trinity International University, which includes Additional Parking and the Following Changes to the Frazier Athletic Field: (i) a Running Track Around the Football Field, (ii) an 830 Square Foot Concessions Building, (iii) a Sidewalk Leading from Parking Lot Q to the Concessions Building, and (iv) a 9 Hole Disc Golf Course, Located at 2065 and 2075 Half Day Road, Submitted by Trinity International University.

Julie Wong & David Hoag from Trinity International University ("Trinity") provided a presentation on an updated campus development plan and stated that they had come to get the footprint approved on the placement of the new items. Trinity is not presenting any changes to their residential halls. Presently, the housing to classroom administration ratio is 51.31%. Consistent with Trinity's 2010 PCZBA Campus Development Plan

approval and as depicted in Trinity's application materials, the next 4 projects planned for the University (Science Building, Fine Arts Center, addition to the Meyers Sports Complex, and the newly proposed Concessions Building) will change the ratio and bring the residential space less than 50% (44.57% is proposed ratio). These projects will be constructed as funding becomes available. It was noted by the commissioners that the application materials depict a change to the number of parking spaces available in their parking lots. The application materials propose to have 1490 parking spaces. There are presently 1399 existing parking spaces and it was noted by Ms. Wong that she believed that the addition was previously approved and not part of the current application. Trinity noted that the following proposed items would be added to the Frazier Athletic Field: A running track around the football field; an 830 square foot concessions building; a sidewalk leading from parking lot Q to the concessions building; and a 9 hole disc golf course. No other changes were noted as being proposed to Trinity's other existing athletic fields. Trinity noted that the outdoor signage was installed in 2011 and are not presenting any changes to their signage program.

Village Manager Maria Lasday noted that Village Engineer David Gewalt reviewed and approved Trinity's proposed changes to the athletic fields. She noted the following comments from Mr. Gewalt's review: "The changes reflect the current pathway location on Half Day Road, as well the Village's recently completed 319 project. Therefore, I approve the updated Campus Development Plans submitted."

The Commissioners noted that there was little detail on the plans and felt that there should be more details regarding the proposed items including: the parking spaces, including their specific location and where the water will be draining; what disc golf actually is and the location of the proposed use; the purpose of the running track and what it will be constructed out of; why and when the concession stand will be utilized and how it will affect impervious surface; and lighting and hours of operation. It was suggested that the proposals could be color coded in some manner to match the location on a site plan.

Resident Ron Kinder (1899 Hilltop) attended the Public Meeting and had the following concerns: the proposed improvements and their impact on traffic, drainage, flooding and aesthetics. He also urged the Commissioners to not recommend for approval the updated campus development plan without more information.

Attorney Betsy Gates noted that from a timing standpoint the campus development plan before the Commission has to be approved by the Village every 18 months or it is not considered current.

The Commissioners decided to delay voting on Trinity's proposed Campus Development Plan. The Commissioners noted that the application was poorly done and didn't provide enough information. The Commissioners requested from Trinity the following: An explanation of why they need their proposed improvements; more information on the location of the proposed improvements; descriptions of how the improvements will eventually look, especially with regard to the proposed track, parking, the proposed

sidewalk, and the 9 hole disc golf course; and verification that stormwater drainage will not be affected.

The item would be brought back to the next PCZBA meeting for consideration following revisions to the application by the applicant.

6. **06-04/08: Other Business: Notice of Public Hearing for Consideration of Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations, and/or Other Zoning Relief in Connection with the Development and Use of Racquetball Courts, Tennis Courts, and Other Fitness and Athletic Facilities at the College Park Athletic Club on the Property Commonly Known as 2223 Half Day Road, Bannockburn, Illinois.**

Village Manager Maria Lasday noted that this item does not need to come before the Village any longer because the applicant no longer requires a special use permit.

As the application was withdrawn, no further action was taken.

Adjournment.

Commissioner Borden moved, seconded by Commissioner Knaack, to adjourn the meeting. On a voice vote, the motion was unanimously approved. Ayes: Five (Borden, Elston, Knaack, Montgomery, Peters); Nays: None; Absent: One (Feeney). The meeting was adjourned at 7:49 PM.