

**VILLAGE OF BANNOCKBURN  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
MARCH 8, 2016  
MEETING MINUTES**

1. 01-03/08: **Call To Order.** Chairman McShane called the meeting of the Plan Commission and Zoning Board of Appeals to order at 7:00 PM.

Chairman: James McShane

Commissioners Present: Louise Feeney, Susan Knaack, Gerald Laures

Commissioners Absent: David Elston, William Montgomery, Richard Peters

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

Visitors: Ed Connolly, Steve Wagner, Thom Beeson, Mike Lichtwalt, E. Toth, Joe Kowalewski, Steve Brennan

2. 02-03/08: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-03/08: **Visitor's Business.**  
No visitors spoke.

4. 04-03/08: **Approval of the January 11, 2016 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Feeney moved, seconded by Commissioner Laures, to approve the January 11, 2016 meeting minutes, conditioned on the modification to line 100. On a roll call vote, the motion was approved. Ayes: Four (Feeney, Knaack, Laures, McShane); Nays: None; Absent: Three (Elston, Montgomery, Peters).

05-03/08: Item 5 was intentionally omitted from the agenda to keep numbering in place for other agenda items.

5. 06-03/08: **Public Hearing for the Consideration of Proposed Zoning Code Text Amendments to Create a New R-1 Specialty Retail Zoning District for the Village of Bannockburn, Submitted by Village of Bannockburn, Continental Beeson Corner LLC, Continental 165 Fund LLC and Chicago Title Land Trust Company Trust No. 126587.**

Chairman McShane opened the public hearing for the proposed zoning coded text amendment.

Chairman McShane stated that prior to tonight's meeting, the Village received correspondence from a neighboring property owner requesting a continuance of the public hearings regarding proposed Zoning Code text amendments creating a new R-1 Specialty Retail District and zoning relief requested for a proposed grocery store development at 23443 North Illinois Route 43. The

Village staff has discussed this request with the Applicant and recommends that the Village honor the neighbor's request for a continuance. He requested a motion to continue the public hearing regarding proposed Zoning Code text amendments creating a new R-1 Specialty Retail District until April 4, 2016 at 7:00 PM.

Commissioner Feeney moved, seconded by Commissioner Laures, to continue the public hearing regarding proposed Zoning Code text amendments creating a new R-1 Specialty Retail District until April 4, 2016 at 7:00 PM. On a roll call vote, the motion was approved. Ayes: Four (Feeney, Knaack, Laures, McShane); Nays: None; Absent: Three (Elston, Montgomery, Peters).

6. **07-03/08: Public Hearing for the Consideration of Proposed Zoning Map Amendments, Zoning Code Text Amendments, Special Use Permits, Variations, and/or other Zoning Relief Necessary in Connection with a Proposed Grocery Store Development and Associated Improvements on the Property Located Generally at the Northeast Corner of Waukegan Road and Half Day Road, Commonly Known as 23443 North Illinois Route 43, Submitted by Continental Beeson Corner LLC, Continental 165 Fund LLC and Chicago Title Land Trust Company Trust No. 126587.**

Chairman McShane opened the public hearing for the proposed Zoning Map Amendments, Zoning Code Text Amendments, Special Use Permits, Variations, and/or other Zoning Relief Necessary in Connection with a Proposed Grocery Store Development and Associated Improvements on the Property Located Generally at the Northeast Corner of Waukegan Road and Half Day Road, Commonly Known as 23443 North Illinois Route 43.

Chairman McShane stated that in light of the request for continuance received by the Village and the staff recommendation just discussed, he requested a motion to continue the public hearing regarding a Zoning Map amendment, Zoning Code text amendments, special use permits, variations, and other zoning relief requested in connection with a proposed grocery store development at 23443 North Illinois Route 43 until April 4, 2016 at 7:00 PM.

Commissioner Laures moved, seconded by Commissioner Knaack, to continue the public hearing regarding a Zoning Map amendment, Zoning Code text amendments, special use permits, variations, and other zoning relief requested in connection with a proposed grocery store development at 23443 North Illinois Route 43 until April 4, 2016 at 7:00 PM. On a roll call vote, the motion was approved. Ayes: Four (Feeney, Knaack, Laures, McShane); Nays: None; Absent: Three (Elston, Montgomery, Peters).

7. **08-03/08: Other Business- Review of the 2016 Calendar Year Schedule for the Plan Commission Zoning Board of Appeals Meetings.**

Following the presentation of the 2016 Calendar Year Schedule for the PCZBA meetings, the direction to staff was to provide a follow up email to all the Commission members regarding the dates of the meetings to confirm their availability.

8. **08-03/08: Other Business- Review of the Village of Bannockburn Plan Commission & Zoning Board of Appeals Welcome Book.**

Following discussion by the Commission regarding the content of the handbook, the general consensus was to make the following additions to the handbook and then bring it back for review:

provide hypothetical examples of approval processes for a Special Use, Variation and Text Amendment that a new PCZBA member would likely see; and provide a set of approved PCZBA meeting minutes as an appendix to allow new members to have an example of the content discussed at a meeting.

9. **08-03/08: Other Business- Discuss a Referral by the Village Board of Trustees of Modifications to the Village's Tree Regulations.**

The Commission briefly discussed the tree regulation information provided to them in their packets. The Commissioners discussed that the removal of ash trees should not be too restrictive for residents. The Commissioners also suggested that the Village should encourage neighbors to work together on ash tree removals. The Commissioners suggested language is placed within the Village Newsletter to help encourage neighbors to work together when removing dead ash trees.

**Adjournment.**

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

The meeting was adjourned at 7:45 PM.