

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS
JULY 11, 2016
MEETING MINUTES**

1. 01-07/11: **Call To Order.** Pro-Tem Chairman Peters called the meeting of the Plan Commission and Zoning Board of Appeals to order at 6:00PM.

Pro-Tem Chairman: Richard Peters

Commissioners Present: David Elston, Louise Feeney, Gerald Laures, Glenn Morris, John Ryan

Commissioners Absent: Chairman James McShane

Also Present: Village Counsel Victor Filippini, Village Manager Maria Lasday, Assistant to Village Manager Ryan Mentkowski

Visitors: Debbie Barnes (Bannockburn School), Mr. VP Trinh (Arcon Associates), Dustin Tallisman (13 Dunsinane), Michael Mazza (2101 Waukegan Road)

2. 02-07/11: **Pledge of Allegiance.** Pro-Tem Chairman Peters led everyone in reciting the Pledge of Allegiance.

3. 03-07/11: **Visitor's Business.**
No visitors spoke.

4. 04-07/11: **Approval of the June 6, 2016 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Laures moved, seconded by Commissioner Ryan, to approve the June 6, 2016 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, contingent on the amendments to lines 71, 408-409, 411-413, after 413 to include language about the Village Foresters comments related to hazardous trees, and 418-419. On a voice vote, the motion was approved. Ayes: Six (Elston, Feeney, Laures, Morris, Ryan, Peters); Nays: None; Abstain: None; Absent: One (McShane).

5. 05-07/11: **Public Hearing for the Consideration of an Amendment to the Planned Unit Development Approval For Dunsinane Woods And Other Necessary Zoning Relief Relating to the Building Box for Lot 13, Located at the 13 Dunsinane, Bannockburn, Illinois, Submitted by Dustin and Candace Tallisman.**

Pro-Tem Chairman Peters opened the public hearing.

Dustin Tallisman, owner of 13 Dunsinane Lane, was sworn in by pro-tem chairman Peters. He noted that Alan Pollack (10 Dunsinane) had provided them a signature as consent to amend the building box, which would be the required 10th signature because the original signature they had

for 1 Dunsinane was actually from a renter of the property. He noted that if the request is approved, a formal version of the revised survey will be prepared and delivered to the Village.

Manager Lasday noted that although required public hearing notices only affect some of the Dunsinane lots, the Village Staff did send the notices to all property owners on Dunsinane Lane.

The Commissioners discussed their concerns with the signatures on the Declaration document, including the lack of notarized signatures and uncertainty of having all owners of record sign off. Village Counsel Filippini noted that the forms of the signatures are at the risk of the applicant but will be acceptable for approval purposes.

Pro-Tem Chairman Peters closed the public hearing.

Commissioner Laures moved, seconded by Commissioner Elston, to recommend approval of an amendment to the Planned Unit Development approval for Dunsinane Woods and other necessary zoning relief relating to the building box for Lot 13, Located at the 13 Dunsinane, Bannockburn, Illinois, Submitted by Dustin and Candace Tallisman, contingent on the applicant providing the 10th signature from the 10 Dunsinane Lane property and providing the Village with a new survey of the amended building box. On a roll call vote, the motion was approved. Ayes: Six (Elston, Feeney, Laures, Morris, Ryan, Peters); Nays: None; Abstain: None; Absent: One (McShane).

6. **06-07/11: Public Hearing for the Consideration of an Amendment to a Previously-Approved Special Use Permit and Variation Pertaining to Exterior Lighting, which Amendment is Requested to Modify Conditions on Overnight Illumination of Parking Lot Light Fixtures on the Property Commonly Known as the Bannockburn School Located at 2165 Telegraph Road, Bannockburn, Illinois, Submitted by the Bannockburn School.**

Pro-Tem Chairman Peters opened the public hearing.

Mr. VP Trinh, architect on behalf of Bannockburn School, was sworn in by pro-tem Chairman Peters. He summarized that the Bannockburn School was seeking an amendment to the recently approved Special Use Permit and Variation granted in Ordinance 2016-O-07 to modify the condition stated in Section 4.D pertaining to overnight illumination of parking lot light fixtures on the property. He summarized the technology of the lights and the dimming capability that are actually built in, which cannot be programmed to meet the condition of the approved ordinance. He noted that reduced illumination cannot be less than 30% or it would affect the motion sensors. He noted that the lighting has an ocular sensor and if the lighting was made to have an internal clock, it would essentially make the lights stay off all the time. He noted that if the system was required to have less than 30% light output, it would require a wholesale change to the lighting system.

The Commissioners discussed the visual effect of a 30% reduction in lighting. They noted that the lights have been on at night for the last 25 years. They noted that the school does need more light for safety, but the extra cost to get it to meet the requirement of the zoning condition was not warranted.

Pro-Tem Chairman Peters closed the public hearing.

Commissioner Morris moved, seconded by Commissioner Elston, to recommend approval of an amendment to a previously-approved Special Use Permit and Variation pertaining to exterior lighting, which amendment is requested to modify the condition on overnight illumination of parking lot light fixtures on the property commonly known as the Bannockburn School located at 2165 Telegraph Road, Bannockburn, Illinois, submitted by the Bannockburn School. On a roll call vote, the motion was approved. Ayes: Six (Elston, Feeney, Laures, Morris, Ryan, Peters); Nays: None; Abstain: None; Absent: One (McShane).

7. **07-07/11: Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Variations, and/or other Necessary Zoning Relief Relating To Proposed Signage on the Property Commonly Known as the Bannockburn Professional Center and located at 2101 Waukegan Road, Bannockburn, Illinois, Submitted by Submitted by LKL, LLC.**

Pro-Tem Chairman Peters opened the public hearing.

Michael Mazza, owner of the property at 2101 Waukegan Road, was sworn in by Pro-Tem Chairman Peters. He noted that the tenants and users of the office space within his building have constantly asked for a larger sign because they have trouble seeing the sign and therefore drive past the building. He noted that the existing sign is 4' 7.5" tall x 5' 3" wide or 25 square feet per sign face and the proposed sign is 5' tall x 16' wide or 80 square feet per sign face. He noted it was the same sign, just a little bit bigger.

Manager Lasday noted that the height and color proposed with the sign meet the zoning requirements. She suggested that any approval be subject to the Village Engineer verifying the location of the sign and that the sign is 10 feet from parking lot. She also noted that the sign is not materially different from other similar signs and that the total signage area on the property is within zoning standards.

Pro-Tem Chairman Peters closed the public hearing.

Commissioner Elston moved, seconded by Commissioner Feeney, to recommend approval of the Special Use permits related to the proposed signage on the property commonly known as the Bannockburn Professional Center and located at 2101 Waukegan Road, Bannockburn, Illinois, Submitted by LKL, LLC., contingent on the Village Engineer verifying the location of the sign, that the sign is 10 feet from the parking lot and that the Village Board approves the illumination of the sign. On a roll call vote, the motion was approved. Ayes: Six (Elston, Feeney, Laures, Morris, Ryan, Peters); Nays: None; Abstain: None; Absent: One (McShane).

8. **08-07/11: Other Business. Review of An Ordinance Amending Section 6 of The Bannockburn Tree Ordinance and Section 9-107 of the Bannockburn Zoning Code Regarding Removal and Replacement of Dead and Diseased Trees and Shrubs**

Commissioner Elston noted that the PCZBA made recommendations to the Village Board regarding the tree ordinance language which the Board had concerns about. He noted his understanding that the Board had made changes to the PCZBA's recommendations that are intended to prevent neglect by the owners and that perhaps the Board was thinking about the mass epidemics affecting trees, which made the Board's changes to the ordinance overly broad.

To address this overly broad ordinance, some further language changes were suggested, and it was requested that the Board make it clear that all tree issues remain part of the ongoing review by the PCZBA.

The general consensus of the PCZBA was for Village Staff to provide the Commissioners with an updated Tree Ordinance, as well as, the updated Section 9-107 of Zoning Ordinance at the August 1, 2016 PCZBA meeting.

Adjournment.

Commissioner Laures moved, seconded by Commissioner Feeney, to adjourn the meeting. On a voice vote, the motion was approved. Six (Elston, Feeney, Laures, Morris, Ryan, Peters); Nays: None; Abstain: None; Absent: One (McShane).

The meeting was adjourned at 6:57PM.