

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS
DECEMBER 5, 2016
MEETING MINUTES**

1. 01-12/05: **Call To Order.** Chairman James McShane called the meeting of the Plan Commission and Zoning Board of Appeals to order at 7:00PM.

Chairman: James McShane

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

Commissioners Absent: None

Also Present: Village Manager Maria Lasday, Village Counsel Betsy Gates, Assistant to Village Manager Ryan Mentkowski, and Village Forester Todd Sinn

Visitors: None

2. 02-12/05: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-12/05: **Visitor's Business.**
No visitors spoke.

4. 04-12/05: **Approval of the November 7, 2016 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Laures moved, seconded by Commissioner Feeney, to approve the November 7, 2016 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, contingent on modifications to line 6 and 91. On a voice vote, the motion was approved. Ayes: Seven (Elston, Feeney, Laures, McShane, Morris, Peters, Ryan); Nays: None; Absent: None.

5. 05-12/05: **Discuss a Referral by the Village Board of Trustees of Modifications to the Village's Tree Regulations.**

Chairman McShane and the Commissioners continued discussing the referral of modifications to the Village's tree regulations.

One or more of the PCZBA Commissioners, the Village Forester and Staff noted the following discussions related to this subject:

- How to define the bufferyard, including the bufferyard being connected to the size of the lot, the width of the lot as it relates to the bufferyard requirements, as well as the height of the house as it relates to the bufferyard requirements.
- Plant unit proposal reduction, related to the proposal by the Village Forester noted on page 19 of the staff report. This also included discussion as to how this reduction will look during the winter time.

- Take the recommendations from the Tree Commission and incorporate amendments from this Commission.
- Discussed buckthorn, including number of years to remove.
- Discussed opacity and when 100% opacity should be required to be met.
- Discussed the trigger for when opacity would be required, including accessory structures like decks/patios.
- Regarding the plant type requirements, the Commission discussed the types of trees required which was noted on page 32 of the staff report.
- Continued to discuss the table of plant unit alternatives, including adding additional alternatives for residents to utilize, which was noted on page 33 of the staff report.
- Discussed that the residential bufferyard regulations should not just apply to new construction as noted on page 33 of the staff report.
- Discussed that the bufferyard regulations should not exclude older homes which is noted on page 34 of the staff report.
- Discussed whether the bufferyard regulations should be different for homes in the A versus B zoning district as noted on page 34 of the staff report.
- Discussed that they generally agree with the remaining tree commission recommendations noted on page 34 of the staff report.
- Discussed the triggers for bufferyard requirements as illustrated on page 10 of the staff report.

Village Manager Lasday requested that the Commissioners keep their documents provided to them at the meeting tonight. She noted that Village Counsel Gates will get a draft ordinance to the Commission for review at the next meeting based on the conversations tonight.

No further discussion took place and the general consensus of the PCZBA was to continue the discussion regarding modifications to the Village's tree requirements to the January 2017 PCZBA meeting, as well as likely having a public hearing at the February 2017 meeting.

Adjournment.

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

The meeting was adjourned at 9:41PM.