

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION & ZONING BOARD OF APPEALS
MARCH 13, 2017
MEETING MINUTES**

1. 01-03/13: **Call To Order.** Chairman James McShane called the meeting of the Plan Commission & Zoning Board of Appeals to order at 6:00PM.

Chairman: James McShane

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

Commissioners Absent: Louise Feeney

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

Visitors: Bud Rothing (1350 Aitken)

2. 02-03/13: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.
3. 03-03/13: **Visitor's Business.**
No visitors spoke.

4. 04-03/13: **Approval of the February 7, 2017 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Laures moved, seconded by Commissioner Elston, to approve the February 7, 2017 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, as amended. On a voice vote, the motion was approved. Ayes: Five (Elston, Laures, McShane, Morris, Ryan); Nays: None; Absent: One (Feeney).

5. 05-03/13: **Discuss a Referral by the Village Board of Trustees of Modifications to the Village's Tree Regulations.**

Village Counsel Filippini noted that at the February 7, 2017 meeting, this Commission recommended approval of text amendments to the Bannockburn Zoning Code regarding landscaping, bufferyard, and opacity requirements in connection with the development and use of property within the Village. He noted that at the February 15, 2017 meeting, the Village Board reviewed the Commission's recommended changes. Following review of the changes, the Village Board requested changes to the opacity charts (section 9-107.D and paragraph 9-107.D.1), which included revisions to the amount of opacity required in the "B" district (from 40% to 30% at the lot lines), as well as eliminating opacity requirements adjacent to the railroad line in all districts.

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

- They appreciated the courtesy of bringing this back to the Commission for review and comments.
- Discussed the reasoning for different opacity requirements when an “A” zoning lot is adjacent to a “B” zoning lot. It was further noted that the proposed amendment is in line with the Comprehensive Master Plan.
- Discussed the opacity requirement as it related to properties that are adjacent to the railroad. They discussed why the requirement had been reduced to 0%. It was noted that Staff will ask the Village Board to look at this at the meeting coming up next.
- Discussed the opacity requirement as it related to removal of a shrub, including a dead shrub, within a bufferyard and that the requirement seemed like a lot to ask residents to do. Staff noted they would have to comply with the tree ordinance.
- Discussed that the requirements to meet opacity for the removal of a shrub, as written, is a pretty harsh rule. The Commission continued discussion about the shrub removal issue and noted that they felt that the 4 side replacement requirement for one shrub removal is not necessary.

Other than buckthorn, no further discussion or action took place for this item.

Adjournment.

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

The meeting was adjourned at 7:00PM.