

**VILLAGE OF BANNOCKBURN  
PLAN COMMISSION & ZONING BOARD OF APPEALS  
SEPTEMBER 11, 2017  
SPECIAL MEETING MINUTES**

1. 01-09/11: **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, Louise Feeney, Glenn Morris, John Ryan

Commissioners Absent: Gerald Laures

Also Present: Village Manager Maria Lasday, Administrative Assistant Joan Koriath

Visitors: James Boyle (1825 Wilmot Road), John Street (Doyle Signs), Matt Gopin (29 Aberdeen), Brett Soloway (23 Aberdeen), Lauren Hawkesworth (catholic missionary)

2. 02-09/11: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-09/11: **Visitor's Business.**  
No visitors spoke.

4. 04-09/11: **Approval of the July 11, 2017 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Elston moved, seconded by Commissioner Feeney, to approve the July 11, 2017 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, as amended. On a voice vote, the motion was approved. Ayes: Five (Elston, Feeney, McShane, Morris, Ryan); Nays: None; Absent: One (Laures).

5. 05-09/11: **Public Hearing for the Consideration of Zoning Code Text Amendment(s) to the Bannockburn Zoning Code, Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations, and/or Any Other Zoning Relief to Permit the Installation and Maintenance of Signage, including the Number, Location, Size, Height, and Design of such Proposed Signage, at the Property Commonly Known as 23443 North Illinois Route 43 (may also be known as 2999 Waukegan Road - Mariano's Grocery Store Development), Bannockburn, Illinois, Submitted by Continental Beeson Corner LLC.**

Commissioner McShane swore in John Street for the public hearing. John Street, application for the project, presented the Starbucks wall signage that was proposed to be added to the Mariano's store front. He noted the sign will be on the west elevation.

Commissioner Elston moved, seconded by Commissioner Morris, to recommend approval of the amendment of the Special Use Permit for a third wall sign for the Mariano's Grocery Store, contingent on the sign being illuminated in accordance with the original Special Use Permit hours. On a roll call vote, the motion was approved. Ayes: Five (Elston, Feeney, McShane, Morris, Ryan); Nays: None; Absent: One (Laures).

6. **06-09/11: Continued Public Hearing for the Consideration of Potential Zoning Code Text Amendment(s) to the Bannockburn Zoning Code Regarding the Architectural Review of Developments within the Village, including (i) Such Regulations Relating to the Requirements for Architectural Review; (ii) the Scope, Procedures, and Standards Applicable to Architectural Review; and (iii) the Jurisdiction, Authority, and Procedures of the Architectural Review Commission, Submitted by the Village of Bannockburn.**

Village Manager Lasday noted this was a continuation of the public hearing which was originally held by the PCZBA on July 10, 2017. She noted that Village Counsel had made revisions to the text as requested by the PCZBA at the July meeting and this information was provided in the staff packet.

Village Counsel Filippini noted that a summary of procedures outlining the levels and essential elements would be an instrument for use.

One or more Commissioners noted the following discussion related to this subject:

- Interpreting the Ordinance is a challenge for the average resident
- Reviewed redlined ordinance for revision by Village Attorney.
- Changes to fence is ok.
- Painting was noted as not a required ARC review.
- Change of windows to Level 1.
- Change of roof shingles to Level 1.
- It should be the discretion of the Village Manager to decide when applications are presented.

Commissioner Morris moved, seconded by Commissioner Feeney, to continue the public hearing until the October 2, 2017 meeting. On a roll call vote, the motion was approved. Ayes: Five (Elston, Feeney, McShane, Morris, Ryan); Nays: None; Absent: One (Laures).

Action Items:

- Develop a checklist with summary of ARC levels.

7. **07-09/11: Public Hearing for the Consideration of Potential Zoning Code Text Amendment(s) to the Village of Bannockburn Municipal Code Related to (i) the Definition of "Family" as set forth in the Zoning Code, which Proposed Amendment may provide that not more than Three Unrelated Persons Living Together Shall Constitute a "Family"; (ii) Establishing New Standards, Regulations, and Procedures Relating to Group or Congregate Homes in which more than Three Unrelated Persons Reside; and (iii) Zoning Application Fees and Other Fees as set forth in the Zoning Code, Submitted by the Village of Bannockburn.**

Commissioner Elston noted the draft was good, subject to minor revisions as to placement of language.

Commissioner Elston moved, seconded by Commissioner Feeney, to recommend approval of the Text Amendments to the Village of Bannockburn Municipal Code Related to (i) the Definition of “Family” as set forth in the Zoning Code, which Proposed Amendment may provide that not more than Three Unrelated Persons Living Together Shall Constitute a “Family”; (ii) Establishing New Standards, Regulations, and Procedures Relating to Group or Congregate Homes in which more than Three Unrelated Persons Reside; and (iii) Zoning Application Fees and Other Fees as set forth in the Zoning Code, Submitted by the Village of Bannockburn, contingent on the minor revision to the specific placement of language. On a roll call vote, the motion was approved. Ayes: Five (Elston, Feeney, McShane, Morris, Ryan); Nays: None; Absent: One (Laures).

**Adjournment.**

Commissioner Feeney moved, seconded by Commissioner Morris, to adjourn the meeting. On a voice vote, the motion was approved. Ayes: Five (Elston, Feeney, McShane, Morris, Ryan); Nays: None; Absent: One (Laures). The meeting was adjourned at 6:59PM.