

**VILLAGE OF BANNOCKBURN  
SPECIAL TREE COMMISSION  
SEPTEMBER 16, 2015  
MEETING MINUTES**

1. 01-09/16: **Call to Order.** Chairman Raimondi called the meeting of the Tree Commission to order at 6:30 PM.

Chairman Present: Michael Raimondi

Commissioners Present: David Friedman, Jackie Sieros, Theresa Zagnoli

Commissioners Absent: Rick Pedersen

Also Present: Village Manager Maria Lasday, Assistant to Village Manager Ryan Mentkowski, Village Forester Todd Sinn

Visitors Present: Bruce Nelson (1665 Meadow), Vic Filippini (Filippini Law Firm), Diana Lackner (2475 Telegraph Road), Glen Miller (2500 Telegraph Road)

2. 02-09/16: **Visitors Business**

No Visitors spoke.

3. 03-09/16: **Consider Possible Revisions to the Village of Bannockburn's Tree Ordinance and to the Village of Bannockburn Zoning Code Pertaining to Bufferyard Regulations.**

Chairman Raimondi noted that they would like to keep discussion to one item, only due to the brevity of the meeting tonight. He noted that at the last meeting in August, the Commission determined that the opacity regulations should not be imposed when a resident removes a dead, diseased, dying, infested or hazardous tree from within the bufferyard.

Chairman Raimondi then opened the discussion as to whether bufferyard screening requirements should be exempted if contrary to other county, state and federal regulations. This item is noted as item number 9 within the staff report.

The Commission discussed the following: That this was not an attempt to get around any state or federal regulations. That this was brought up due to a real world example where a bufferyard is required by the Village ordinances, however, there is a wetland area within the same area and would be impossible to meet the bufferyard requirements. After discussion regarding the home rule community status, the consensus from the Commission was that properties should not be exempted from the bufferyard screening requirements if they are contrary to other county, state and federal regulations. It was noted that this is a property specific situation and the applicant can always pursue zoning relief as a remedy.

Chairman Raimondi then opened the discussion regarding whether there should be reduced bufferyard screening requirements for smaller projects, such as decks and accessory structures.

The Commission discussed the following: That this regulation really depends on what the proposed work scope is. That if you change a patio to a deck, you shouldn't have to meet opacity for your entire property or get ARC approval. That the bufferyard/opacity requirements should be triggered only when an accessory structure can be viewed from a particular lot line. They also discussed the possibility that only a portion of the lot line should be provided with opacity, however, the question was raised as to who is going to decide what portion of the lot line has to be provided with opacity. They noted that if you do the whole thing, like building a new house for example, you should require the entire lot line to meet the bufferyard requirements and that it is unreasonable to require the whole lot to be screened for a small project.

Resident Bruce Nelson noted that he did not think you need something around all areas of the home. He mentioned his home as it relates to the thicket behind his home. He noted that he does not like the bufferyard requirement.

Commissioner Raimondi then asked whether buffer yard regulations should be different for the A zoning lots versus the B zoning lots? He noted that he thought the requirements should be different for the different size of lots and wanted the Village to take a more practical approach to the tree ordinance.

Mr. Vic Filippini noted that if the Commission is trying to figure out a trigger, or specifically whether it is too big or too small, the Village has in the zoning code an example of how they addressed this with impervious surface. He noted the zoning ordinance has a scaled amount of impervious surface that could be done similar to what we do with this project.

The Commissioners generally discussed the location of the zoning lots within the Village of Bannockburn. They requested that Staff provide a zoning map for them at the next meeting so they can see the breakdown of zoning lots. Staff stated they would provide zoning maps at the next regular meeting.

Mr. Filippini suggested scaling the requirements based on the lot size and not on the zoning district.

The Commissioners generally provided the direction that they were inclined to differentiate requirements based on condition and size of lots, that the Village needs to take a more practical approach, that every lot should not be treated the same, and that regulations should be based on a scaled basis versus district basis.

Chairman Raimondi noted that for the next meeting, the Commission should look at the front yard, side yard and back yard issues that could arise and specifically work on defining what should determine bufferyard screening requirements.

#### 4. **Adjournment.**

Commissioner Friedman moved, seconded by Commissioner Sieros, to adjourn the meeting of the Special Tree Commission. On a voice vote, the motion was approved. Ayes: Three (Friedman, Sieros, Zagnoli); Nays: None; Absent: One (Pederson).

The meeting was adjourned at 7:00 PM.