

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION & ZONING BOARD OF APPEALS
JANUARY 8, 2018
MEETING MINUTES**

1. **01-01/08: Call To Order.** Commissioner Feeney called the meeting of the Plan Commission & Zoning Board of Appeals to order at 6:00PM.

Chairman: Michael Raimondi

Commissioners Present: Louise Feeney, Patrick Heneghan, Gerald Laures, Glenn Morris, John Ryan

Commissioners Absent: None

Also Present: Village Manager Maria Lasday, Village Counsel Vic Filippini, Assistant to Village Manager Ryan Mentkowski, Deputy Clerk Linda McCulloch

Visitors: Shaun Ensign (Landmark Sign Group), Jordan Baske (7424 Industrial Ave, Chesterton, IN), Katherine Goehrke (Trinity International University)

2. **02-01/08: Visitor's Business.**

No visitors spoke.

3. **03-01/08: Village Deputy Clerk Swearing in of Patrick Heneghan as a Member of the Village of Bannockburn's Plan Commission & Zoning Board of Appeals.**

Village Deputy Clerk McCulloch swore in Patrick Heneghan to the PCZBA.

4. **04-01/08: Village Deputy Clerk Swearing in of Michael Raimondi as Chairman and a Member of the Village of Bannockburn's Plan Commission & Zoning Board of Appeals.**

Village Deputy Clerk McCulloch swore in Michael Raimondi to the PCZBA as Chairman.

5. **05-01/08: Approval of the November 6, 2017 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Laures moved, seconded by Commissioner Morris, to approve the October 2, 2018 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, as amended. On a voice vote, the motion was approved. Ayes: Six (Feeney, Heneghan, Laures, Morris, Raimondi, Ryan); Nays: None; Absent: None.

6. **06-01/08: Public Hearing for the Consideration of a Text Amendment(s) to the Bannockburn Zoning Code, a Special Use Permit or Amendment Thereof, Variations, and/or Any Other Zoning Relief to Allow the Use of the Campus for Non-Student Recreational Uses for Summer 2018 on the Existing Trinity International University Campus Located at 2065 Half Day Road and 2075 Half Day Road, Submitted by Trinity International University.**

Katherine Goehrke, applicant for Trinity, was sworn in. She summarized Trinity's 2017 experience at the school, noting that there were no complaints in 2017. She also went through all of the proposed uses that are part of the 2018 non-student recreational uses.

Village Manager Lasday reviewed the scope of zoning relief and conditions proposed.

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

- Asked whether further expansion of uses is expected in the future following the increase to 15 this year. Ms. Goehrke noted that there is a limited amount of space available, which limits the amount of uses that can occur and additional expansion is not anticipated.

Commissioner Ryan moved, seconded by Commissioner Feeney, to recommend approval of the Zoning Code Text Amendments to the Bannockburn Zoning Code and the Special Use Permit, conditioned on meeting the conditions noted in the Village Staff memo. On a roll call vote, the motion was approved. Ayes: Six (Feeney, Heneghan, Laures, Morris, Raimondi, Ryan); Nays: None; Absent: None.

7. **07-01/08: Public Hearing for the Consideration of a Text Amendment(s) to the Bannockburn Zoning Code, a Special Use Permit or Amendment Thereof, Variations, and/or Any Other Zoning Relief Related to Signage, including Modifying the Size of Existing Signs, at 2275 Half Day Road, Submitted by Wanxiang Bannockburn, LLC.**

Sean Ensign of Landmark Sign, and applicant for the project, was sworn in. Mr. Ensign noted that the sign structure located along the Tollway would remain the same, but more signage (81 square feet) is proposed to be added to the bottom of the sign. He noted that some of the shrubbery would have to be trimmed.

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

- Asked how the signage would be illuminated. Mr. Ensign noted that it would be internally illuminated with LED lighting and would be the same color and illumination as the existing signage.
- Noted a concern that no landscaping would be removed as part of this project.
- Asked whether Tollway approval would be required. It was noted that the Tollway does not have jurisdiction over this sign and that the Village Engineer previously reviewed the location of the sign.

Commissioner Feeney moved, seconded by Commissioner Morris, to recommend approval of the Zoning Code Text Amendments to the Bannockburn Zoning Code and the Special Use Permit Amendment. On a roll call vote, the motion was approved. Ayes: Six (Feeney, Heneghan, Laures, Morris, Raimondi, Ryan); Nays: None; Absent: None.

8. **08-01/08: Other Business: Public Hearing for the Consideration of a Variation and/or Any Other Zoning Relief to Allow a Change in Grade at the Property Located at 1885 Hilltop Lane, Submitted by Mike Bousis.**

Village Manager Lasday noted that the application materials for the project are incomplete, so continuation of the public hearing will be needed.

Commissioner Morris moved, seconded by Commissioner Feeney, to continue the hearing to the February meeting. On a roll call vote, the motion was approved. Ayes: Six (Feeney, Heneghan, Laures, Morris, Raimondi, Ryan); Nays: None; Absent: None.

Adjournment.

Commissioner Laures moved, seconded by Commissioner Feeney, to adjourn the meeting. On a voice vote, the motion was approved. Ayes: Six (Feeney, Heneghan, Laures, Morris, Raimondi, Ryan); Nays: None; Absent: None. The meeting was adjourned at 6:36PM.