

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION & ZONING BOARD OF APPEALS
APRIL 9, 2018
MEETING MINUTES**

1. 01-04/09: **Call To Order.** Chairman Raimondi called the meeting of the Plan Commission & Zoning Board of Appeals to order at 6:00PM.

Chairman: Michael Raimondi

Commissioners Present: Louise Feeney, Gerald Laures, Glenn Morris

Commissioners Absent: Patrick Heneghan, John Ryan

Also Present: Village Manager Maria Lasday, Village Counsel Vic Filippini, Assistant to Village Manager Ryan Mentkowski, Village Engineer David Gewalt

Visitors: Raffi Arzoumanian (A & C Architects)

2. 02-04/09: **Visitor's Business.**

No visitors spoke.

3. 03-04/09: **Approval of the February 5, 2018 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Feeney moved, seconded by Commissioner Laures, to approve the February 5, 2018 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. On a voice vote, the motion was approved. Ayes: Four (Feeney, Laures, Morris, Raimondi); Nays: None; Absent: Two (Heneghan, Ryan).

4. 04-04/09: **Continued Public Hearing for the Consideration of Proposed Zoning Variations, Zoning Code Text Amendments, Special Use Permits, Amendments to Existing Special Use Permits and/or any other Zoning Relief Necessary Relating to Grade, Grading Changes and Building Height, including Varying the Definition or Calculation of "Grade for Purposes of Measuring the Height of Structures in Connection with Construction of a Proposed New, Two-Story Single-Family Residence on the Property Commonly Known as 1885 Hilltop Lane, Submitted by Mike Bousis.**

Raffi Arzoumanian of a + c architects, applicant for the project, was sworn in. The applicant noted that the site has exceptional topographic features and the elevation of the site from the front to the rear of the property drops over 22 feet. He noted the exceptional topographical features of the site are a natural occurrence and have not been caused by the owner or owner's predecessors. The carrying out of the strict letter of the provision would make construction of a two-story single family home impossible. Two story single family homes are commonly constructed on similar sites in the district. He noted the owner is not seeking to construct a home that is not enjoyed by other owner's in the area with similar lots. He noted the single-family home is located on 6.2 acres of land and it is adequately separated from all adjacent properties and that the proposed home meets and exceeds the required setbacks.

Manager Lasday noted, that this application was originally on the Plan Commission & Zoning Board of Appeals' ("PCZBA") February 5, 2018 agenda for consideration. The PCZBA did not review this matter at the February 5, 2018 PCZBA meeting due to drainage concerns expressed prior to the meeting. The applicant requested to move this issue to a later meeting to give them time to have revised civil engineering plans prepared to address the drainage concerns. The applicant has revised the civil engineering and landscape plans. Such plans were reviewed and found to be acceptable by our Village Engineer, neighbor Jim McShane and PCZBA Chairman Mike Raimondi. The applicant is seeking a recommendation of approval from the PCZBA of necessary zoning relief related to grade, grading changes and building height, including varying the definition or calculation of grade for purposes of measuring the height of structures in connection with construction of a proposed new, two-story single-family residence on the property commonly known as 1885 Hilltop Lane. Applicant specifically needs zoning relief from Section §260-1226 of the Zoning Ordinance to allow a grade of 690 to build a home on Applicant's property, in lieu of the normal permitted grade of 685 for Applicant's property.

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

- Asked if this project would increase the costs to the Village. It was noted that this would not increase the costs to the Village.
- Asked the landscape architect to watch the soil type used.
- Asked about the Impervious Surface Ratio (ISR). It was noted that they were within the requirements of the zoning ordinance.
- Concern about the height of the retaining wall which is close to 10 feet tall at some locations. It was noted that where the wall is greater than 4 feet, the wall would have to have a structural engineer design the wall.

Commissioner Lares moved, seconded by Commissioner Feeney, to recommend approval of a Variation from Section 260-1226 of the Zoning Ordinance to allow a change in Grade, to permit Grading Changes and Building Height, and to vary from the Definition or Calculation of "Grade for Purposes of Measuring the Height of Structures in Connection with Construction of a Proposed New, Two-Story Single-Family Residence on the Property Commonly Known as 1885 Hilltop Lane, Submitted by Mike Bousis, subject to the following conditions: The grade at the property shall be 690.5 with a maximum building height of 33 feet as measured from the top of the foundation; The detention system vegetation should be selected to absorb the runoff readily and proper soils should be placed in the detention bottom to enhance natural growth of plant materials; All 4-foot and higher structural retaining walls must be design by a structural engineer. All retaining walls adjacent to driveway shall be protected against falling hazard; The sanitary sewer connection cannot be started until a Lake County Public Works Department connection permit is obtained; The final grading plan should consider the preservation of the existing high quality native trees around the new home; A LCSMC watershed development permit application should be prepared and be signed by the owner and the engineer prior to applying for a building permit; An Illinois EPA (IEPA) Notice of Intent for grading operations must be submitted because the size of the grading area is approximately 2.7 acres; Provide landscaping to fill plant quantity shortages within several of the bufferyards; Provide information noting which plantings count toward opacity and tree removal mitigation since the plans do not indicate which plantings are counted towards opacity and which are counted towards tree removal mitigation, as noted in the Village Forester's review; and resolve outstanding landscaping and forestry issues with the Village Forester. On a roll call vote, the

motion was approved 4-0. Ayes: Three (Feeney, Laures, Raimondi,); Nays: None; Abstain: One (Morris); Absent: Two (Heneghan, Ryan).

Adjournment.

Commissioner Morris moved, seconded by Commissioner Laures, to adjourn the meeting. On a voice vote, the motion was approved. Ayes: Four (Feeney, Laures, Morris, Raimondi); Nays: None; Absent: Two (Heneghan, Ryan). The meeting was adjourned at 6:33PM.