1. 01-08/05: Call To Order. Chairman Michael Raimondi called the meeting of the Plan Commission & Zoning Board of Appeals to order at 7:00PM.

Chairman: Michael Raimondi

Commissioners Present: Loukas Kozonis, Gerald Laures, Glenn Morris, John Ryan, Barry Shack

Commissioners Absent: None

Also Present: Village Manager Maria Lasday, Village Counsel Betsy Gates, Assistant to Village Manager Ryan Mentkowski

Visitors: Diana Lackner (2475 Telegraph Road), Anne Comisky (1205 Valley Road), Kim Barkemeyer (1405 Valley Road), Michael Sobel (2105 Stirling Road), Dave Brannigan (Glenstar Properties), Robert Rock (1215 Valley), Pat Tyson (2840 Telegraph Road), Dr. G. Sarrafi (1555 Half Day Road), Lauren Rubinson (2900 Telegraph Road)

2. 02-08/05: Visitor’s Business.
No visitors spoke.

3. 03-08/05: Approval of the July 1, 2019 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.
Commissioner Laures moved, seconded by Commissioner Ryan, to approve the July 1, 2019 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. On a voice vote, the motion was approved. Ayes: Six (Kozonis, Laures, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: None.

4. 04-08/05: Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations, and/or Other Zoning Relief Necessary In Connection with Proposed Signage, which may include Installation of New or Modified Nameplate, Identification, Joint Identification, Off-Premises Identification, and On-Site Informational Signs, on the Properties Commonly Known as 2333 and 2121 Waukegan Road in Bannockburn, Illinois, and also Commonly Known as Buildings I and V, in the Bannockburn Lakes Office Plaza development, Submitted by WSC-GSP B/L Office Park, Owner VII, L.L.C. and Glenstar Properties.
Chairman Raimondi swore in Dave Brannigan from Glenstar Properties. David Brannigan from Glenstar Properties requested zoning relief for two new off premises joint identification/nameplate signs along Waukegan Road to facilitate leasing at 2345, 2201 and 2121.
Waukegan Road. The proposed off premises signs will be situated at 2333 and 2121 Waukegan Road.

Chairman Raimondi opened up the public hearing and immediately closed it following no additional comments from the public.

Commissioner Laures moved, seconded by Commissioner Kozonis, to recommend approval of a Text Amendment to Section 260-906 of the Zoning Ordinance, a special use permit to allow a new Nameplate / Joint Identification, Off-premises Sign at 2333 Waukegan Road, and a special use permit to allow a new Nameplate / Joint Identification at 2121 Waukegan Road in Bannockburn, Illinois, and also Commonly Known as Buildings I and V, in the Bannockburn Lakes Office Plaza development, subject to the following conditions: Applicant’s proposed signage improvements is subject to the approval by Architectural Review Commission unless waived by the Village Board of Trustees; pursuant to Section 260-906G(7) and Section 260-906H(1)(h), the Village President and Board of Trustees approving the illumination of the proposed double-faced joint identification/nameplate sign to be considered zoning compliant; and the location of the final stakeout of the proposed signage be approved by the Village Engineer in the field prior to installation. On a roll call vote, the motion was approved. Ayes: Six (Kozonis, Laures, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: None.

5. 05-08/05: Public Hearing for the Consideration of Potential Zoning Code Text Amendments to the Village of Bannockburn Zoning Code Related to Fence Regulations, Submitted by the Village of Bannockburn.

Village Manager Lasday noted that this project was brought to the Commission following the direction from the Village Board on July 8, 2019 to determine whether modifications should be made to zoning code sections in the Village of Bannockburn Zoning Code related to fence regulations in the Residential Districts. She noted that there has been interest from a potential property purchaser to allow a closed type fence along the boundary lines of the entire property, including the front yard. Currently a closed type fence is not permitted in the front yard unless it is along Half Day Road.

Chairman Raimondi opened up the public hearing.

Kim Barkemeyer from 1405 Valley Road noted that front yard closed type fencing should be allowed depending on the configuration of one’s lot.

Mike Sobel from 2015 Stirling Road and Lauren Rubinson from 2900 Telegraph Road both noted that the Village’s character would be at risk if we changed the Village’s fencing regulations. They enjoyed the Village’s character and didn’t want it to change.

Diana Lackner from 2475 Telegraph Road noted that the Village should allow fencing in the front yard since there is a lot of noise and traffic on Telegraph Road. She also stated that we needed to not have restrictions to help people sell their homes. We need to balance the practical while preserving the estate character.
Commissioner Laures moved, seconded by Commissioner Morris, to recommend denial of the Zoning Code Text Amendments to the Village of Bannockburn Zoning Code Related to Fence Regulations. On a roll call vote, the motion was approved. Ayes: Four (Kozonis, Laures, Morris, Raimondi); Nays: None; Abstain: Two (Ryan, Shack); Absent: None.

6. **06-08/05: Continued Public Hearing for the Consideration of a Text Amendment(s) to the Bannockburn Zoning Code, a Special Use Permit, Variations, and/or Any Other Zoning Relief in connection with the Proposed Subdivision of the Property Commonly Known as 1555 Half Day Road, Bannockburn, Illinois into Two Or More Lots that are Smaller than the Generally-Applicable Minimum Lot Size of 160,000 Square Feet within the A Residential District, Submitted by Dr. Ghodraft Sarrafi.**

Chairman Raimondi swore in Dr. Ghodraft Sarrafi from 1555 Half Day Road.

Dr. Sarrafi noted that he was seeking zoning relief for 3 lots. The Commission noted that only 2 lots would be considered. Similar to previous direction to the applicant, the Commission requested to see a survey of the property showing wetlands, utilities and the proposed location of 2 lots. Dr. Sarrafi was not able to provide the documentation requested.

Commissioner Morris moved, seconded by Commissioner Shack, to continue the Public Hearing for the Consideration of a Text Amendment(s) to the Bannockburn Zoning Code, a Special Use Permit, Variations, and/or Any Other Zoning Relief in connection with the Proposed Subdivision of the Property Commonly Known as 1555 Half Day Road, until the October 7, 2019 Plan Commission and Zoning Board of Appeals meeting. On a roll call vote, the motion was approved. Ayes: Six (Kozonis, Laures, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: None.

**Adjournment.**

Commissioner Ryan moved, seconded by Commissioner Morris, to adjourn the meeting. On a voice vote, the motion was approved. Ayes: Six (Kozonis, Laures, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: None.

The meeting was adjourned at 7:51PM.