VILLAGE OF BANNOCKBURN
PLAN COMMISSION & ZONING BOARD OF APPEALS
OCTOBER 7, 2019
MEETING MINUTES

1. 01-10/07: **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: Brian Adley, Loukas Kozonis, Glenn Morris, John Ryan, Barry Shack

   Commissioners Absent: Gerald Laures

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

   Visitors: Lauren Rubinson (2900 Telegraph Road), Pat Tyson (2840 Telegraph Road) Dave Brannigan (Glenstar Properties), Catherine Spencer (CTAD), Frank Rothing (1340 Aitken)

2. 02-10/07: **Visitor’s Business.**

   No visitors spoke.

3. 03-10/07: **Approval of the August 5, 2019 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

   Commissioner Kozonis moved, seconded by Commissioner Shack, to approve the August 5, 2019 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. On a voice vote, the motion was approved. Ayes: Six (Adley, Kozonis, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: One (Laures).

4. 04-10/07: **Public Hearing for the Consideration of Proposed Special Use Permit and any other Zoning Relief Necessary, including Potential Zoning Code Text Amendments, Amendments to Existing Special Use Permits, and/or Variations, in connection with the Establishment and Maintenance of a Cafeteria and Food Service Area for Building Employees and Personnel within the Existing Office Building on the Property Commonly Known as 2355 Waukegan Road in Bannockburn, Illinois, 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 a Special Use Permit to establish and maintain a cafeteria and food service area for building employees and personnel at 2355 Waukegan. Mr. Brannigan mentioned that the cafeteria was mainly for employees, there wouldn’t be a full kitchen, the cafeteria is needed particularly during inclement weather, and an outside vendor would be operating the cafeteria.
Chairman Raimondi opened up the public hearing and immediately closed it following no comments from the public.

Commissioner Morris moved, seconded by Commissioner Adley, to recommend approval of a Special Use Permit in connection with the Establishment and Maintenance of a Cafeteria and Food Service Area for Building Employees and Personnel within the Existing Office Building on the Property Commonly Known as 2355 Waukegan Road. On a roll call vote, the motion was approved. Ayes: Five (Adley, Kozonis, Morris, Ryan, Raimondi); Nays: None; Abstain: One (Shack); Absent: One (Laures).

5. 05-10/07: Public Hearing for the Consideration of Potential Text Amendments to the Bannockburn Zoning Code Regarding Adult-Use Cannabis Business Establishments Operating in Accordance with the Illinois Cannabis Regulation and Tax Act. Such Potential Text Amendments may specifically include, but are not limited to: Regulations Relating to the Type, Location, Time, Place, Manner, and Number of such Adult-Use Cannabis Business Establishments; Regulations and Standards for Special Use Permits or Conditional Use Permits; Minimum Distance Limitations from Sensitive Uses; and Regulations for On-Premises Consumption of Cannabis at or in Cannabis Business Establishments, Submitted by the Village of Bannockburn.

Village Counsel Gates provided an updated to the PCZBA related to the public hearing item before them. It was noted that the Village Board provided direction to the PCZBA to evaluate and recommend zoning classifications for Cannabis Businesses, including whether the categories of Cannabis Businesses should be considered “permitted” or “special” uses under the Zoning Code in the Village’s various zoning districts, and evaluate and recommend other Cannabis Business Regulations as may be necessary, important, or beneficial to the Village and its residents.

The PCZBA discussed the recently approved Illinois Cannabis Regulation and Tax Act (the “ACT”). Such ACT legalized and regulates the production, consumption, and sale of cannabis in Illinois. Under the ACT, personal possession of up to 30 grams of cannabis is legal for Illinois residents at least 21 years of age. They also discussed possible locations that recreational cannabis business establishments would be allowed under the ACT, which was ultimately only Bannockburn Green Retail Center. Some of the PCZBA Commissioners questioned whether the Village should issue a referendum, which it was noted that the Village Board would need to decide whether or not to issue a referendum regarding the issue of allowing cannabis.

Chairman Raimondi opened up the public hearing and swore in Lauren Rubinson, Pat Tyson and Catherine Spencer.

Lauren Rubinson (2900 Telegraph) noted that she is opposed to this proposal being allowed, especially in a retail outlot in Bannockburn. She was concerned about the transport of the product and the possible crime that could follow.

Pat Tyson (2840 Telegraph) noted that she is opposed to the legalization of marijuana overall and mentioned her concerns with health that could follow this legalization. She noted that the state of Illinois needs the money which is a reason why this was passed. She was not sure that the Village
should be advocating the use of cannabis in the Village.

Catherine Spencer (Community the Anti Drug! (or CTAD)) presented testimony that included an expression of health concerns and the negative impact of having a recreational cannabis business establishment in close proximity to Deerfield High School.

One or more of the PCZBA Commissioners noted that more input from the residents should be sought as it relates to this proposal.

Commissioner Shack moved, seconded by Commissioner Ryan, to continue the public hearing to the November 4, 2019 meeting, and requested that the residents be notified of the matter and be advised of the next meeting date. On a roll call vote, the motion was approved. Ayes: Six (Adley, Kozonis, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: One (Laures).

06-10/07: **Consider Approval of the 2020 Calendar Year Schedule for the Plan Commission & Zoning Board of Appeals Meetings.**
Commissioner Kozonis moved, seconded by Commissioner Shack, to approve the 2020 calendar year schedule for the Plan Commission & Zoning Board of Appeals meetings. On a voice vote, the motion was approved. Ayes: Six (Adley, Kozonis, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: One (Laures).

6. **07-10/07: Consider Approval of the Cancellation of the December 2, 2019 Plan Commission & Zoning Board of Appeals Meeting Date.**
Commissioner Morris moved, seconded by Commissioner Shack, to cancel the December 2, 2019 Plan Commission & Zoning Board of Appeals meeting date. On a voice vote, the motion was approved. Ayes: Six (Adley, Kozonis, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: One (Laures).

7. **08-10/07: Consider Approval of a December 9, 2019 Plan Commission & Zoning Board of Appeals Special Meeting at 6:00 p.m.**
Commissioner Morris moved, seconded by Commissioner Shack, to approve a December 9, 2019 Plan Commission & Zoning Board of Appeals Special Meeting at 6:00 p.m. On a voice vote, the motion was approved. Ayes: Six (Adley, Kozonis, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: One (Laures).

8. **09-10/07: 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.**
Manager Lasday noted that Dr. Ghodraft Sarrafi advised her that he was in the process of hiring a surveyor to prepare a survey of the property that would show wetlands, utilities and the proposed location of 2 lots, as requested by the PCZBA. However, no materials were ready for review by the PCZBA.
Commissioner Morris moved, seconded by Commissioner Kozonis, 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 November 4, 2019 Plan Commission and Zoning Board of Appeals meeting. On a roll call vote, the motion was approved. Ayes: Six (Adley, Kozonis, Morris, Ryan, Shack, Raimondi); Nays: None; Absent: One (Laures).

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

The meeting was adjourned at 8:10PM.