1. **01-11/18: 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, Gerald Laures, Glenn Morris, Barry Shack

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

   Visitors: Approximately 26 members of the public were in attendance.

2. **02-11/18: Visitor’s Business.**
   No visitors spoke.

3. **03-11/18: Approval of the October 7, 2019 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

   Commissioner Kozonis moved, seconded by Commission Adley, to approve the October 7, 2019 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. On a voice vote, the motion was approved. Ayes: Six (Adley, Kozonis, Laures, Morris, Shack, Raimondi); Nays: None; Absent: None.

4. **04-11/18: Public Hearing for the Consideration of Testimony with Respect to a Proposed Amendment to the Village of Bannockburn Comprehensive Plan Regarding Community Character and Land Use Planning for Properties on the East Side of Waukegan Road (IL Route 43) in the Vicinity of the Intersection of Waukegan Road and Half Day Road (IL Route 22).**

   Village Counsel Gates-Alford provided a summary of draft amendments to various sections of the Comprehensive Plan for the Village of Bannockburn. It was noted that the current Comprehensive Plan was approved in 2014. The proposed amendments primarily pertain to a currently unincorporated property located at the northeast corner of Routes 43 and 22. Such property is contiguous to the Village’s existing boundaries and was identified within the Village’s planning area and as a target for annexation and development under the 2014 Comprehensive Plan. The 2014 Comprehensive Plan identifies such property as appropriate for office or retail development, and the proposed amendments would identify mixed-use development including commercial/retail and residential uses as appropriate development options for the site. Village Manager Lasday described the sections of the Comprehensive Plan that would be affected. Village Counsel Gates-Alford discussed the proposed changes.

   Commissioner Morris asked who authored the proposed changes to the Comprehensive Plan.
Village Counsel Gates-Alford stated that the Village Counsel’s office authored the draft language in relation to an annexation and zoning application received by the Village.

Chairman Raimondi opened the public hearing at 7:11PM and invited public comment.

Chairman Raimondi swore in Dipesh Shah. Mr. Shah stated that he lives in the Del Mar Woods subdivision. He asked whether the proposed development for the property at the corner of Waukegan and Half Day Roads would include rental units, and how many.

Mark Gershon, attorney for the owners of the property at the northeast corner of Waukegan and Half Day Roads, stated that he was prepared to discuss the project and would make a presentation, and it might be confusing to answer piecemeal questions.

Attorney Gates-Alford stated that there were three public hearings on the Plan Commission’s agenda, and the current public hearing is for comments about changes to the Village’s Comprehensive Plan.

Commissioner Morris stated that the development proposal included 60 apartment units, and the public should be able to make comments in the order they want.

Commissioner Laures stated that the commissioners should first deal with the wording changes to the Comprehensive Plan.

Mr. Shah stated that he was concerned that adding 60 residential apartments at the property on the corner of Waukegan and Half Day Roads would adversely impact the local school and would increase traffic, which is already heavy due to the Mariano’s on Waukegan Road to the north. He felt that a traffic signal should be installed at the entrance to Del Mar Woods.

Chairman Raimondi swore in Jake Leahy (1190 Half Day Road). Mr. Leahy stated that he serves on the local school board and noted that there should be coordination with the school about accommodating students from new residential development. He also expressed concern about the impacts of new development on drainage and flooding in the Del Mar Woods neighborhood.

Chairman Raimondi swore in Theresa Gamal Eldin (2799 Birchwood Lane). Ms. Gamal Eldin asked what the hours of operations would be for mixed retail uses on the corner property and how hours of operation would be enforced. She was concerned that the Mariano’s north of the corner property does not adhere to its specified hours of operation. She was also concerned about traffic impacts, drivers making U-turns on Half Day Road, and environmental impacts of litter from retail uses.

Chairman Raimondi swore in Lauren Rubinson (2900 Telegraph Road). Ms. Rubinson asked whether there are any apartments in Bannockburn. Chairman Raimondi stated that there are only apartments at Trinity College. Ms. Rubinson was concerned that apartments are not consistent with the large-lot residential character of Bannockburn and stated that the corner property would be more appropriate for commercial development, such as retail or offices.
Chairman Raimondi swore in Lauren Rothenberg (2649 Birchwood Lane). Ms. Rothenberg asked about the purpose of the public hearing. Chairman Raimondi stated that the public hearing was to consider changing the Comprehensive Plan. Ms. Rothenberg asked what the corner property is zoned currently. Village Counsel Gates-Alford stated that the property is zoned in the General Commercial district in unincorporated Lake County, and the owners had approached the Village to request annexation and zoning relief. Village Manager Lasday noted that mixed use development (residential and commercial) is allowed under the property’s current zoning in Lake County.

Ms. Rothenberg asked about the procedures for considering and approving development of the corner property. Village Counsel Gates-Alford stated that the second public hearing on the PCZBA’s agenda would relate to zoning relief for the proposed development, and the PCZBA is a recommending body. Village Counsel Gates-Alford stated that the Village Board would hold a further public meeting before voting on whether to approve zoning relief, the Village Board would also hold a public hearing regarding the annexation request and potential annexation agreement, and the Village’s Architectural Commission would hold a public meeting to consider the architectural design of the proposed development.

Ms. Rothenberg noted that she was concerned about the school issues raised by her neighbors and about how a four-story building behind her property would impact her home and family.

Chairman Raimondi swore in Pat Tyson. Ms. Tyson asked whether the Comprehensive Plan affects the whole Village or just a particular location. Chairman Raimondi stated that the Comprehensive Plan relates to the whole Village. Village Manager Lasday stated that the proposed changes to the Comprehensive Plan related to the unincorporated corner property.

Chairman Raimondi swore in Kamil Gamal Eldin (2799 Birchwood Lane). Mr. Gamal Eldin was concerned about the types of commercial uses that might locate on the corner property and asked whether there were use restrictions. Chairman Raimondi stated that the Village’s zoning ordinance contains use regulations. Commissioner Morris noted that most uses are only allowed by special use permit in the R-1 District. Village Counsel Gates-Alford stated that the only permitted uses in that district are parks and open space.

Chairman Raimondi asked whether there were further comments from the public, and none were offered.

Commissioner Shack noted that there was a lot of information to digest about the project, and he did not feel that it should be put to a vote at this meeting. Commissioner Shack made a motion to defer voting until the Commission had more time to review the information. There was no second on the motion.

Commissioner Laures stated that, if changes to the Comprehensive Plan were not approved, then the zoning application likely could not be approved. Commissioner Morris noted that annexation of the property, and any annexation agreement, is up to the Village Board and asked whether the Village Board could approve development of the corner property without
amending the Comprehensive Plan. Village Counsel Gates-Alford stated that the Village Board could approve the development without amending the Comprehensive Plan, but the proposed amendments are appropriate if the mixed-use development is desired. Commissioner Morris noted that the PCZBA’s vote is advisory.

Commission Morris asked what areas would be considered the “outskirts” of the Village and stated that mixed use development with residential units would not contribute to suburban character of an area like Bannockburn.

Commissioner Kozonis suggested that the Commissioners defer voting on the amendments to the Comprehensive Plan until they had heard the applicant’s presentation and comments on the proposed development and zoning relief.

Commissioner Laures stated that the question before the PCZBA was the mixed-use concept in the Comprehensive Plan, and it would be premature to consider a specific development proposal without voting on the Comprehensive Plan.

Commissioner Morris stated that the Comprehensive Plan amendments were drafted in response to the development proposal, and it would make sense to hear their full presentation.

Chairman Raimondi recognized Mr. Shah. Mr. Shah noted that, if the property was developed in unincorporated Lake County, children from the residential units would still attend the Bannockburn school and use school resources.

Mr. Gershon stated that the developer would pay impact fees to the school and pay the same school taxes whether the property developed in Bannockburn or Lake County. He stated that the developer believes it can have a more quality development in Bannockburn and would provide options for members of the Bannockburn community that want to downsize from large homes.

Commissioner Morris noted that annexation of the property would give the Village more control over the development and its impacts. Mr. Shah stated that there should be enforcement and consequences if the property owners do not obey Village ordinances.

Mr. Shah asked what the timing and process was to oppose the development. Village Counsel Gates-Alford stated that the purpose of the public hearing was to hear all comments regarding the proposal, and the Village Board would conduct a further public meeting before taking final action and a public hearing regarding the annexation agreement. Village Manager Lasday explained the Village Board’s regular meeting schedule and where meeting information is posted online.

Chairman Raimondi recognized Mr. Leahy. Mr. Leahy was concerned about whether the Comprehensive Plan amendments would allow mixed-use development on other properties in the Village.
Commissioner Laures made a motion to approve the proposed amendments to the Comprehensive Plan, subject to wording changes to focus on the specific area at the northeast corner of Waukegan and Half Day Roads. Commissioner Adley then seconded the motion. Commissioner Morris and others discussed in detail the wording changes to the draft Comprehensive Plan amendment so that it references the specific parcel at the northeast corner of Waukegan and Half Day Roads in various sections.

On a voice vote, the motion was approved. Ayes: Four (Adley, Kozonis, Laures, Raimondi); Nays: Two (Morris, Shack); Absent: None.

Chairman Raimondi declared a short recess at 8:07PM. The meeting was reconvened at 8:13PM.

Chairman Raimondi closed the public hearing at 8:13PM.

5. 05/11-18: Public Hearing for the Consideration of Testimony with Respect to Zoning Map Amendments, Zoning Code Text Amendments, Special Use Permits, Planned Development Approvals, Variations, and/or Other Zoning Relief Pertaining to a Proposed Mixed-Use Retail Planned Development at the Northeast Corner of Waukegan Road (IL Route 43) and Half Day Road (IL Route 22) (11760 W. Half Day Road).

Chairman Raimondi opened the public hearing at 8:14PM.

Mark Gershon, attorney for the petitioner, gave a summary of the proposed development and requested zoning relief. Mr. Gershon introduced the owner’s representatives in attendance: Thomas Beeson (property owner and landscape consultant), Colleen Beeson Grant (daughter of the property owners), John Madeja and Tim Schmidt of Studio 222 Architects (architecture consultants), Luay Aboona of KLOA (professional engineer and traffic expert), Mike Bleck of Bleck Engineering (general and civil engineering consultant), Vince Mosca of Hey and Associates (ecologist and wetlands consultant).

Mr. Gershon stated that the proposal was for a mixed-use development on a 4.9 acre property, which would provide an $18-20 million investment in the community and provide an eastern gateway to the Village. Mr. Gershon stated that the development would contribute to the Village’s property tax and sales tax base.

Mr. Gershon requested that several items be admitted into the hearing record: testimony offered during the hearing on Agenda Item #4, the owners’ zoning application and application documents, plans and studies submitted with the application, and testimony to be presented during this public hearing. Chairman Raimondi granted the request and admitted said items into the record.

Colleen Beeson Grant discussed the history of the Beeson family’s ownership and use of the subject property and described their planning process for the proposed development. Ms.
Grant stated that the owners’ plan was to create a mixed-use planned development in the heart of downtown Bannockburn to be anchored by a large, landscaped Village green. The development would include destination retail, community events, and luxury apartments with high-end amenities.

Mr. Gershon stated that the petitioners gave 15 days’ notice of the public hearing to neighboring property owners by certified mail and asked that the certified mail receipts be admitted into the record.

John Madeja discussed the architectural design and layout of the proposed development. Mr. Madeja stated that there would be two primary access points: a right-in/ right-out access drive on Half Day Road and a full-access drive on Waukegan Road at the existing Mariano’s entrance. He stated that there would be sidewalk extensions for pedestrian access, including a sidewalk along Half Day Road that would connect to Del Mar Woods. He stated that there would be four primary buildings on the site, including a main mixed-use building and three retail outlot buildings. In the main building, the ground floor would be retail and residential amenities, and floors 2, 3, and 4 would be residential. Mr. Madeja noted that landscaping and a fence would provide screening on the eastern property line. He also stated that the development was designed to be pedestrian-friendly and centered around a green space with a gazebo that could be used for community events.

Dipesh Shah asked about the location of a trash receptacle on one of the outlots that was near his home. Mr. Gershon stated that the preliminary plans showed the trash receptacle approximately 50 feet from Mr. Shah’s property, but the location would be reviewed during the final PUD plan process for the outlot.

Commissioner Morris noted that the petitioner was not following the Village’s standard opacity requirements for bufferyards and was proposing an alternative landscape design plan. Mr. Gershon stated that was correct.

Chairman Raimondi asked about the fence on the eastern property line. Mr. Gershon stated that it would be an 8-foot solid wood fence.

A member of the public asked about past efforts and plans to develop the property. Mr. Beeson briefly discussed a past development effort approximately 27 years ago.

Mr. Madeja discussed the architectural style, scale, and materials used in the mixed-use building design. He also discussed the floor plans for the mixed-use building and the location of retail, residential units, and amenities. He stated that there would be 68 underground parking spaces and 32 ground-level parking spaces to support the residential uses.

It was noted that witnesses had not been sworn in for this public hearing. Chairman Raimondi swore in the witnesses wishing to testify.

Mr. Madeja stated that there would be two ground signs as well as wall signs for tenant spaces and discussed the design of the signs.
Mr. Beeson discussed the design and layout of the buildings and site improvements, aesthetic considerations, and noise buffering measures. He stated that the apartments would be very high-end and designed for empty-nesters. Mr. Beeson also discussed the landscaping design of the development, including landscaping at the entrance, in the central green space, and in bufferyards.

Luay Aboona explained the traffic study that he prepared and the methods used. He discussed the layout and design of the proposed right-in/right-out access drive on Half Day Road and full access driveway with turning lanes on Waukegan Road at the existing Mariano’s entrance. Mr. Aboona stated that his traffic study indicated a traffic signal was warranted at the Waukegan Road driveway, and an application had been made to IDOT for approval of the traffic signal.

Mr. Gershon stated that a cross-access easement was previously established to allow traffic from the subject property and the Mariano’s development to share the driveway and other access facilities. Mr. Gershon stated that the petitioner would use their best efforts to secure IDOT approval of a traffic signal and would install it at petitioner’s expense if approved.

Commissioner Shack asked whether the signal would cause traffic to back-up and block other intersections. Mr. Aboona stated that would not happen because the traffic signals would be interconnected.

Mr. Aboona stated that he also reviewed the parking for the proposed development, and it met industry standards for a mixed-use residential and commercial development. He believed that the parking would operate efficiently because of the sharing that would occur between different uses.

Mike Bleck discussed the proposed subdivision of the Petitioner’s property. He stated that it would be a four-lot subdivision, including three small lots for out buildings, and there would be a declaration of covenants and restrictions recorded to address ingress and egress, parking, access, and other matters for the entire property.

Chairman Raimondi commented that the cusp on the northeast corner of Lot 2 should be eliminated. Mr. Bleck agreed.

Mr. Bleck discussed stormwater drainage and engineering for the proposed development. He stated that the development was designed to meet the requirements of the Lake County Watershed Development Ordinance, and he had coordinated with the Village Engineer in developing the design. Mr. Bleck discussed his background and qualifications as an engineer and qualifications of his staff who assisted with the design. Mr. Bleck briefly discussed the drainage report that he prepared and stated that it addressed downstream capacity and showed that off-site flow would be significantly reduced from existing conditions.

Chairman Raimondi asked Mr. Bleck to discuss more specifics of the engineering plans.
Village Manager Lasday noted where the engineering and drainage reports were available on the Village’s website.

Mr. Bleck further discussed the drainage and engineering plans. He stated that all stormwater would drain away from the buildings into a storm sewer, which conveys the water to an on-site detention basin. He said that the storm sewers are sized for a 100-year storm. From the detention basin, water is released into a swale that runs through the Mariano’s property. Mr. Bleck also stated that there were some fragments of wetlands on the property that were mitigated as part of the Mariano’s development, and there were no further wetland impacts from the proposed development.

Commissioner Morris asked whether Mr. Bleck’s firm designed the stormwater engineering for the Mariano’s development. Mr. Bleck stated they did not, but they reviewed the plan. Commissioner Morris asked whether any water from the Mariano’s property would infiltrate east into Del Mar Woods if the system worked properly. Mr. Bleck stated that it would not.

Commissioner Morris noted that residents in Del Mar Woods have issues with basements flooding. Mr. Gershon stated that those issues existed prior to the Mariano’s development. Commissioner Morris asked whether the Petitioner’s development would pile onto the existing problem. Mr. Bleck stated that it would not because the stormwater system would reduce run-off from the Petitioner’s property post-development.

Commissioner Shack asked whether the Petitioner could do anything to solve the drainage and flooding problems in Del Mar Woods. Mr. Gershon stated that the Petitioner was not responsible for solving flooding problems for adjacent properties and doing so would be cost prohibitive.

Chairman Raimondi declared a short recess at 9:18PM. The meeting was reconvened at 9:24PM.

Mr. Bleck further discussed the existing drainage conditions and stormwater run-off from the subject property. He stated that in extreme conditions of heavy rainfall, there would be 3.5 cubic feet per second of run-off to the northeast. He explained how stormwater would be collected and conveyed by the proposed system, which would have a controlled release rate of 1.2 cubic feet per second.

Village Engineer Gewalt discussed his review of the drainage study and engineering plans. He stated that the proposed system would reduce the amount of water running off the site to about one-third of the run-off under current conditions. He also discussed existing flooding problems in Del Mar Woods due to topography of the area and stated that the stormwater system for the proposed development would improve drainage in the area but could not solve all off-site problems.

Commissioner Morris asked Village Engineer Gewalt whether he had concerns with the right-out turning movement from the access driveway on Half Day Road. Village Engineer Gewalt stated that it would be difficult for someone leaving the site on Half Day Road to
cross traffic and turn left onto Waukegan Road, but it would be up to IDOT to approve any turning restrictions or signage.

Commissioner Morris asked about stacking room for vehicles at the Half Day Road driveway exit. Village Engineer Gewalt agreed that there could be delays for cars exiting that driveway, especially during rush hour. Mr. Aboona stated that cars could also exit onto Waukegan Road.

Commissioner Shack asked whether stormwater would release at a higher rate if the on-site detention basin reached capacity. Village Engineer Gewalt stated that it was limited to the allowable controlled release rate, but if the basin reached capacity water would slowly seep towards Half Day Road.

A member of the public expressed concern about the stormwater improvements and grading that were done for the Mariano’s development north of the Petitioner’s property. Village Engineer Gewalt further discussed the grading and topography of the site and how the stormwater system would function.

Mr. Gershon noted that there are a number of standards for granting the requested rezoning, special use permit, and PUD approvals. In addition to the testimony given during the hearing, the Petitioner’s application provides written responses regarding each standard. He stated that the requested zoning relief would put significant restrictions on the property that benefit the Village and residents as compared to the current County zoning, and the development would also have significant economic benefits to the community.

Chairman Raimondi invited public comments.

Lauren Rothenberg asked about the current zoning of the property. She also commented that the Village green area of the proposed development is in the middle of a parking lot, which would not be useful or attractive. She suggested moving the buildings towards the front of the property, away from existing residences, and putting the green space in the back.

A member of the public asked about the estimated price points, sizes, and amenities for the residential units and what makes them luxury.

Mr. Madeja stated that the average unit size would be about 1,000 square feet, and they are luxury because of upgraded amenities, such as a gym and event room, and higher-end finishes, such as stainless steel appliances, wood plank flooring, in-unit laundry, and stone or quartz countertops.

Michael Sieman introduced himself and his firm as the equity underwriter for the proposed development. He stated that he expected the development to achieve top-of-market rents due to the quality and location of the development and increased market interest in rental property options. He stated that luxury rentals in nearby communities receive rents of $2.50-$3.00 per square foot, and they would expect similar or higher rents for this development. He
stated that the units could be converted to condo ownership in the future based on market demand, but they currently see more demand for rental options.

A member of the public stated that a four-story building would have a big impact on the residences on Birchwood Lane. He felt that alternative designs for development of the property might be more appropriate.

Lauren Rubinson stated that residents in Bannockburn own their homes and make investments in them. Rentals would be out of character with the community.

A member of the public stated that he was concerned about traffic impacts from the proposed driveway access point on Half Day Road. He also asked whether there would be rooftop access for the proposed building.

Mr. Madeja stated that there would be a rooftop terrace area that is restricted to residents.

Pat Tyson was concerned that too much is being proposed given the size of the subject property, there would not be room for children to play, and the site would be more appropriate for commercial development only.

Ms. Rothenberg stated that she was concerned about the rooftop terrace, and there would need to be restricted access hours to avoid noise impacts on neighbors.

Mr. Shah was also concerned about the rooftop terrace and its impact on privacy of adjacent residents in their homes and yards. He felt there would need to be strict operational rules and penalties for violations.

Mr. Madeja showed where the rooftop terraces were located on the floor plans.

Mr. Shah asked about records kept by the Village regarding ordinance violations. Chairman Raimondi stated that he could file a Freedom of Information Act request.

A member of the public asked whether there were any commercial tenants lined up for the development. Mr. Beeson stated that they had not yet marketed the property to commercial tenants and wanted to get the development’s design approved by the Village first.

Mr. Gershon stated that there would be covenants, conditions, and restrictions recorded against the property, which would establish rules and requirements for residents, such as hours of access to the rooftop terraces.

Jake Leahy stated that it would be good to have a sidewalk extension between the development and the adjacent neighborhoods. Mr. Beeson stated that he agreed, and the plans include extending a sidewalk down to Birchwood Lane.

Chairman Raimondi closed the public hearing at 10:02PM.
Chairman Raimondi asked for an explanation of the proposed Zoning Code text amendments relating to the petition. Village Counsel Gates-Alford discussed a draft ordinance to amend the Zoning Code’s regulations for the R-1 District. She stated that the amendments would allow approval of a planned unit development as a special use in the R-1 District, which could include deviations from various generally-applicable zoning regulations, such as floor area of nonretail uses, lot sizes, setbacks, building height, and bulk requirements. Multi-family residential uses could also be approved as part of a planned unit development on upper floors only. The text amendment would also add to the list of uses that can be approved in the R-1 District by special use permit and would allow certain uses to begin operations at 5:00AM, but not receive deliveries before 6:00AM. The draft ordinance also includes procedural and definitional changes.

Village Counsel Gates-Alford also discussed a draft ordinance that would grant a special use permit and planned development approvals to the Petitioner. She stated that the draft ordinance includes proposed conditions on approval, including requirements for final PUD plan approvals, financial security for certain site improvements, adherence to the plans submitted, installing and paying for a traffic signal if approved by IDOT, payment of impact fees, restricted delivery hours, and recording a declaration of covenants and restrictions subject to Village approval. The draft ordinance would also rezone the subject property in the R-1 District and would approve certain discrete uses that could be developed on the property. She also discussed procedural requirements for the Petitioner to seek final PUD plan approval for Lot 1 of the development and detailed PUD plan and final PUD plan approvals for Lots 2, 3, and 4.

Commissioner Laures asked whether the uses that would be allowed on the property are consistent with Mariano’s and Bannockburn Green Retail Center. Village Manager Lasday stated that the standards for the R and R-1 Districts were intended to be consistent.

Commissioner Laures asked about the next steps for the PCZBA and Village Board to consider the petition. Village Counsel Gates-Alford described the procedures for the PCZBA to vote on its recommendation and for the Village Board’s consideration and final action.

Village Manager Lasday noted that any recommendation for approval should be subject to final approval by the Village Engineer and Village Forester in accordance with their review letters.

Commissioner Laures moved, seconded by Commissioner Adley to recommend approval of the draft ordinance amending the Zoning Code’s R-1 District regulations and the draft ordinance approving a rezoning, special use permit, and planned development approvals for the Petitioner’s property, subject to the Village Forester and Village Engineer’s review and approval and the other conditions discussed. On a voice vote, the motion was approved. Ayes: Four (Adley, Kozonis, Laures, Raimondi); Nays: One (Morris); Abstain: One (Shack); Absent: None.
6. **06/11-18: Public Hearing for the Consideration of Testimony with Respect to Proposed Text Amendments to the Bannockburn Zoning Code relating to the R-Retail District (Article IV, Part 1), Planned Developments (Article 11), and Definitions (Article 12).**

Village Counsel Gates-Alford stated that the owners of the Bannockburn Green Retail Center were interested in subdividing their property to establish outlots. She briefly discussed proposed text amendments to the Zoning Code that would allow approval of a planned development as a special use in the R District and provide a mechanism for the owners of Bannockburn Green to seek such relief. Village Manager Lasday noted that a formal application for zoning relief had not yet been received from the owners of Bannockburn Green.

Commissioner Laures, seconded by Commissioner Adley, moved to continue the public hearing to the PCZBA’s December 9, 2019 meeting at 6:00PM. On a voice vote, the motion was approved. Ayes: Six (Adley, Kozonis, Laures, Morris, Shack, Raimondi); Nays: None; Absent: None.

**Adjournment.**

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

The meeting was adjourned at 10:17PM.