Plan Commission / Zoning Board of Appeals Meeting
February 3, 2020 at 7:00 p.m.

**Issue 5**

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 Necessary to Allow Non-Student Recreational Uses for Summer 2020 on the Existing Trinity International University Campus Located at 2065-2075 Half Day Road, Submitted by Trinity International University.
ISSUE #5: FOR THE PLAN COMMISSION / ZONING BOARD OF APPEALS
COMMISSION MEETING ON MONDAY, FEBRUARY 3, 2020, AT 7:00 P.M.

ISSUE:
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 Necessary to Non-Student Recreational Uses for Summer 2020 on the Existing Trinity International University Campus Located at 2065-2075 Half Day Road, Submitted by Trinity International University.

HISTORY:
Prior to the summer of 2002, Trinity International University (“Trinity”) allowed individuals and groups not enrolled or employed by Trinity to use Trinity’s athletic fields and other Trinity property for recreational and sporting activities (“Non-Student Recreational Uses”). Upon learning of such uses, the Village sent a letter to Lyle Erstad, Vice President of Institutional Services, informing Trinity that the unauthorized Non-Student Recreational Uses on the Trinity property must cease. The letter further informed Trinity that if it desired to use the Trinity property for Non-Student Recreational Uses, Trinity must apply for and obtain certain zoning relief from the Village to allow such uses. Subsequently, Trinity applied for and obtained a Special Use Permit to allow the Non-Student Recreational Uses for the 2002 summer season. At that time, the Village also amended its “C” College District regulations to authorize Non-Student Recreational Uses as a special use. Trinity has annually sought and been granted (in accordance with Section 260-607B7 of the Bannockburn Zoning Code) a Summer Season Special Use Permit.

For a history of the Special Use Permits granted by the Village to Trinity for Non-Student Recreational Uses since 2002, please refer to Exhibit D.

REVIEW:
In accordance with the Village of Bannockburn Zoning Code, each year Trinity seeks zoning relief to allow Non-Student Recreational Uses during the summer. This year, Trinity requests a recommendation of approval by the Plan Commission / Zoning Board of Appeals (“PCZBA”) to the Board of Trustees of zoning relief to allow the following Non-Student Recreational Uses for the 2020 summer season at the Trinity campus:

- Church of Bethlehem Family Retreat
- International Folk Dance Camp
- Bannockburn School Graduation
- Interim Pastors Ministry Conference
- TIU Soccer ID Camp
- Worldview Academy
- Chicago Rush Soccer Camp
- Chicago Red Stars Soccer Camp
Changes: The proposed 2020 Non-Student Recreational Uses include similar uses as last summer, except for the following changes:

New Uses
- Church of Bethlehem Family Retreat
- International Folk Dance Camp
- Interim Pastors Ministry Conference
- Go Crossings

Deleted Uses
- Fab 50 Men’s Baseball League
- TIU Basketball Day Camp
- Rich Falk Basketball Camp

ZONING RELIEF REQUESTED / STAFF RECOMMENDATION
The proposed schedule, group sizes, and the specified athletic field locations appear to meet all of the regulations set forth in the additional standards for non-student recreational special uses. However, since the International Folk Dance Camp is a new type of camp being introduced, Staff recommends that the International Folk Dance Camp be limited to 100 participants and restricted to indoor uses only. Staff additionally recommends the following zoning relief:

- A Special Use Permit to Allow Non-Student Recreational Uses for Summer 2020 on the Existing Trinity International University Campus.

Should the PCZBA be inclined to recommend approval to allow for the proposed Non-Student Recreational Uses for Summer 2020 on the Existing Trinity International University Campus, Staff recommends that the PCZBA recommendation of approval be subject to the following conditions:
- The International Folk Dance Camp be limited to 100 participants and restricted to indoor uses only;
- No loud music at the property line abutting the residential district that exceeds a 60-decibel level when a sports camp is using a field;
- Trinity monitor traffic and control it;
- Trinity pay for extra police patrols, if necessary;
- Trinity monitor complaints, including but not limited to Friday nights, and advise the PCZBA if there are any reported complaints;
• Identification and approval of all specified activities;
• Limits on the numbers of participants and groups;
• Require activities be supervised by Trinity employees;
• Notice to adjacent neighbors of Trinity’s emergency security contact information;
• Restrictions on the location and the hours of certain activities; and
• Trash removal after each camp along the athletic fields and property lines.

EXHIBITS
Please note the following exhibits:
• Exhibit A: Aerials of the property;
• Exhibit B: TIU Conference Services – Client Information for Summer 2020 and Calendar;
• Exhibit C: Notices: Notices sent to Applicant’s neighbors and Published Notice;
• Exhibit D: History of Non-Student Recreational Uses; and
• Exhibit E: Applicant’s complete application materials.

PLAN COMMISSION / ZONING BOARD OF APPEALS DECISION
Whether or not the PCZBA should recommend for a Text Amendment(s) to the Bannockburn Zoning Code, a Special Use Permit or Amendment Thereof, Variations, and/or Any Other Zoning Relief Necessary to Allow Non-Student Recreational Uses for Summer 2020 on the Existing Trinity International University Campus Located at 2065-2075 Half Day Road, Submitted by Trinity International University.
Exhibit A
Aerials of the Property
Exhibit B
TIU Event Services

Client Information for Summer 2020

**Church of Bethlehem Family Retreat** (NEW)
- Saturday 5/23/20-Monday 5/25/20
- About 180 people including children
- Meeting in Hinkson Hall and four Rodine Classrooms
- Staying at LaQuinta Inns and Suites (Bannockburn) & eating meals on campus
- No field use needed

**International Folk Dance Camp** (NEW)
- Thursday 5/28/2020 – Sunday 5/31/2020; 24 hours on campus
- Dance Camp (100 attendees)
- Using gym facilities for dance instruction
- Staying in Trinity Hall and eating meals on campus
- No field use needed

**Bannockburn School Graduation**
- Wednesday, 6/3/2020 – Thursday, 6/4/2020
- 15-25 Bannockburn School Students and 100-125 adults
- Rehearsal in Chapel on Wednesday from 12:00p.m. – 2:00p.m.
- Ceremony on chapel on Thursday from 4:30p.m. – 10:00p.m.
- No housing, meals, or field use needed

**Interim Pastors Ministry Conference** (NEW)
- Monday, 6/8/2020 – Wednesday, 6/10/2020; 9:00a.m.-9:00 p.m.
- Conference (200 adults, approx. numbers)
- Classroom rental for seminars
- Staying in local hotels including LaQuinta Inns and Suites (Bannockburn)
- Eating meals on campus
- No field use needed

**TIU Soccer ID Camp**
- Tuesday, 6/9/2020 – Thursday, 6/11/2020; 24 hours on campus
- High School soccer camp (approx. 20-25 youth “14-17” years old and 5 adult coaches)
- Staying in Trinity Hall and eating meals on campus
- Center field usage from 9:00a.m-11:00a.m. and 2:00p.m. – 4:30p.m.
  - No competitive games scheduled, soccer drills only
Worldview Academy
- Sunday, 6/14/2020 – Friday, 6/19/2020; 24 hours on campus
- Academic Leadership Camp (20 adult leaders & 120 high school students “14-18” yrs. old)
- Seminar instruction on leadership development
- Classroom rental for meeting
- Staying in Johnson Hall & eating meals on campus (Leaders will arrive on Sat. night)
- No field use needed

Chicago Rush Soccer Camp
- Sunday, 6/14/2020 – Thursday, 6/18/2020; 24 hours on campus
- Girls’ soccer camp (approx. 40-50 youth “12-14” years old and 12 adult coaches)
- Staying in Trinity Hall and eating meals on campus
- Center field usage from 9:00a.m-11:00a.m. and 2:00p.m. – 4:30p.m. and 2:30pm-4:30pm on Sunday, 6/14/2019
  o No competitive games scheduled, soccer drills only

Chicago Red Stars Soccer Camp
- Sunday, 6/21/2020 – Wednesday, 6/24/2020; 24 hours on campus
- Girls soccer camp (approx. 40-50 youth “12-14” years old and 12 adult coaches)
- Staying in Trinity Hall and eating meals on campus
- Center field usage from 9:00a.m-11:00a.m. and 2:00p.m. – 4:30p.m.
  o No competitive games scheduled, soccer drills only

TIU Center for Bioethics & Human Dignity
- Thursday, 6/25/2020 – Saturday, 6/27/2020; 9:00a.m.-9:00 p.m.
- Academic Conference (200 adults, approx. numbers)
- Trinity sponsored event
- Classroom rental for seminars
- Staying in local hotels including LaQuinta Inns and Suites (Bannockburn)
- Eating meals on campus
- No field use needed

Chicago Suzuki Institute
- Saturday, 6/27/2020– Sunday, 7/5/2020; 24 hours on campus
- Music Instruction Camp (50 adult leaders and 200 children “3-16” years old.)
- Individual music instruction & recitals
- Classroom rental for instruction & performance throughout all of campus
- Staying in Trinity Hall and at LaQuinta Inns and Suites (Bannockburn)
- Eating meals on campus
• No field use needed

**TIU Volleyball Camp**
• Sunday, 7/11/2020 – Wednesday, 7/15/2020; 24 hours on campus
• Volleyball Residential Camp (10 adult leaders & 50 high school students “14-18” yrs. old)
• Gym Use
• Staying in Johnson Hall & eating meals on campus
• No field use needed

**Go Crossings (NEW)**
• Tuesday 7/14/20 – Saturday 7/18/20; 24 hours on campus
• Academic Leadership and Service Camp (20 adult leaders & 200 students 7th – 12th grade)
• Seminar instruction on leadership and service
• Classroom rental for meeting
• Staying in Johnson Hall and Trinity Hall & eating meals on campus
• No field use needed

**TIU Soccer Camp**
• Monday, 7/20/2020 – Friday, 7/24/2020; Day camp
• Soccer Day Camp (10 adult leaders & 80 students “12-16” years old)
• Individual & team instruction
• No housing or meals needed
• Center Field usage from 9:00a.m.-4:30p.m.
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Exhibit C
Notices
Notice Sent to Neighbors

Notice of Meeting
Plan Commission/Zoning Board of Appeals
MONDAY, FEBRUARY 3, 2020

This notice is to inform you that the Plan Commission/Zoning Board of Appeals (PCZBA) will hold a Public Hearing and consider a request for approval of:

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 Non-Student Recreational Uses for Summer 2020 on the Existing Trinity International University Campus.

Located at 2065 Half Day Road and 2075 Half Day Road, Submitted by Trinity International University.

As an adjacent property owner, you are encouraged to attend this meeting. This meeting will take place on Monday, February 3, 2020 at the Bannockburn Village Hall, in the Board Room at 7:00 p.m.

Plans/Drawings are available at the Village Hall for your review during Village Hall Business Hours (Mon: 8:30 a.m. – 5:00 p.m.; Tue: 8:30 a.m. - 4:30 p.m.; Wed: 7:30 a.m. – 4:30 p.m.; Thur: 8:30 a.m. – 4:30 p.m.; and Fri: 7:30 a.m. – Noon).

If you have any comments or concerns regarding this issue, please phone the Village Hall at 847-945-6080 or attend this meeting. If you are unable to attend this meeting, and want to comment on this issue, you may phone the Village Hall or write a letter to the Commission stating your thoughts and Staff will relay your comments to the Commission during the meeting.

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<td>Marc &amp; Veronique Bushala</td>
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Published Notice

Certificate of Publication:

Order Number: 6572038
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State of Illinois - Lake

Chicago Tribune Media Group does hereby certify that it is the publisher of the Lake County News-Sun. The Lake County News-Sun is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Waukegan, Township of Waukegan, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Lake County News-Sun, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 1/14/2020, and the last publication of the notice was made in the newspaper dated and published on 1/14/2020.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.


Lake County News-Sun

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

14th Day of January, 2020, by

[Signature]
Semi Johnston
VILLAGE OF BANNOCKBURN
LEGAL NOTICE
NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF A SPECIAL USE PERMIT OR AMENDMENT THEREOF, VARIATIONS, TEXT AMENDMENTS, AND ANY OTHER ZONING RELIEF NECESSARY TO ALLOW NON-STUDENT RECREATIONAL USES FOR SUMMER 2020 ON THE EXISTING TRINITY INTERNATIONAL UNIVERSITY CAMPUS (2065-2075 HALIWAY ROAD, BANNOCKBURN, ILLINOIS)

PUBLIC NOTICE IS HEREBY GIVEN that on Monday, February 3, 2020, at 7:00 p.m., a public hearing will be held by the Plan Commission and Zoning Board of Appeals of the Village of Bannockburn, Lake County, Illinois, at the Bannockburn Village Hall, 2275 Telegraph Road, for the purpose of hearing and considering testimony with respect to a request for zoning relief, including without limitation, grant of a special use permit or amendments to existing special use permits, variations, text amendments to the Bannockburn Zoning Code, and any other zoning relief necessary to approve the use of the Trinity International University campus for non-student recreational uses during the 2020 summer term on the property located generally at the southeast corner of State Rout 22 and South Lakeside Drive, commonly known as 2065-2075 Half Day Road, Bannockburn, Illinois, and legally described as follows:

LOT 1 IN COLLEGE PARK SUBDIVISION OF PARTS OF SECTIONS 18 & 19, TOWNSHIP 43 NORTH, RANGE 17 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAC COUNTY, ILLINOIS.

All persons in attendance at the hearing shall have an opportunity to be heard regarding the requested zoning relief. Any person who also wishes to appear as an "interested party" with the right to cross-examine others at the hearing must file an appearance form with the Village of Bannockburn no later than three days prior to the public hearing. Appearance forms are available at the Bannockburn Village Hall, 2275 Telegraph Road, Bannockburn, Illinois.

The above information will be available for inspection at the Bannockburn Village Hall, 2275 Telegraph Road, Bannockburn, Illinois. The public hearing may be adjourned to another date by the Plan Commission and Zoning Board of Appeals of the Village without further notice other than a notice entered upon the minutes of said meeting fixing the time and place of its adjournment and reconvening.

Village Clerk
Village of Bannockburn
01/16/2020 03/20/2020
Exhibit D

History

For a history of the Special Use Permits granted by the Village to Trinity for Non-Student Recreational Uses since 2002, please see below.

During the summers of 2002, 2003, and 2004, there were no complaints registered with the Police Department regarding Non-Student Recreational Uses and camp/program attendance continued to drop. Seeking flexibility to secure more groups, Trinity’s Special Use Permit application for 2005 included a request to establish a process to add additional uses after any final Special Use Permit approval was granted. Following the recommendation of the Plan Commission / Zoning Board of Appeals (“PCZBA”), the Village Board of Trustees approved an Ordinance on February 28, 2005 granting approval of a Special Use Permit to allow Non-Student Recreational Uses for the 2005 summer that included the following process as a condition of approval:

**Authorized Uses.** Only those activities and users identified on the calendar of uses attached to this Ordinance as Exhibit C shall be authorized to participate in the Non-Student Recreational Uses on the Subject Property; provided, however, that Trinity may substitute a substantially similar user for an approved user, subject to the prior approval of the Village Manager, and provided further that Trinity may add a new user, subject to the prior approval of the Village President, the PCZBA Chair, and Village Manager. The Village President, PCZBA Chair, and Village Manager shall review Trinity’s request for approval of a new user and have the authority to take one of the following actions: (a) approve the request with or without conditions; (b) deny the request; or (c) forward the request to the PCZBA for a public hearing and amendment to this Ordinance in accordance with the procedures contained in the Zoning Code for amending a Special Use Permit.

While only one additional user was brought through the “new” system in 2005 and none in 2006, both the Village and Trinity have found the process to be efficient and non-problematic. Please note that as part of the new system, the Village Board of Trustees required “No Trespassing” signs to be posted and marked on application exhibits.

Incidentally, Ordinance No. 2007-19, An Ordinance Granting a Special Use Permit for Non-Student Recreational Uses for Trinity International University (2007 Fall Season), allowed for the scheduled use by Lake Forest Soccer Club via a separate Special Use Permit. A Special Use Permit was separately obtained because the use was originally denied by the PCZBA since the event would take place on Sundays and the neighboring residents had issues with recreational uses being held on Sunday.

Trinity’s 2008 Special Use Permit authorized the Non-Student Recreational Uses for the 2008 summer season. The 2008 summer schedule included the following:
For the 2008 summer, three schedule modifications received administrative approval by Village President Barkemeyer, PCZBA Chairman Jim McShane and Interim Village Manager Linda McCulloch. Those specific changes were the 1) addition of 4 days of NIKE indoor volleyball, 2) removal of Music Conference, and 3) shift Richard Falk basketball from the week of July 13 to the week of July 20. In addition, the commencement time of the Football Day Camp was changed from the 9:00 A.M. time originally presented to the PCZBA with a recommended starting time of 9:30 A.M.

Trinity met all the conditions of approval for the 2008 Special Use Permit and the amended Special Use Permit. The Village did not receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit (which may be due in part to the conditions and restrictions the Village placed on previous Special Use Permits). However, the Village did receive some complaints from one resident regarding Trinity soccer practice (starting too early in the day) during the 2007-2008 academic school year.

At the January 5, 2009 PCZBA meeting, Trinity requested the following zoning relief:
- A Special Use Permit to permit Non-Student Recreational Uses during the Summer of 2009; and
- A variation from Section 6-107B7c to allow Couples for Christ / Foundation for Family & Life to have 1000 participants in lieu of the maximum 400 participants.

Trinity’s requested a new Special Use Permit to allow the Non-Student Recreational Uses for the 2009 summer season included two uses (TIU Soccer Camp and the Rich Falk Basketball Camp) which had been authorized by the Village in the past and several potential new groups. Specifically, Trinity requested the following 2009 summer schedule:
- Daniel Murphy Scholarship Camp
- Lake County Catalyst Youth Groups
- Constance EFCA Youth Group
- Worldview Academy
- Chicago Suzuki Institute
- Mark Clinton Basketball Camp
- TIU Center for Bioethics and Human Dignity
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp
- Couples for Christ / Foundation for Family & Life
- TIU Mission & Intercultural Studies
At the January 5, 2009 PCZBA meeting, the PCZBA unanimously recommended approval of a Special Use Permit to permit non-student related activities during for the 2009 Summer excluding the Couples for Christ / Foundation for Family & Life use. On January 26, 2009, the Village Board of Trustees voted to approve an ordinance granting a Special Use Permit for Non-Student Recreational Uses of Trinity International University (Summer 2009) excluding the Couples for Christ / Foundation for Family & Life use, which was contingent upon the following:

- Identification and approval of all specified activities;
- Limits on the numbers of participants and groups;
- Require activities be supervised by Trinity employees;
- Notice to adjacent neighbors of Trinity’s emergency security contact information;
- Restrictions on the location and the hours of certain activities; and
- Trash removal after each camp along the athletic fields and property lines.

Since the published legal notice for Trinity’s requested zoning relief at the January 5, 2009 PCZBA meeting was insufficient, the PCZBA continued Trinity’s request for zoning relief with regard to the Couples for Christ / Foundation for Family & Life use to their February 2, 2009 meeting.

At the February 2, 2009 PCZBA meeting, Trinity requested zoning relief to allow Couples for Christ / Foundation for Family & Life to have 1000 participants in lieu of the maximum allowed 400 participants. The PCZBA unanimously recommended approval of the following:

- A Text Amendment to the Village of Bannockburn Zoning Code to authorize the granting of a variation for group size in connection with a non-student Special Use Permit not restricted to indoor use only;
- Amendment to the existing Special Use Permit for non-student uses; and
- A variation from the Village of Bannockburn Zoning Code Section 6-107B7c to allow Trinity’s client, Couples for Christ / Foundation for Family & Life, up to 1000 adults and not restricted to indoor use.

The PCZBA recommendation for approval was subject to the following conditions:

- Identification and approval of all specified activities;
- Limits on the numbers of participants and groups;
- Require activities be supervised by Trinity employees;
- Notice to adjacent neighbors of Trinity’s emergency security contact information;
- Restrictions on the location and the hours of certain activities; and
- Trash removal after each camp along the athletic fields and property lines.

On February 23, 2009, the Village Board of Trustees voted to approve An Ordinance Amending the Bannockburn Zoning Code regarding Group Size Restrictions for Non-Student Recreational Uses in the College District, which granted a variation, in part, to allow no more than a combined total of 1,000 youth (Youth participants was limited to no more than 400 of the total number of participants) and adults which may attend the Couples for Christ event.
During **Summer of 2009**, Trinity met all the conditions of approval for the 2009 Special Use Permit. The Village did not receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit.

On **January 10, 2010**, Trinity requested zoning relief to allow Non-Student Recreational Uses for the 2010 summer season, which included six previously authorized uses and four new groups. Specifically, Trinity’s proposed 2010 summer schedule included the following:

- UK-International Soccer Camps
- Discover Champions
- Constance EFCA Youth Group
- Worldview Academy
- EFCA – Willard Youth Group
- Viva Conference
- Chicago Suzuki Institute
- TIU Center for Bioethics and Human Dignity
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp

Upon a review of Trinity’s application and testimony by Lyle Erstad from Trinity, the PCZBA unanimously voted 4-0 to recommend approval of a Special Use Permit and/or an Amendment to a Special Use Permit to Allow Non-Student Recreational Uses for Summer 2010 on the Existing Trinity International University Campus. The recommendation of approval was contingent upon the following conditions (same as previous year):

- Identification and approval of all specified activities;
- Limits on the numbers of participants and groups;
- Require activities be supervised by Trinity employees;
- Notice to adjacent neighbors of Trinity’s emergency security contact information;
- Restrictions on the location and the hours of certain activities; and
- Trash removal after each camp along the athletic fields and property lines.

On **February 8, 2010**, the Village Board of Trustees voted to approve An Ordinance Granting a Special Use Permit for Non-Student Recreational Uses for Trinity International University Campus.

During **Summer of 2010**, Trinity met all the conditions of approval for the 2010 Special Use Permit. The Village did not receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit.

On **February 7, 2011**, Trinity requested zoning relief to allow the following Non-Student Recreational Uses for the 2011 summer season, which included seven previously authorized uses and one new group:

- Constance EFCA Youth Group
- Worldview Academy
- Chicago Suzuki Institute
Applicant specifically requested the following zoning relief:

- Text amendments to Section 6-107B7c and 6-107B7b provide regulations authorizing baseball camps on an athletic field;
- Text amendments to Section 11-503 and 6-107B7b to authorize the granting of a variation for usage of an outdoor field after 5:00 p.m. on a Friday by a non-student recreational user in connection with a non-student Special Use Permit;
- A Special Use Permit to Allow Non-Student Recreational Uses for Summer 2011 on the Existing Trinity International University Campus; and
- A variation from Section 6-107B7b of the Bannockburn Zoning Code to allow Trinity's prospective client, Men’s Baseball League, to be allowed organized competitions on an outdoor athletic field after 5:00 p.m. on a Friday night.

Upon review of the (i) application materials, (ii) proposed text amendment language for a baseball camp, (iii) the staffing, hours, field use, security, ages of participants of the proposed groups, (iv) testimony from Ryan Finnelly and Katherine Goehrke from Trinity, and (v) testimony from resident Mark Minkus regarding traffic concerns, the PCZBA recommended approval of the requested zoning relief subject to certain conditions.

On **February 28, 2011**, the Village Board of Trustees voted to approve Ordinance 2011-09, An Ordinance Amending the Bannockburn Zoning Code Regarding Non-Student Recreational Uses in the College District, to (i) authorize the issuance of variations from the generally-applicable restrictions on the hours and dates during which outdoor athletic fields may be used in connection with approved non-student recreational uses; and (ii) authorize baseball camps as a non-student recreational use that may be approved in connection with a special use permit.

On **February 28, 2011**, the Village Board of Trustees additionally approved Ordinance 2011-10, An Ordinance Granting a Special Use Permit and Variation for Non-Student Recreational Uses for Trinity International University. Ordinance 2011-10 granted (i) a Special Use Permit, which authorized certain Non-Student Recreational Uses on the Subject Property for the 2011 summer vacation season; and (ii) a variation from the hours and dates restrictions set forth in Subparagraph 6-107B7b of the Zoning Code to permit the use of the baseball field for rain dates on Fridays between 5:00 and 8:00 p.m. in connection with a men's baseball league.

During **Summer of 2011**, Trinity met all the conditions of approval for the 2011 Special Use Permit. The Village did not receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit nor requests for extra police patrol.
At the January 10, 2012 PCZBA meeting, subject to certain conditions, the PCZBA recommended approval to allow Non-Student Recreational Uses for the 2012 summer season, which included eight previously authorized uses and three new groups, at the Trinity campus. Specifically, the recommendation of approval included zoning relief to allow the following clients:

- EFCA Immigrant Pathway Institute
- Fab 50 Men’s Baseball League
- Bannockburn School Graduation
- Constance EFCA Youth Group
- Worldview Academy
- Chicago Suzuki Institute
- UK-International Soccer Camp
- Alex Brown Football Camp
- TIU Center for Bioethics and Human Dignity
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp

To allow the requested Non-Student Recreational Uses for Summer 2012, the following zoning relief was recommended for approval by the PCZBA:

- Text amendment to Section 6-107B7c to provide regulations authorizing football camps on an athletic field;
- A Special Use Permit to Allow Non-Student Recreational Uses for Summer 2012 on the Existing Trinity International University Campus; and
- A variation from Section 6-107B7b of the Bannockburn Zoning Code to allow Trinity’s prospective client, the Fab 50 Men’s Baseball League, to be allowed organized competitions on an outdoor athletic field after 5:00 p.m. on a Friday night.

On February 13, 2012, the Village Board of Trustees approved Ordinance 2012-03, An Ordinance Amending the Bannockburn Zoning Code Regarding Non-Student Recreational Uses in the College District, to authorize football camps as a non-student recreational use that may be approved in connection with a special use permit.

On February 13, 2012, the Village Board of Trustees additionally approved Ordinance 2012-04, An Ordinance Granting a Special Use Permit and Variation for Non-Student Recreational Uses for Trinity International University. Ordinance 2012-04 granted (i) a Special Use Permit, which authorized certain Non-Student Recreational Uses on the Subject Property for the 2012 summer vacation season; and (ii) a variation from the hours and dates restrictions set forth in Subparagraph 6-107B7b of the Zoning Code to permit the use of the baseball field for rain dates on Fridays between 5:00 and 8:00 p.m. in connection with a men's baseball league.

During Summer of 2012, Trinity met all the conditions of approval for the 2012 Special Use Permit. The Village did not receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit nor requests for extra police patrol. In
addition, please note that the Fab 50 Men’s Baseball League did not have organized competitions on any outdoor athletic field after 5:00 p.m. on any Friday night last summer.

At the January 7, 2013 PCZBA meeting, subject to certain conditions, the PCZBA recommended approval to allow the following Non-Student Recreational Uses for the 2013 summer season at the Trinity campus:

- Fab 50 Men’s Baseball League
- Bannockburn School Graduation
- Constance EFCA Youth Group
- Worldview Academy
- Chicago Suzuki Institute
- UK-International Soccer Camp
- Sports International Football Camp / Alex Brown Football Camp
- TIU Center for Bioethics and Human Dignity
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp
- Mt. Hoop Midwest Basketball Camp
- Pro Sports Experience / Chicago Bears Football Camp
- St. John Lutheran Church Choir

On January 28, 2013, the Village Board of Trustees approved Ordinance 2013-04, An Ordinance Granting a Special Use Permit for Non-Student Recreational Uses for Trinity International University. Ordinance 2013-04 granted a Special Use Permit, which authorized certain Non-Student Recreational Uses on the Subject Property for the 2013 summer vacation season.

During Summer 2013, Trinity met all the conditions of approval for the 2013 Special Use Permit. The Village did not receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit nor requests for extra police patrol.

At the January 8, 2014 PCZBA meeting, subject to certain conditions, the PCZBA recommended approval to allow the following Non-Student Recreational Uses for the 2014 summer season at the Trinity campus:

- Bannockburn School Graduation
- Constance EFCA Youth Group
- Worldview Academy
- Chicago Suzuki Institute
- UK-International Soccer Camp
- Sports International Football Camp
- TIU Center for Bioethics and Human Dignity
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp
On **January 28, 2014**, the Village Board of Trustees approved Ordinance 2014-03, An Ordinance Granting a Special Use Permit for Non-Student Recreational Uses for Trinity International University. Ordinance 2014-03 granted a Special Use Permit, which authorized certain Non-Student Recreational Uses on the Subject Property for the 2014 summer vacation season.

During **Summer 2014**, Trinity met all the conditions of approval for the 2014 Special Use Permit. The Village did **not** receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit nor requests for extra police patrol.

At the **January 12, 2015** PCZBA meeting, subject to certain conditions, the PCZBA recommended approval to allow the following Non-Student Recreational Uses for the 2015 summer season at the Trinity campus:

- Bannockburn School Graduation
- Constance EFCA Youth Group
- Worldview Academy
- TIU Center for Bioethics and Human Dignity
- Sports International Football Camp
- Chicago Suzuki Institute
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp
- UK-International Soccer Camp / AYSO Soccer Camp
- No-Time-Out-Football Camp
- Chicago Stars Soccer Camp
- Sports International Soccer Camp
- Fab 50 Men’s Baseball League
- 80-20 Sport Camp

On **January 26, 2015**, the Village Board of Trustees approved Ordinance 2015-01, An Ordinance Granting a Special Use Permit for Non-Student Recreational Uses for Trinity International University. Ordinance 2015-01 granted a Special Use Permit, which authorized certain Non-Student Recreational Uses on the Subject Property for the 2015 summer vacation season.

During **Summer 2015**, Trinity met all the conditions of approval for the 2015 Special Use Permit. The Village did **not** receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit nor requests for extra police patrol.
At the **January 11, 2016** PCZBA meeting, subject to certain conditions, the PCZBA recommended approval to allow the following Non-Student Recreational Uses for the 2016 summer season at the Trinity campus:

- Fab 50 Men’s Baseball League
- Bannockburn School Graduation
- Worldview Academy
- Sports International Football Camp
- TIU Center for Bioethics and Human Dignity
- Chicago Stars Soccer Camp
- Chicago Suzuki Institute
- 80-20 Sport Camp
- Rich Falk Basketball Day Camp
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp

On **January 25, 2016**, the Village Board of Trustees approved Ordinance 2016-02, An Ordinance Granting a Special Use Permit for Non-Student Recreational Uses for Trinity International University. Ordinance 2016-02 granted a Special Use Permit, which authorized certain Non-Student Recreational Uses on the Subject Property for the 2016 summer vacation season.

During **Summer 2016**, Trinity met all the conditions of approval for the 2017 Special Use Permit. The Village did not receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit nor requests for extra police patrol.

At the **January 9, 2017** PCZBA meeting, subject to certain conditions, the PCZBA recommended approval to allow the following Non-Student Recreational Uses for the 2017 summer season at the Trinity campus:

- Fab 50 Men’s Baseball League
- Bannockburn School Graduation
- Worldview Academy
- Sports International Football Camp
- TIU Center for Bioethics and Human Dignity
- Chicago Stars Soccer Camp
- Chicago Suzuki Institute
- 80-20 Sport Camp
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp

On **January 9, 2017**, the Village Board of Trustees approved Ordinance 2017-01, An Ordinance Granting a Special Use Permit for Non-Student Recreational Uses for Trinity International
University. Ordinance 2017-01 granted a Special Use Permit, which authorized certain Non-Student Recreational Uses on the Subject Property for the 2017 summer vacation season.

During **Summer 2017**, Trinity met all the conditions of approval for the 2017 Special Use Permit. The Village did not receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit nor requests for extra police patrol.

At the **January 8, 2018** PCZBA meeting, subject to certain conditions, the PCZBA recommended approval to allow the following Non-Student Recreational Uses for the 2018 summer season at the Trinity campus:

- Fab 50 Men’s Baseball League
- First Baptist Church-Tuscaloosa
- Bannockburn School Graduation
- TIU Volleyball Camp
- Crossing Conference
- TIU Soccer ID Camp
- Worldview Academy
- TIU Basketball Day Camp
- Chicago Stars Soccer Camp
- TIU Center for Bioethics and Human Dignity
- Chicago Rush Soccer Camp
- Chicago Suzuki Institute
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp
- Mar Thoma National Conference

On **January 22, 2018**, the Village Board of Trustees approved Ordinance 2018-03, Ordinance Amending Section 260-607 of the Bannockburn Zoning Code Regarding Nonstudent Recreational Uses in the College District. Ordinance 2018-03 approved the following text amendment to Section 260-607B7c of the Village of Bannockburn Municipal Code to provide regulations authorizing volleyball camps:

**“260-607 SPECIAL USES**

The following uses may be permitted in the College District, subject to the issuance of a special use permit as provided in § 260-1162 of this code and subject to the additional standards hereinafter set forth. See § 260-1151 of this code regarding use interpretations.

* * *

**B. Other.**

* * *
7. Nonstudent recreational uses, subject to the following additional standards:

   * * *

(c) Group size restrictions. The groups authorized to participate in the summer vacation season and school season nonstudent recreational uses on the campus shall not exceed the following group size:

   * * *

[7] Volleyball camps: 100 people (restricted to indoor uses only)

   * * *

On January 22, 2018, the Village Board of Trustees approved Ordinance 2018-04, An Ordinance Granting a Special Use Permit for Non-Student Recreational Uses in the College District. Ordinance 2018-04 granted a Special Use Permit, which authorized certain Non-Student Recreational Uses on the Subject Property for the 2018 summer vacation season.

During Summer 2018, Trinity met all the conditions of approval for the 2018 Special Use Permit. The Village did not receive any complaints stemming from the activities associated with the Non-Student Recreational Uses Special Use Permit nor requests for extra police patrol.

At the February 4, 2019 PCZBA meeting, the PCZBA recommended approval to allow the following Non-Student Recreational Uses for the 2019 summer season at the Trinity campus:

- Fab 50 Men’s Baseball League
- Bannockburn School Graduation
- TIU Volleyball Camp
- TIU Soccer ID Camp
- Worldview Academy
- TIU Basketball Day Camp
- Chicago Red Stars Soccer Camp
- TIU Center for Bioethics and Human Dignity
- Chicago Rush Soccer Camp
- Chicago Suzuki Institute
- Rich Falk Basketball Camp
- TIU - Soccer Day Camp

subject to certain conditions:

- No loud music at the property line abutting the residential district that exceeds a 60-decibel level when a sports camp is using a field;
- Monitor traffic and control it;
- Trinity pay for extra police patrols, if necessary;
- Monitor complaints, if any on Friday nights, and advise the PCZBA if there are any reported complaints;
- Identification and approval of all specified activities;
- Limits on the numbers of participants and groups;
- Require activities be supervised by Trinity employees;
- Notice to adjacent neighbors of Trinity’s emergency security contact information;
- Restrictions on the location and the hours of certain activities; and
- Trash removal after each camp along the athletic fields and property lines.

On **February 25, 2019**, the Village Board of Trustees approved Ordinance 2019-05, An Ordinance Granting a Special Use Permit for Non-Student Recreational Uses in the College District. Ordinance 2019-05 granted a Special Use Permit, which authorized certain Non-Student Recreational Uses on the Subject Property for the 2019 summer vacation season.

**During Summer 2019**, Trinity met all the conditions of approval for the 2019 Special Use Permit. However, a neighbor did express concern with noise at the property line during the year while the fields were being used during team matches. As a result, the following condition was added to the PCZBA’s recommendation of approval:

“No loud music at the property line abutting the residential district that exceeds a 60-decibel level when a sports camp is using a field.”
Exhibit E

Applicants’ Application Materials
January 8, 2020

Village of Bannockburn  
2272 Telegraph Road  
Bannockburn, IL 60015-1533

Dear Village Board Member:

In accordance with the Village of Bannockburn’s request, Trinity International University is seeking a special use permit for the summer of 2020. On behalf of the Event Services Department at Trinity International University, we submit the following.

Attached are the summer 2020 calendar schedule and a layout of projected field usage for the T.I.U. Soccer Camp, Chicago Stars Soccer Camp, and the Chicago Rush Soccer Camp which will be using TIU’s fields during the specific dates noted. We have a few new groups coming onto campus this summer: Church of Bethlehem Family Camp, International Folk Dance Camp, Interim Pastors Ministry Conference, and Go Crossings. These groups will be using classrooms for their meetings and they do not require the field use.

We had a successful 2019 summer with no noise disturbances or additional Bannockburn police services. If we have any additional amendments to the special use permit, we will submit those at the upcoming meeting.

I look forward to hearing back from you to begin the approval process.

Sincerely,

[Signature]

Meagan Dietz  
Director of Event Services and Reservations  
Phone 847-317-7133
January 8, 2020

Ms. Maria Lasday
Village Manager
Village of Bannockburn
2275 Telegraph Road
Bannockburn, IL 60015

Dear Ms. Lasday:

Out of a desire to function in a manner that is consistent with the character of the Village of Bannockburn, we present to you our special use permit application. All pertinent information is attached.

Section 6-302 of the Bannockburn Zoning Code explains that a special use permit will only be granted if the applicant addresses seven general standards. The seven general standards and associated comments are below:

(a) Code and Plan Purposes. The proposed uses of our campus are in harmony with the general nature of an educational institution in which our facilities are used for training and physical development.

(b) No Undue Adverse Impact. Although a few of our groups will be using our athletic fields, most of our groups will have restricted activities due to their use of our indoor facilities. A TIU representative will be available at all times to oversee activities and to address any needs that may arise.

(c) No Interference with Surrounding Development. All proposed uses are limited to TIU’s campus and will be conducted in a manner so as not to disturb any surrounding residents or local developments.

(d) Adequate Public Facilities. The population of TIU drops significantly during the summer months, allowing the majority of our facilities to be available for servicing all campus guests and activities.

(e) No Traffic Congestion. The proposed use will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. The majority of our groups will stay on campus or at local hotels, such as the LaQuinta Inns and Suites on Lakeside Drive, for the duration of their time with
TIU. Additionally, with the decrease in student population during the summer months, our campus roads and parking lots can more than adequately handle the need.

(f) No Destruction of Significant Features. All activities will be conducted on the TIU campus using our buildings and athletic fields. The use will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

(g) Compliance with Standards. The proposed use will comply with all applicable codes.

It is our desire to function in a manner that is consistent with the character of the Village of Bannockburn. Please do not hesitate to contact me if you there are any questions I can answer for you.

Sincerely,

Meagan Dietz
Director of Event Services and Reservations
847.317.7133
TIU Event Services – Client Information for Summer 2020

Church of Bethlehem Family Retreat (NEW)
- Saturday 5/23/20-Monday 5/25/20
- 180 people including children
- Meeting in Hinkson Hall and four Rodine Classrooms
- Staying at LaQuinta Inns and Suites (Bannockburn) & eating meals on campus
- No field use needed

International Folk Dance Camp (NEW)
- Thursday 5/28/2020 – Sunday 5/31/2020; 24 hours on campus
- Dance Camp (100 attendees)
- Using gym facilities for dance instruction
- Staying in Trinity Hall and eating meals on campus
- No field use needed

Bannockburn School Graduation
- Wednesday, 6/3/2020 – Thursday, 6/4/2020
- 15-25 Bannockburn School Students and 100-125 adults
- Rehearsal in Chapel on Wednesday from 12:00p.m. – 2:00p.m.
- Ceremony on chapel on Thursday from 4:30p.m. – 10:00p.m.
- No housing, meals, or field use needed

Interim Pastors Ministry Conference (NEW)
- Monday, 6/8/2020 – Wednesday, 6/10/2020; 9:00a.m.-9:00 p.m.
- Conference (200 adults, approx. numbers)
- Classroom rental for seminars
- Staying in local hotels including LaQuinta Inns and Suites (Bannockburn)
- Eating meals on campus
- No field use needed

TIU Soccer ID Camp
- Tuesday, 6/9/2020 – Thursday, 6/11/2020; 24 hours on campus
- High School soccer camp (approx. 20-25 youth “14-17” years old and 5 adult coaches)
- Staying in Trinity Hall and eating meals on campus
- Center field usage from 9:00a.m-11:00a.m. and 2:00p.m. – 4:30p.m.
  - No competitive games scheduled, soccer drills only
Worldview Academy
- Sunday, 6/14/2020 – Friday, 6/19/2020; 24 hours on campus
- Academic Leadership Camp (20 adult leaders & 120 high school students “14-18” yrs. old)
- Seminar instruction on leadership development
- Classroom rental for meeting
- Staying in Johnson Hall & eating meals on campus (Leaders will arrive on Sat. night)
- No field use needed

Chicago Rush Soccer Camp
- Sunday, 6/14/2020 – Thursday, 6/18/2020; 24 hours on campus
- Girls’ soccer camp (approx. 40-50 youth “12-14” years old and 12 adult coaches)
- Staying in Trinity Hall and eating meals on campus
- Center field usage from 9:00a.m-11:00a.m. and 2:00p.m. – 4:30p.m. and 2:30pm-4:30pm on Sunday, 6/14/2019
  - No competitive games scheduled, soccer drills only

Chicago Red Stars Soccer Camp
- Sunday, 6/21/2020 – Wednesday, 6/24/2020; 24 hours on campus
- Girls soccer camp (approx. 40-50 youth “12-14” years old and 12 adult coaches)
- Staying in Trinity Hall and eating meals on campus
- Center field usage from 9:00a.m-11:00a.m. and 2:00p.m. – 4:30p.m.
  - No competitive games scheduled, soccer drills only

TIU Center for Bioethics & Human Dignity
- Thursday, 6/25/2020 – Saturday, 6/27/2020; 9:00a.m.-9:00 p.m.
- Academic Conference (200 adults, approx. numbers)
- Trinity sponsored event
- Classroom rental for seminars
- Staying in local hotels including LaQuinta Inns and Suites (Bannockburn)
- Eating meals on campus
- No field use needed

Chicago Suzuki Institute
- Saturday, 6/27/2020– Sunday, 7/5/2020; 24 hours on campus
- Music Instruction Camp (50 adult leaders and 200 children “3-16” years old.)
- Individual music instruction & recitals
- Classroom rental for instruction & performance throughout all of campus
- Staying in Trinity Hall and at LaQuinta Inns and Suites (Bannockburn)
- Eating meals on campus
- No field use needed
**TIU Volleyball Camp**
- Sunday, 7/11/2020 – Wednesday, 7/15/2020; 24 hours on campus
- Volleyball Residential Camp (10 adult leaders & 50 high school students “14-18” yrs. old)
- Gym Use
- Staying in Johnson Hall & eating meals on campus
- No field use needed

**Go Crossings (NEW)**
- Tuesday 7/14/20 – Saturday 7/18/20; 24 hours on campus
- Academic Leadership and Service Camp (20 adult leaders & 200 students 7th – 12th grade)
- Seminar instruction on leadership and service
- Classroom rental for meeting
- Staying in Johnson Hall and Trinity Hall & eating meals on campus
- No field use needed

**TIU Soccer Camp**
- Monday, 7/20/2020 – Friday, 7/24/2020; Day camp
- Soccer Day Camp (10 adult leaders & 80 students “12-16” years old)
- Individual & team instruction
- No housing or meals needed
- Center Field usage from 9:00a.m.-4:30p.m.
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VILLAGE OF BANNOCKBURN
Zoning Application

1.0 GENERAL INFORMATION

1.1 Applicant Information

Name: Trinity International University
Address: 2065 Half Day Road
Telephone Number: 847-317-7183
Email: mediate@gmail.com

Property Owner Information
(If Different from Applicant)

Name: 
Address: 
Telephone Number: 
Email: 

Applicant’s Interest in the Property (Owner, Contractor, Architect, etc.):

1.3 Subject Property

Address of Property: 2065 Half Day Rd
Parcel Index No.: 

Legal Description (Attached via a separate sheet if it doesn’t fit here): Lot 4 of College Park Subdivision, being a subdivision of Sw1/4 and nw1/4 of section 19, township 43, N. Range

Has any variation or special use permit been granted for this property? Yes: X No: 

If yes, please identify the ordinance or other document granting such zoning relief.

1.4 Trustees Disclosure

Is title to the property in a land trust? Yes No X

If yes, full disclosure of all trustees and beneficiaries is required. Attach a copy of all documents showing ownership of the Subject Property and the Applicant's ownership, control of or interest in the Subject Property.

1.5 Requested Action (Check as many as are applicable – per your Contact / Direction with Village Staff)

X Variation   Special Use Permit   Text Amendment
Map Amendment   Zoning Appeal   Other (Please Identify)

1.6 Repeat Application

Has any other application for the Subject Property been submitted to the Village and denied within the last two years? Yes: No: X

Page 1 of 8
1.7 **Consultants**
Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this application, including architects, contractors, engineers or attorneys: *(Please use additional sheet, if necessary.)*

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1.7 **Village Officials or Employees**
Does any official or employee of the Village have an interest, either directly or indirectly, in the subject property? Yes: ______ No: ______

If yes, please identify the name of such official or employee and the nature and extent of that interest. *(Use a separate sheet of paper if necessary.)*

2.0 **REQUIRED SUBMITTALS**

2.1 **$250.00 Non-refundable Application Fee**

2.2 **Drawings.** Twelve (12) sets of drawings of proposed request & 1 Digital PDF copy of entire proposal (including application, drawings, and all supplemental information).

2.3 **Provide the Following Information** *(Please submit as a separate attachment with answers to each of the respective questions for each application that has been applied for on page 1 of this application.)*

For a Variation(s) application *(Section 260-1131E.5):*

(a) The specific feature or features of the proposed use, construction, or development that require a variation.

(b) The specific provision of this Code from which a variation is sought and the precise variation therefrom being sought.

(c) A statement of the characteristics of the subject property that prevent compliance with the said provisions of this Code.

(d) A statement of the minimum variation of the provisions of this Code that would be necessary to permit the proposed use, construction, or development.

(e) A statement of how the variation sought satisfies the following standards.
1. **General Standard.** No variation shall be recommended or granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Subsection F. (#2 – 8 below)

2. **Unique Physical Condition.** The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amounts to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

3. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.

4. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

5. **Not Merely Special Privilege.** The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owner or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

6. **Code and Plan Purposes.** The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purpose for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

7. **Essential Character of the Area.** The variation would not result in a use or development on the subject property that:

   i. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

   ii. Would material impair an adequate supply of light and air to the properties and improvements in the vicinity; or
iii. Would substantially increase congestion in the public streets due to traffic or parking; or

iv. Would unduly increase the danger of flood or fire; or

v. Would unduly tax public utilities and facilities in the area; or

vi. Would endanger the public health or safety.

8. **No Other Remedy**. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

9. **Conditions on Variations**. The Zoning Board of Appeals may recommend and the Board of Trustees may impose such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this Code upon the premises benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services. Such conditions shall be expressly set forth in the Ordinance granting the variation. Violation of any such condition or limitation shall be a violation of this Code and shall constitute grounds for revocation of the variation.

(f) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

(g) A statement concerning the conformity or lack of conformity of the approval being requested to the Official Comprehensive Plan and the Official Map of the Village. When the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, reasons justifying the approval despite such lack of conformity shall be stated.

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For a **Special Use Permit application (260-1131E.7 & 12)**,

(a) A survey, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

(b) A statement concerning the conformity or lack of conformity of the approval being requested to the Official Comprehensive Plan and the Official Map of the Village. When the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, reasons justifying the approval despite such lack of conformity shall be stated.

(c) A written summary explaining the need for the special use and establish how you meet the following General Standards:

1. **Code and Plan Purposes**. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations
of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

7. **Compliance with Standards.** The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

**For a Comprehensive Plan Text or Zoning Code Text Amendments application (260-1131E.6)**

(a) The exact wording of the proposed text amendment.

(b) A statement of the need and justification for the proposed text amendment.

(c) In the case of applications for amendments to the text of this Code, a statement concerning the conformity or lack of conformity of the approval being requested to the Official Comprehensive Plan and the Official Map of the Village. When the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, reasons justifying the approval despite such lack of conformity shall be stated.

**For a Comprehensive Plan Map or Zoning Map Amendment application (260-1131E.8)**

(a) Provide a statement of the need and justification for the proposed Comprehensive Plan Map or Zoning Map amendment. Said statement shall address at least the following factors:

1. The existing uses and zoning classification for properties in the vicinity of the subject property.
2. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.

3. The extent, if any, to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.

4. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

5. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

6. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

7. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

8. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.

9. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

10. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present plan designation and zoning classification.

11. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

12. The community need for the proposed map amendment and for the uses and development it would allow.

For an Appeal to the Zoning Board of Appeals (260-1131E.4)

(a) The specific order, decision, determination, or failure to act from which an appeal is sought.

(b) The facts of the specific situation giving rise to the original order, decision, determination, or failure to act and to the appeal therefrom.

(c) The precise relief sought.

(d) A statement of the applicant’s position as to alleged errors in the order, decision, determination, or failure to act being appealed and as to why the relief sought is justified and proper.
All Others Requests
Please review the necessary submittal items as specified in the Village’s Zoning Code under Section 260-1131.

2.4 Escrow Deposit. Applicant shall deliver to the Village an escrow deposit as required under Section 260-1131.D.3 of the Zoning Code, as amended from time to time.

Every application filed pursuant to the Bannockburn Zoning Code shall be accompanied by an initial deposit for purposes of paying additional application fees pursuant to the Bannockburn Fee Schedule, which may be amended from time to time.

Should the Village at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing an application, the Village shall inform the Applicant of that fact in writing and demand an additional deposit in an amount deemed to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village may direct that processing of the application be suspended or terminated. Any such termination shall be deemed a withdrawal of the application by the Applicant.
3.0 CERTIFICATIONS

3.1 The Applicant and Owner certify that this application is filed with the permission and consent of the owner of the Subject Property and that the person signing this application is fully authorized to do so.

3.2 The Applicant certifies that all information contained herein is true and correct to the best of Applicant’s knowledge.

3.3 The Applicant acknowledges that the Village may seek additional information relating to this application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying the application.

3.4 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this application, including any consultants’ fees. By signing this application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Subject Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.

3.5 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this application.

3.6 The Owner (designated representative for commercial buildings) must be present during the Planning Commission/Zoning Board of Appeals meeting.

For TIU: Meagan Dietz
Printed Name of Applicant

Signature of Owner

Date 12/18/19

For TIU: Meagan Dietz
Printed Name of Owner

Signature of Applicant

Date 12/18/19
Chicago Kid Stars Soccer Camp
6/21/20 - 6/24/20

Field Use: 9:00am - 11:00am and 2:00pm - 4:30pm

Athletic Field Development
General Layout Plan August 1, 1980