

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION & ZONING BOARD OF APPEALS
JANUARY 6, 2020
MEETING MINUTES**

1. 01-01/06: **Call To Order.** Chairman Michael Raimondi called the meeting of the Plan Commission & Zoning Board of Appeals to order at 7:00PM in the Village Board Room of Village Hall, 2275 Telegraph Road, Bannockburn, IL.

Chairman: Michael Raimondi

Commissioners Present: Brian Adley, Anthony Donato, Loukas Kozonis, Gerald Laures, Glenn Morris, Greg Neer

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

Visitors: Michael & Ellen Shapiro (1801 Telegraph Road), Abbas Kanji (Bannockburn Green Retail Center), Lauren Rubinson (2900 Telegraph Road), Steve Bauer (Attorney for Bannockburn Green Retail Center).

2. 02-01/06: **Visitor's Business.**

No visitors spoke.

3. 03-01/06: **Village Clerk Swearing in of Gregory Neer as a Member of the Village of Bannockburn's Plan Commission & Zoning Board of Appeals.**

Village Clerk Kass Sigal swore in Gregory Neer as a member of the Village of Bannockburn Plan Commission & Zoning Board of Appeals.

4. 04-01/06: **Village Clerk Swearing in of Anthony Donato as a Member of the Village of Bannockburn's Plan Commission & Zoning Board of Appeals.**

Village Clerk Kass Sigal swore in Anthony Donato as a member of the Village of Bannockburn Plan Commission & Zoning Board of Appeals.

5. 05-01/06: **Approval of the November 18, 2019 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Laures moved, seconded by Commission Kozonis, to approve the November 18, 2019 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. On a voice vote, the motion was approved. Ayes: Six (Adley, Donato, Neer, Kozonis, Laures, Raimondi); Nays: None; Abstain: One (Morris); Absent: None.

6. **06-01/06: Continued 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).**

The PCZBA Commission combined the discussion, public hearing and action for this item into the record for item #7 below.

7. **07/01-06: Continued Public Hearing for the Consideration of Testimony with Respect to Proposed Zoning Code Text Amendments, Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Planned Development Plan and Plat Approvals, Variations, and any Other Zoning Relief Necessary in Connection with a Retail Planned Development (Bannockburn Green Retail Center).**

Chairman Raimondi swore in Scott Bauer and Abbas Kanji. Scott Bauer (representing Bannockburn Green ownership) and Abbas Kanji (Bannockburn Green ownership) requested recommendations of approval of the following: text amendments to the Zoning Ordinance (Section 260-406 and 260-1226) to permit Planned Unit Developments as a Special Use in the R Retail district; amendments to existing Special Use Permit; the granting of a new Special Use Permit for a Planned Unit Development; simultaneous approval of a development concept plan and a detailed plan for a Planned Unit Development; and an approval of a Final Plat of Subdivision. During the testimony, they noted they would like to be able to sell off smaller buildings within the development, such as the PNC Bank and McDonald's, subject to a Declaration of Covenants pertaining to the maintenance of the properties within Bannockburn Green Retail Center. They noted that the Declaration of Covenants will be managed by Lot 1 owners and the other Lot owners will have to pay to the association. They noted that the Declaration of Covenants would be subject to Village Attorney review and approval. They also noted that there will not be a change to the operation, zoning, management or use of the property.

One or more of the PCZBA Commissioners noted the following related to the applications:

- How the proposed properties and building spaces would be occupied and/or marketed if a business vacated the particular space. The applicant noted each lot owner would be responsible.
- Whether businesses or investors would own the lots. The applicant noted that owners could be either the business or an investor/group.
- Whether there were any contracts to purchase lots within the development. The applicant noted they did not have any contracts to purchase.
- How the development would benefit the Village. The applicant noted that this would help ensure long-term viability of the shopping center.
- How access would be provided to lots 5 and 6 of the proposed lot configuration. The applicant noted that the Declaration of Covenants will provide access to each of these lots in the development.
- Felt that the subdivision plat could have clearer labeling of lot and building corners and monument to allow future surveyors and staff the ability to clearly know where the property lines are located.

Chairman Raimondi suggested that he work with the surveyor prior to review by the Village Board to provide more labeling of the lot, building corners, monuments and right-of-ways on the Final Subdivision Plat.

Chairman Raimondi opened the public hearing at 7:43PM for agenda items #6 and #7.

After receiving no comments from the public, Chairman Raimondi closed the public hearing at 7:44PM for agenda items #6 and #7.

Commissioner Morris moved, seconded by Commissioner Adley, to recommend approval of the Text Amendments to Section 260-406 and Section 260-1226 of the Bannockburn Zoning Code relating to the R Retail District (Article IV, Part 1), Planned Developments (Article 11), and Definitions (Article 12), amendments to existing Special Use Permits; the granting of a new Special Use Permit for a Planned Unit Development; simultaneous approval of a development concept and a detailed plan for a Planned Unit Development Plan; and approval of a Final Plat of Subdivision, subject to the addressing the conditions noted in the staff report and the developer working with Chairman Raimondi to provide additional location details on the Final Subdivision Plat. On a voice vote, the motion was approved. Ayes: Seven (Adley, Donato, Neer, Kozonis, Laures, Morris, Raimondi); Nays: None; Abstain: None; Absent: None.

8. 02/01-06: Other Business

Village Staff, at the request of the Commission, provided an overview of the Village's tree removal policy, replacement / buffer requirements and policy as it relates to the removal of dead/ diseased trees.

No action was taken.

Adjournment.

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

The meeting was adjourned at 7:56PM.