

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
MAY 7, 2012
7:00 P.M.**

1. 01-05/07: **Call to Order.** Chairman McShane called the Plan Commission & Zoning Board of Appeals meeting to order at 7:01 p.m.

Chairman: James McShane

Commissioners Present: Robert Borden, Howard Cooper, David Elston, Susan Knaack, William Montgomery

Commissioners Absent: Richard Peters

Also Present: Village Manager Maria Lasday, Village Counsel Victor Filippini, and Village Administrative Assistant Blanca Vela-Schneider

Visitors: David Wigodner (Interwork Architects), Eric Friedman (Walgreens, 200 Wilmot Road, Deerfield)

2. 02-05/07: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.
3. 03-05/07: **Approval of the March 5, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.** Commissioner Montgomery identified a minor correction to the draft March 5, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. Commissioner Borden moved, seconded by Commissioner Cooper, to approve the March 5, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, as amended. On a roll call vote, the motion was unanimously approved. Ayes: Six (Borden, Cooper, Elston, Knaack, McShane, Montgomery), Nays: None, Absent: One (Peters).
4. 04-05/07: **Public Hearing for the Consideration of Zoning Code Text Amendments, Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations, and any other Zoning Relief Necessary in Connection with Proposed Lighting and Off-Street Parking on the Property Commonly Known as 1000 Lakeside Drive, Bannockburn, Illinois 60015 Submitted by Bannockburn Associates, Ltd. and Walgreens.** Chairman McShane opened a public hearing at 7:03 p.m. for the consideration of zoning code text amendments, amendments to existing Special Use Permits, granting of new Special Use Permits, variations, and any other zoning relief necessary in connection with proposed lighting and off-street parking on the property commonly known as 1000 Lakeside Drive, Bannockburn, Illinois 60015. He swore in the witness, David Wigodner of Interwork Architects. Mr. Wigodner stated that he has a letter from Patricia Pappas

authorizing Walgreens to act on behalf of Bannockburn Associates. He stated that Ms. Pappas is the executor of Jim Pappas' affairs. He stated that Walgreens has leased the entire building for the operation of its call center.

Mr. Wigodner stated that the building is currently undergoing renovation. He stated that Walgreens needs more parking spaces for its call center facility and this requires a Special Use Permit amendment. He stated that the existing parking spaces are 9 ft. wide. He stated that the day shift has 300 employees but that 50-60 more spaces are needed to deal with the overlap between the first and second shift. He stated that Walgreens does not desire to increase the impervious surface on the property. He stated that the Zoning Code allows a single use occupant to have, via a Special Use Permit, 8' ½ ft. wide parking spaces. He stated that Walgreens and the property owner would like to restripe the lot to have compact spaces meet the demand.

Mr. Wigodner stated that restriping the lot will also require some site changes to the parking aisles and parking islands. He stated these modifications trigger exterior lighting compliance. He stated that the exterior lighting was installed sometime between the 1980's and 1990's. He stated that they are looking at the Village's requirements but hopes to have a variation to use the existing light fixtures.

Mr. Wigodner stated that the addition of parking spaces requires Walgreens to add additional handicap spaces. He stated that because the existing handicap parking spaces do not meet current ADA standards and they are adding additional handicap parking spaces anyway, they will change the sidewalks slightly to lower the sidewalk to the pavement and will relocate all the handicap parking spaces to the north. He stated that the proposed plan will meet ADA requirements.

Mr. Wigodner presented the landscape plan. He stated that Village Engineer Gewalt asked Walgreens to look at issues of screening. He stated that zoning regulations require 1 tree per 10 parking spaces. He stated that the parking lot is currently deficient in the number of parking island trees. He stated that Walgreens also intends to replace some diseased trees. Village Manager Lasday stated that the Village Forester provided a preliminary review of the proposed landscape plan and final modifications will still need to be made to the landscape plan. Mr. Wigodner stated that the Village's ordinance requires adequate screening from the height of a car hood from 20 ft. away. He stated that they comply with the minimal screening requirement but intend to supplement the screening on the western and southern property line by the pond. He stated that grass, shrubs, and a few trees will be added in the pond area. He noted that there are some existing trees that have a diameter between 5-6 caliper inches and provided photos showing the existing landscaping. He stated that the landscaping on the southern property line is in-line with the work that the Village intends to do as part of its 319 Grant.

Commissioner Borden inquired about the effect of not changing the lighting to comply with zoning standards. Mr. Wigodner presented a photometric study. He stated that he

was unable to obtain clean results from his photometric study along the western property line due to the light overspill from the Tollway.

Village Manager Lasday stated that the IEPA has developed stringent regulations regarding removing pollutants from streams. She stated that the Village of Bannockburn is working on a grant to comply with these new regulations and indicated that Walgreens has indicated that they would be supportive of this grant work. Mr. Wigodner stated that Walgreens is supportive of this work which is why Walgreens is planting the vegetation by the pond. He stated that the Village is seeking approval of an easement. He stated that he had spoken with Pappas and the representative is comfortable with granting an easement but still wants to work out the logistics of the easement approvals.

Commissioner Montgomery inquired whether there has been any apprehension in having narrower stall widths. Mr. Wigodner stated that he does not feel this is a problem, stating that only some of the parking stalls will be shrinking by 6". He stated that larger vehicles would have the ability to park further away from the building.

Chairman McShane indicated that hardship is a standard required for a variation. Mr. Wigodner stated that it is hardship due to operational concerns. He stated that Walgreens feels that it is important to provide adequate parking space without creating congestion and/or interruptions to its staff. He stated that having additional parking is the safest way to manage people on-site. He added that Walgreens is also being conscientious and does not want to increase impervious surface.

Mr. Eric Friedman of Walgreens arrived. Chairman McShane swore in the witness. Mr. Friedman stated that he is the project architect who is representing the facilities management company. He stated that Walgreens has a 10-year lease with multiple, optional 5-year lease extensions but noted that there is a cancellation option available to Walgreens after the first 5 years of the initial lease.

Chairman McShane inquired why the handicap parking spaces are being relocated further to the north. Mr. Wigodner stated that the slope of the surface where the existing handicap parking spaces are currently located is too great and does not comply with current ADA requirements. He stated that the area would have to be substantially elevated to comply with current ADA standards. He stated that the proposed area is essentially flat and is the best location to have the handicap parking spaces.

Chairman McShane expressed concern regarding the generator noise. Mr. Wigodner stated that there is noise from the generator but he does not feel that it would be greater than the noise coming from the Tollway. He stated that the generator would be situated 900 ft. from the closest residential property, which is actually in Lincolnshire. He stated that he is unable to get a clean noise study due to the noise coming off of the Tollway, however, he stated that he feels that the generator noise would be very close the maximum noise permitted. He added that the testing will only occur during normal business hours.

Chairman McShane inquired whether there was any thought in additional parking spaces on the north side of the building. Mr. Wigodner replied that there was some thought given, but ultimately, Walgreens preferred smaller parking spaces rather than additional impervious surface.

Chairman McShane stated that he does not feel that the request for modified parking stalls would qualify for hardship. Village Manager Lasday stated that the petitioner requested both a Special Use Permit and a variation but the petitioner really only needs a Special Use Permit in regards to the parking stalls. Village Counsel Filippini agreed. Mr. Wigodner stated that he was unsure as to what was needed so he selected both a Special Use Permit and a variation request. He stated that if a Special Use Permit is all that is needed, then he was comfortable with modifying his request to an amendment to the existing Special Use Permit.

Mr. Wigodner added that the property owner is well aware that if the Village grants an amendment to its Special Use Permit but the property becomes a multi-tenant use, it will need to revert to 9 ft. wide parking spaces. Commissioner Elston inquired whether Mr. Wigodner has the authority to act on behalf of the property owner. Mr. Wigodner replied that he has the authorization to act on the owner's behalf on some matters but is not authorized to act on behalf of granting an easement to the Village. He stated that the owner wants to discuss some of these issues and fees before signing over an easement. Village Counsel Filippini clarified that an alternative parking plan is needed to show the reversionary 9 ft. wide parking stalls.

Chairman McShane asked Mr. Wigodner if Walgreens and the property owner is seeking a variation on the lighting. Mr. Wigodner inquired whether the lighting could be covered via a Special Use Permit amendment. Village Counsel Filippini stated that there is no provision that would allow exterior lighting to be granted via a Special Use Permit.

Mr. Wigodner discussed his zoning variation request. He stated that the existing light poles in the parking lot are 24 ft. tall and that the fixtures do not have a cut-off. He stated that because of the fixtures, the maximum height permitted for the light poles would be 15 ft. He stated that fixtures with a full-cut are permitted to be up to 25 ft. tall. He also noted some light fixtures on the building that do not comply with the Village's lighting regulations.

Mr. Wigodner stated that the second issue is the amount of light spillover. He stated that the photometric study reflects light spillover on the western lot line. He stated that he believes a larger reason for this is due to the light that spills over from the Tollway. Mr. Wigodner stated that because the facility will be utilized 24 hours per day, 7 days per week, the parking lights will need to be on throughout the evening to provide safety to the employees on shift. He stated that some of the lights in certain areas could be turned off in the late evening, after the second shift employees leave. Chairman McShane stated that his greater concern is regarding Lakeside Drive. Mr. Wigodner

stated that the spillover is 1 ft. candle when measured from 5 ft. from the edge of the property line, but noted that the landscaping will help reduce the spillover. He stated that the only other location where the light extended past the property line is on the north side of the property. He stated that the neighboring property had its lights on and appears to be a contributing factor in the spillover. Chairman McShane inquired when the study was performed. Mr. Wigodner replied that the study was performed approximately one month earlier. He stated that the trees were just beginning to leaf at the time of the study. Chairman McShane inquired whether some of the light pole fixtures on the north property line and possibly at the southwest corner of the building can be changed to full cutoff fixtures. Mr. Wigodner stated that this might be possible.

Mr. Wigodner stated that another area that appears to have high illumination comes from a light pole that illuminates the edge of the pond. He stated that the study could not be performed in this area due to the water.

Chairman McShane clarified all the exterior lighting issues: noncomplying light fixtures on the existing building, light spillover in various areas, light poles that exceed the maximum height due to their lighting fixtures, and exceeding the maximum permitted lumen count.

Commissioner Montgomery inquired whether the fixtures on the light poles could be changed to full cutoff fixtures. Mr. Wigodner replied that changing the existing fixtures would require a significant change to the configuration of all the lights in order to provide the necessary safety to Walgreens employees. Chairman McShane inquired whether light pole fixtures could be turned off along the northern and eastern portions of the lot. Mr. Wigodner stated that the lights could be turned off but that it would have to be at least a half hour after second shift ends. He stated that there is some overlapping of shifts so that employees ending their shift can update the employees who are beginning their shift. Village Counsel Filippini inquired whether requiring the lights be turned off by 11:30 p.m. would provide sufficient time. Mr. Wigodner replied that this should be sufficient enough time.

Chairman McShane inquired whether any paving will occur. Mr. Wigodner replied that various sections of the parking lot will be cut out by about 2" deep and repaved. He stated that a couple of areas where the deterioration is greater will require a full reconstruction.

Commissioner Elston inquired why the light fixtures on the building should not comply with the Village's regulations. Mr. Wigodner stated that the fixtures are few and far apart and are not very effective. Mr. Friedman also indicated that the building lights also help to illuminate the parking lot. Chairman McShane inquired whether lower level wattage could be installed, noting that the lights should only be illuminating the emergency exit. Mr. Wigodner stated he is unsure whether the fixtures can use lower wattage lights. Commissioner Elston inquired about the cost for getting new light fixtures. Mr. Wigodner stated that each fixture would cost \$500-600. Chairman McShane stated that he is less concerned regarding the wall mounted fixtures on the

western side of the building but would like to see the fixtures changed that face toward Trinity International University and the residential district.

Commissioner Elston clarified what is requested of the petitioner: 1) that cutoff lights be added to the 5 fixtures on the parking lot poles along the north line and possibly at the southwest corner of the building, 2) that light poles along the northern and eastern parking lot be turned off within a half hour of the second shift-third shift turnover, and that the two wall mounted fixtures on the northeast and southeast corners of the building either have lower wattage light bulbs installed or that the fixtures be changed to have a full cutoff to meet Code.

Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of a Special Use Permit to allow 363 parking stalls with widths ranging between 8 ½ ft. and 9 ft., a variation to allow a pole mounted no cutoff fixture to exceed the maximum lumen count, a variation to allow a pole mounted no cutoff fixture to exceed the maximum height permitted, a variation to allow wall mounted fixtures to exceed the maximum lumen count, and a variation to allow the foot candle to exceed the maximum foot candle permitted between nonresidential lots subject to a 20 ft. utility platted easement to allow the Village to maintain, repair or replace an existing and future sanitary sewer service that runs along the north parking lot, a landscape plan being submitted that is designed in accordance with 319 Water Quality Grant standards, the cooperation of the owner to coordinate the Village's 319 Grant Pond Shoreline design standards and those of the 1000 Lakeside Drive building owners, the American Yellowwoods noted in the landscape plan be replaced with a species native to this area and tolerant of salt and reflected heat from the parking lot, applicant obtaining final approval of the landscape plan by the Village engineer, applicant providing a parking plan that shows the reversion to 9 ft. parking width stalls when the building is no longer a single tenant use, that 5 of the no cutoff fixtures be replaced with full cutoff fixtures along the north property line, that the pole mounted lights along the southern and eastern portion of the property be put on timers within ½ hour of the beginning third shift schedule, the northeast and southeast wall fixtures to be reevaluated to reduce the lumen count, as well as the bulbs of the pole mounted fixtures to reduce light spillage. On a voice vote, the motion was unanimously approved. Ayes: Six (Borden, Cooper, Elston, Knaack, McShane, Montgomery), Nays: None, Absent: One (Peters).

Village Counsel Filippini clarified that part of the ordinance will show an Alternate B which will include the alternative parking plan. Mr. Friedman indicated that Alternate B will only be required if the building becomes a multi-tenant use. Village Counsel Filippini replied affirmatively.

5. **05-05/07: Public Hearing for the Consideration of Testimony with Respect to Proposed Zoning Code Text Amendments Pertaining to Signs in the Village in the Office District, Submitted by the Village of Bannockburn.** Chairman McShane opened a public hearing at 8:24 p.m. for the consideration of testimony with respect to proposed zoning code text amendments pertaining to signs in the Village of Bannockburn Office District. Village Counsel Filippini stated that there have been a

series of amendments over the years regarding signs in the Office District. He stated that to avoid the possibility of adding them together, the Board wanted to suggest that, irrespective of what the Village calls them, that any type of combination of signs not exceed a maximum amount as prescribed by the Plan Commission/Zoning Board of Appeals, unless a Special Use Permit is granted. Chairman McShane inquired what the maximum limitation is on identification signs. Village Manager Lasday stated that the maximum is 300 sq. ft. for identification and joint-identification signs. She stated that the language is not clear in regards to name plate signs. Commissioner Elston offered revisions to the proposed language. Commissioner Elston moved, Commissioner Borden, to recommend approval of a text amendment to add new section for nameplate signage and providing an overall limitation on the maximum permitted sq. ft. of combined signage, as amended. On a voice vote, the motion was unanimously approved. Ayes: Six (Borden, Cooper, Elston, Knaack, McShane, Montgomery), Nays: None, Absent: One (Peters).

6. 06-05/07: Other Business. *Public Hearing for the Consideration of Zoning Code Text Amendments, Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations and any other Zoning Relief Necessary for the Installation of a Wall Sign on the Property Commonly Known as 1200 Lakeside Drive, Bannockburn, Submitted by HUB Midwest, LLC. Chairman McShane opened a public hearing at 8:38 p.m. for the consideration of zoning code text amendments, amendments to existing Special Use Permits, granting of new Special Use Permits, variations and any other zoning relief necessary for the installation of a wall sign on the property commonly known as 1200 Lakeside Drive. Village Manager Lasday stated that the petitioner has requested that the meeting be continued until the June 4, 2012 Agenda. Commissioner Cooper moved, seconded by Commissioner Borden, to continue this issue until the June 4, 2012 Agenda. On a voice vote, the motion was unanimously approved. Ayes: Six (Borden, Cooper, Elston, Knaack, McShane, Montgomery), Nays: None, Absent: One (Peters).
7. 07-05/07: Adjournment. There being nothing further coming before the Commission, Commissioner Elston moved, seconded by Commissioner Cooper, to adjourn the meeting. On a voice vote, the meeting was adjourned at 8:39 p.m. Ayes: Six (Borden, Cooper, Elston, Knaack, McShane, Montgomery), Nays: None, Absent: One (Peters).