

**VILLAGE OF BANNOCKBURN  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
MARCH 3, 2015  
MEETING MINUTES**

1. 01-03/03: **Call To Order.** Chairman McShane called the meeting of the Plan Commission and Zoning Board of Appeals to order at 7:00PM.

Chairman: James McShane

Commissioners Present: Robert Borden, David Elston, William Montgomery

Commissioners Absent: Louise Feeney, Susan Knaack, Richard Peters

Also Present: Village Manager Maria Lasday, Village Counsel Betsy Gates

Visitors: Tom Rowland (Partners by Design), Todd Cruikshank (Baxter Healthcare)

2. 02-03/03: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-03/03: **Visitor's Business.**  
No visitors spoke.

4. 04-03/03: **Approval of the February 2, 2015 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Borden moved, seconded by Commissioner Montgomery, to approve the February 2, 2015 meeting minutes, conditioned on modifications to line 142 and 245 of the minutes. On a roll call vote, motion unanimously approved. Ayes: Four (Borden, Elston, Montgomery, McShane); Nays: None; Absent: Three (Feeney, Knaack, Peters).

5. 05-03/03: **Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Amendments to Existing Special Use Permits, Variations, and any other Zoning Relief Necessary in Connection with Proposed Tenant Improvements Including Relocation and/or Replacement of an Accessory Fitness Center and Cafeteria and Establishment of an Accessory Data Center on the Property Commonly Known as 1200 Lakeside Drive, Bannockburn, Illinois, Submitted by HUB Midwest, LLC. c/o Equity Commonwealth.**

Commissioner McShane opened the Public Hearing.

Tom Rowland and Todd Cruikshank, on behalf of Baxalta, described the current floor plan on the existing office building at 1200 Lakeside and noted that Baxalta would like the building to be single tenant occupied again. Mr. Rowland requested approval to modify the first floor and basement of the existing office building (i) to relocate a cafeteria from the

basement to the first floor, (ii) to relocate a basement fitness area from the basement to the first floor and (iii) to relocate and establish a data center in the basement. Mr. Rowland referred to the plans included in Exhibit A (current floor plans of the existing office building) and Exhibit B (proposed floor plans of the existing office building) to describe the requested improvements.

Mr. Rowland noted that Baxalta would like to establish and relocate a 2,000 square foot data center in the basement to allow Baxalta to install up to 44 IT racks, with an adjacent work room and secure storage area. Mr. Rowland additionally stated that Baxalta needs to construct a 14,000 square foot cafeteria and 4,500 square foot fitness center to the first floor of the existing office building. Mr. Rowland noted that the proposed relocated data center will move to the space the existing fitness center occupies. The existing fitness center will be relocated to the first floor, preferably in a location where plumbing and electrical connections can be easily made. He noted the existing cafeteria is being relocated from the basement to the first floor of the existing office building since Baxalta needs the cafeteria to be expanded to accommodate up to 350 people and requires approximately 14,000 square feet of space (combined kitchen, preparatory areas and seating).

Mr. Rowland formally requested an amendment to 1200 Lakeside's existing Special Use Permit for the proposed improvements described previously (relocation of a cafeteria and fitness area and the establishment and relocation of a data center).

The Commissioners inquired about the following items during the testimony of the applicant:

- They asked when Barilla would be leaving their space.  
Mr. Rowland stated that they will be out of the building by September 2015.
- They asked what Baxalta's schedule is for construction.  
Mr. Rowland stated that the renovations to the building would be in stages. Phase I would be demolition of the existing areas. Phase II would begin in early June.
- They asked how many employees they are anticipating.  
Mr. Rowland stated that there will be approximately 1,200 employees.
- They asked whether the HVAC and other equipment will be changed.  
Mr. Rowland said yes and further noted that there are fiber connections to the basement of the building, which is the reason why the data center will be located in the basement. Manager Lasday noted that Baxalta will be seeking Architectural Review Commission approval soon for a generator and cooling towers.
- They asked if Baxalta is a 24 hour operation.  
Mr. Rowland said yes they are a 24 hour operation.
- They asked if Baxalta has a long term lease.  
Mr. Cruikshank said yes and noted that the lease will be a 10+ year lease.
- They asked if the building will be full service.  
Mr. Rowland said yes it will be full service.
- They asked when Baxalta employees will move into the building.  
Mr. Rowland said the employees would be moving into the building midyear 2015.

Chairman McShane closed the Public Hearing.

Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of the Applicant's request for an amendment to 1200 Lakeside Drive's existing Special Use Permit pursuant to Ordinance 98-4, as amended, to allow modification to 1200 Lakeside's first floor and a portion of the basement to allow (i) the relocation of a cafeteria and fitness area from the basement to the first floor of the Office Building, and (ii) the establishment and location of a data center in the basement. On a roll call vote, the motion was approved. Ayes: Four (Borden, Elston, Montgomery, McShane); Nays: None; Absent: Three (Feeney, Knaack, Peters).

6. 06-03/03: **Other Business**

Chairman McShane noted that the Village Board needed to impose term limits on the Commissions. The Commissioners discussed this and noted that it is difficult to recruit residents to step up and be on the Village's commissions.

No action was taken.

**Adjournment.**

Commissioner Borden moved, seconded by Commissioner Montgomery, to adjourn the meeting. On a voice vote, the motion was approved. Ayes: Four (Borden, Elston, Montgomery, McShane); Nays: None; Absent: Three (Feeney, Knaack, Peters).

The meeting was adjourned at 7:26PM.