

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

1. 01-08/03: **Call To Order.** Chairman McShane called the meeting of the Plan Commission and Zoning Board of Appeals to order at 7:00 PM.

Chairman: James McShane

Commissioners Present: Robert Borden, David Elston, Louise Feeney, Susan Knaack, William Montgomery, Richard Peters

Commissioners Absent: None

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

Visitors: James Brannan (Savills Studley – Representing Donlen), Linda Garske (NAI Hiffman), Liz Weiss (2 Bridle Lane)

2. 02-08/03: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-08/03: **Visitor’s Business.**  
No visitors spoke.

4. 04-08/03: **Approval of the May 18, 2015 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Knaack moved, seconded by Commissioner Borden, to approve the May 18, 2015 meeting minutes, conditioned on modifications to line 64, 65, 104, 138, 149, 158, 181 and 192 of the minutes. On a roll call vote, the motion was approved. Ayes: Six (Borden, Elston, Feeney, Knaack, Montgomery, Peters); Nays: None; Absent: None.

5. 05-08/03: **Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Special Use Permits, Amendments to Existing Special Use Permits, Amendments to Approved Site Plans, Variations, and any other Zoning Relief Necessary in Connection with the Proposed Installation a New Generator, Landscaping or Other Screening, and Related Facilities and Improvements on the Property Commonly Known as 3000 Lakeside, Bannockburn, Illinois, Submitted by Donlen Corporation and C-111, MLCFC-2006-4; Bannockburn c/o NAI Hiffman.**

Chairman McShane opened the Public Hearing.

James Brannan from Savilis Studley and Linda Garske from NAI Hiffman (the “Applicants”) noted that they were representing Donlen Corporation who is seeking to occupy space at 3000 Lakeside Drive. They noted that they were requesting to install a standby generator on existing green space to

provide back-up electrical service for the office building and related facilities, an approximately 27' x 8' concrete pad, walkway for access, fence, landscaping, and a rain garden at 3000 Lakeside Drive, as well as an increase of impervious surface at the subject property. They noted the proposed generator will be screened by a 6 foot high closed fence and landscaping and will be enclosed in a level 2 acoustic enclosure that limits sound levels to 75 dBA. They also noted that the generator will provide power only to Donlen's tenant space, which is approximately 72,000 square feet and will provide full power back up.

Manager Lasday noted the level 2 acoustic enclosure that limits sound levels to 75 dBA is zoning compliant and consistent with a recommendation by Village Engineer David Gewalt. She noted that the proposal will add approximately 261.5 square feet of additional impervious surface coverage, and after the construction of the generator equipment, the lot coverage on the property will be approximately 51.57%, which exceeds the required 50% maximum lot coverage under the Zoning Code. She noted that the Applicant proposed mitigating the increased impervious surface coverage through the installation of an approximately 300 square foot rain garden at the property. She noted the proposed standby generator would be considered zoning compliant provided the standby generator is at least 10 feet from any window or door of the building, and the Building Commissioner approves the location of the proposed standby generator. She noted the Building Commissioner approved the location of the proposed generator and concrete pad, subject to the Applicant installing the proposed generator and concrete pad consistent with Village Engineer David Gewalt's recommendations.

Manager Lasday noted, as illustrated in the staff report, that the Applicant is requesting an amendment to the Original SUP to modify the approved site plan and landscape plan to authorize installation of the proposed improvements, a Special Use Permit pursuant to Section 5-106.C.22 of the Zoning Code to authorize lot coverage in excess of 50% and an Amendment to Section 5-106 of the Village of Bannockburn Zoning Code. She noted the proposed Section 5-106 amendment would require a special use permit to authorize lot coverage in excess of the 50% limitation, but not exceeding 52% coverage, for such properties under certain circumstances.

The Commissioners discussed the timing of the running of the generator, specifically to make sure it was not going to be run on the weekend. They also discussed the type of generator that will be installed and whether it will be natural gas or diesel.

The Applicant noted that the generator will be tested once a week or once a month and the testing will take 30 minutes. They also noted the testing period will be on an automatic schedule, which can be scheduled at any time. The Applicant noted they are investigating gas utility access and as of the meeting, access is not available. They noted if they are unable to have the generator powered by gas, they will have a generator powered by diesel, which the Applicant and the Commissioners noted was not a bad alternative.

The Commissioners noted that retroactive zoning relief is being requested to clean up an error related to impervious surface that was previously allowed by the Village. They inquired whether current parking spaces or the grass area by the cafeteria could be used instead of existing green space. They inquired whether the 4' x 10' walkway could be reduced in size. They inquired

whether the location of the generator could be changed so the impervious surface issue would not be compounded.

The Applicant noted that they have examined other areas for the generator including the existing parking; however, they did not want to remove additional parking because the spaces are a precious commodity. Additionally they noted if they relocated at this point, it would delay Donlen moving into the space and would increase costs and would not be an ideal situation for Donlen. Regarding the sidewalk question, the Applicant said they could not reduce the width because technical checks are sometimes needed. The Applicant again noted this is the best location for the generator.

Chairman McShane noted that Donlen does not own the building. He noted that Donlen is improving the building's conditions by installing a rain garden. He noted that the real concern is not the additional impervious surface. He noted that the tenant needs zoning relief to occupy space.

Neighbor and resident Liz Weiss expressed concern with the location of the generator since it is located between the building and a berm that are adjacent to her home on Bridle Lane. A concern was that the generator is in her backyard and asked what the Applicant was doing about the sound from the generator.

The Applicant noted that the generator will have an acoustical enclosure, which will limit the sound. The Applicant also noted there will also be a fence surrounding the enclosure and there will be a sound attenuation on the generator's muffler. The Applicant asked whether there was a better time to run the generator during the day which would not inconvenience her. Mrs. Weiss noted that early afternoon and during the week would be most optimal.

Mrs. Weiss inquired whether the enclosure could be considered a sound barrier and whether an extra wall of fencing could be installed. She noted that the existing berm provides a visual barrier right now.

The Commissioners inquired whether the Applicant could install a solid fence (no spacing between flats) at the side facing Mrs. Weiss' property. The other sides of the fence do not need to be closed. The Applicant noted that it should not be a problem to do the solid fence.

Chairman McShane closed the Public Hearing.

Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of a Text Amendment to Section 5-106 of the Village of Bannockburn Zoning Code to add a subsection C.22 stating that, a special use may authorize lot coverage in excess of the 50% lot coverage restriction contained in Section 5-111E of this Code, provided that: (a) The lot coverage authorized by special use may not exceed 52%; (b) The owner of the lot previously dedicated to the Illinois Department of Transportation, without compensation, right-of-way for highway and other public purposes along Illinois Route 22 after the issuance of a certificate of occupancy for such lot; (c) The owner of the lot installs a rain garden approved by the Village Engineer to mitigate all or a portion of the excess lot coverage; and (d) A portion of the excess lot coverage is attributable to the installation of an outdoor electric power generator to serve an existing building on the lot, which amendment is part of the proposed installation of a new generator at the property commonly known as 3000 Lakeside,

Bannockburn, Illinois, submitted by Donlen Corporation and C-111, MLCFC-2006-4; Bannockburn c/o NAI Hiffman. On a roll call vote, the motion was approved. Ayes: Six (Borden, Elston, Feeney, Knaack, Montgomery, Peters); Nays: None; Absent: None.

Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of an amendment to the existing special use permit and a special use permit authorizing lot coverage on the Subject Property in excess of the applicable 50% limitation set forth in Section 5-111.E of the Zoning Code, provided, that the lot coverage on the Property shall not exceed 51.57%, and approval is subject to the following conditions: (a) the proposed improvements shall be located, installed, and maintained in substantial conformity with the plans submitted, subject to such minor modifications as may be approved by the Village Engineer to address field conditions and compliance with the terms and conditions of the PCZBA recommendation; (b) the Applicant shall install an approximately 300 square foot rain garden as depicted on the plans submitted to mitigate the increased impervious surface coverage from the proposed improvements; (c) the Applicant shall install an acoustical sound attenuated enclosure around the generator that results in a sound level of 75 dBA or less as measured at any Subject Property lot line at all times that the generator is in operation; (d) the Applicant shall enclose the generator with wooden fencing on all four sides, which fencing shall have a solid face on the east side of the generator; (e) the Applicant and owner shall run the generator for routine testing and maintenance purposes only once a week and only on weekdays between the hours of 1:00 p.m. and 3:00 p.m.; and, (f) the installation of the proposed improvements shall be subject to inspection and final approval by the Village Engineer all as part of the installation of a new generator and improvements on the property commonly known as 3000 Lakeside, Bannockburn, Illinois, Submitted by Donlen Corporation and C-111, MLCFC-2006-4; Bannockburn c/o NAI Hiffman. On a roll call vote, the motion was approved. Ayes: Six (Borden, Elston, Feeney, Knaack, Montgomery, Peters); Nays: None; Absent: None.

6. 06-08/03: Other Business

Chairman McShane noted that this was Bob Borden's last PCZBA meeting because he is moving out of Bannockburn. The Commissioners noted that they would like Bob to come back to a meeting for a farewell roast. They noted they will coordinate a future date with him.

Manager Lasday reminded the Commissioners that the next meeting is on a Wednesday, specifically September 16th at 5:00 PM. She also noted that the tree ordinance will also likely be coming forward in October.

No action was taken.

**Adjournment.**

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

The meeting was adjourned at 7:55 PM.