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**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
FEBRUARY 6, 2012
7:00 P.M.**

1. 01-02/06: **Call to Order.** Pro-Tem Chairman Peters called the Plan Commission & Zoning Board of Appeals meeting to order at 7:00 p.m.

Pro-Tem Chairman: Richard Peters

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

Commissioners Absent: Susan Knaack, James McShane

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

Visitors: Omar Hernandez (REIT Management and Research)

2. 02-02/06: **Pledge of Allegiance.** Pro-Tem Chairman Peters led everyone in reciting the Pledge of Allegiance.

3. 03-02/06: **Welcome.** Pro-Tem Chairman Peters welcomed the newest Plan Commission/Zoning Board of Appeals Member, William Montgomery.

4. 03-02/06: **Approval of the January 10, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.** Village Administrative Assistant Vela-Schneider noted some modifications to the January 10, 2012 draft minutes. Commissioner Elston moved, seconded by Commissioner Borden, to approve the January 10, 2012 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes, as amended. Ayes: Five (Borden, Cooper, Elston, Montgomery, Peters), Nays: None, Absent: Two (Knaack, McShane).

5. 05-02/06: **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 to Permit the Removal, Replacement and/or Installation of New Illuminated Signage at the Address Commonly Known as 1200 Lakeside Drive, Submitted by HUB Midwest, LLC.** Pro-Tem Chairman Peters opened a public hearing at 7:04 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 to permit the removal, replacements, and/or installation of new illuminated

47 signage at the address commonly known as 1200 Lakeside Drive. He swore in the
48 witness: Omar Hernandez (REIT Management and Research). Mr. Hernandez
49 introduced himself to the Commission. He stated that he is requesting approval for two
50 illuminated nameplate signs at the property of 1200 Lakeside Drive: one by the
51 entrance of the property on Lakeside Drive and the other by the Tollway. He stated that
52 the building has approximately 50% occupancy. He stated that there has been a lot of
53 interest in the property but all prospects have requested additional signage along the
54 Tollway. He stated that having a sign along the Tollway would help market the
55 property better. He stated that Barilla is currently occupying the property and that
56 Catalyst Rx, a prescription benefits company, has leased the third floor with the
57 anticipated move-in timeframe in late May or early June.

58
59 Mr. Hernandez presented the proposed signage that would be placed along the Tollway.
60 He stated that the nameplate depicts two names but requested that the sign be permitted
61 to have four names. He stated that the sign would be a pre-cast concrete base that
62 would match the building and would be illuminated.

63
64 Commissioner Borden inquired whether the Illinois Department of Transportation
65 (IDOT) or the Illinois State Toll Highway Authority (ISTHA) has sign regulations on
66 signs that are along the Tollway. Village Manager Lasday stated that that sign is on
67 REIT Management's property. Village Counsel Passman stated that there may be
68 restrictions but that they would be separate from the Village's considerations. He
69 stated that it would be the property owner's responsibility to contact ISTHA to find out
70 what, if any, restrictions are in place regarding signs along the Tollway.

71
72 Pro-Tem Chairman Peters inquired whether the sign would be perpendicular to the
73 Tollway in order for people to see both sides of the sign. Mr. Hernandez replied that
74 the sign would be placed perpendicular to the Tollway. Commissioner Montgomery
75 inquired whether the nameplate sign would be animated. Mr. Hernandez replied that
76 animated signs are not permitted in Bannockburn. Pro-Tem Chairman Peters inquired
77 how the letters will be affixed to the sign. Mr. Hernandez replied that the letters would
78 be affixed to a removable plate. He stated that the plates would be 1 ½ ft. in height and
79 would have a 7 ft. 4 in. width.

80
81 Commissioner Montgomery stated that the proposed sign only identifies space for two
82 tenants on the sign. He inquired whether the names of the existing tenants will be
83 placed on the sign or whether the sign is designated only for new tenants. Mr.
84 Hernandez stated that while there are only two slots designated on the nameplate sign,
85 he is hopeful that the Commission will allow additional slots for tenants, recognizing
86 that there may be a need to reduce other aspects of the sign to accommodate the
87 additional space. Pro-Tem Chairman Peters indicated that too many tenants will make
88 the sign difficult to read but thought that four slots would be sufficient. Mr. Hernandez
89 agreed, noting his sign contractor indicated that same thing.

90
91 Mr. Hernandez presented the second sign proposal that would be installed at the
92 entrance of Lakeside Drive. Pro-Tem Chairman Peters noted that the sign proposes 8

93 slots for tenant names. Mr. Hernandez stated that the speed limit on Lakeside Drive is
94 25 miles per hour (mph) and that the sign would be placed on an island at the entrance
95 of the property. He stated that he feels that 8 tenant names would be visible at the
96 speed of 25 mph. He stated that the sign would be a little shorter but would also be a
97 little wider than the sign along the Tollway. Pro-Tem Chairman Peters inquired whether
98 the base of the sign would also be pre-cast concrete. Mr. Hernandez replied that it
99 would pre-cast concrete and noted that the colors of the sign would also match the
100 building. Pro-Tem Chairman Peters inquired whether the tenant names would be on
101 removable plates. Mr. Hernandez replied that the tenant names would be removable.

102
103 Upon inquiry from Pro-Tem Chairman Peters, Mr. Hernandez stated that the signs will
104 be placed in raised areas. He stated that the Lakeside Drive sign would be placed on an
105 island and the Tollway sign would be on the berm. He noted that Village requirements
106 stipulate that landscaping needs to be planted around the signs to buffer the areas.

107
108 Commissioner Montgomery inquired whether Mr. Hernandez confirmed with the
109 Tollway that there are no plans for the Tollway to install additional signage in front of
110 REIT Management's sign. Mr. Hernandez replied that he had not. Village Counsel
111 Passman reiterated that it is up to the property owner to exercise due diligence in
112 regards to other governmental agencies' regulations.

113
114 Pro-Tem Chairman Peters inquired about the illumination of the signs. Mr. Hernandez
115 stated that he is proposing three surface-mounted light fixtures on 30" arms above each
116 side of the sign on Lakeside Drive. He stated that the light fixtures will have shutters
117 and will face downward.

118
119 Pro-Tem Chairman Peters inquired about the hours of illumination of the lights. Mr.
120 Hernandez stated that he would like to have the signs illuminated throughout the night.
121 Village Manager Lasday stated that Village regulations require that an illuminated sign
122 along the Tollway need to be turned off when activity at the building ends and no later
123 than 11:00 p.m. and illuminated signs that are not on the Tollway need to be
124 extinguished when activity at the building ends and no later than 10:00 p.m.
125 Commissioner Borden inquired how long he would like the signs to be illuminated if
126 zoning relief was sought. Mr. Hernandez stated that he would be comfortable turning
127 off the lights along Lakeside Drive by 10:00 p.m. but would like to have the lights by
128 Tollway to be illuminated throughout the night. Commissioner Cooper stated that he
129 did not see a problem with the Tollway sign.

130
131 Mr. Hernandez stated that the sign along the Tollway would have a floodlight with
132 shutters on each side of the sign. He stated that because of the shutters, only the sign
133 will be illuminated.

134
135 Village Counsel Passman clarified that because zoning relief was not requested for the
136 lighting, the Plan Commission can only recommend that the Board of Trustees send this
137 issue back to them for zoning relief on lighting requirements. Commissioner
138 Montgomery stated that he would like the Office District to attract additional tenants.

139 Commissioner Borden agreed, noting that he does not have a problem with the signs
140 being illuminated throughout the night.

141
142 Village Administrative Assistant Vela-Schneider noted that if the Commission is
143 inclined to recommend approval of the signage, that it be contingent upon rescinding
144 previous approvals for signage along the Tollway. Village Counsel Passman agreed.

145
146 Commissioner Elston moved, seconded by Commissioner Borden, to recommend
147 approval of a text amendment to provide regulations authorizing the proposed
148 nameplate signs, a Special Use Permit and an amendment to the existing Special Use
149 Permit, the approval of four tenant names on the Tollway sign and eight tenant names
150 on the Lakeside Drive sign, and the recommendation to the Board that the issue
151 regarding the hours of illumination be sent back to the Plan Commission for further
152 review. On a voice vote, the motion was unanimously approved. Ayes: Five (Borden,
153 Cooper, Elston, Montgomery, Peters), Nays: None, Absent: Two (Knaack, McShane).

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155 6. 06-02/06: **Other Business.** There was no other business.
156
157 7. 07-02/06: **Adjournment.** There being nothing further coming before the Commission,
158 Commissioner Cooper moved, seconded by Commissioner Elston, to adjourn the
159 meeting. On a voice vote, the meeting was adjourned at 7:40 p.m. Ayes: Five (Borden,
160 Cooper, Elston, Montgomery, Peters), Nays: None, Absent: Two (Knaack, McShane).