

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION/ZONING BOARD OF APPEALS
MAY 18, 2015
MEETING MINUTES**

1. 01-05/18: **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, 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: George Demarakis (ARCON Associates), Paul Monahan (Great
Lakes Credit Union), Art Solis (North Shore Sign), Barbara Fenton
(Bannockburn Resident)

2. 02-05/18: **Pledge of Allegiance.** Chairman McShane led everyone in reciting the Pledge of Allegiance.

3. 03-05/18: **Visitor's Business.**
No visitors spoke.

4. 04-05/18: **Approval of the March 3, 2015 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Borden moved, seconded by Commissioner Knaack, to approve the March 3, 2015 meeting minutes, conditioned on modifications to line 58 and 104 of the minutes. On a roll call vote, motion unanimously approved. Ayes: Six (Borden, Elston, Feeney, Knaack, Montgomery, Peters); Nays: None; Absent: None.

5. 05-05/18: **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 the Proposed Installation a New Monument Sign and the Installation and Maintenance of Solar Energy Panel for the New Monument Sign at Great Lakes Credit Union, Located at 2111 Waukegan Road, Bannockburn, Illinois, Submitted by Great Lakes Credit Union.**
Chairman McShane opened the Public Hearing.

Paul Monahan from Great Lakes Credit Union and Art Solis from North Shore Sign, (the "applicants") requested approval to have two ground identification signs at the property at

2111 Waukegan Road (“Subject Property”). They noted that they are looking for better identification along Waukegan Road. They noted there is presently one 5’-9” x 16” monument identification sign at the building entrance of the Subject Property which depicts the existing IPC International sign, but this is on the private drive. They noted that they would like to revise this existing sign’s lettering to the Great Lakes Credit Union Corporate Headquarters signage. They noted they would also like to install a new second ground identification sign at the Waukegan Road entrance of the Subject Property. They noted the new monument ground identification sign is proposed to be a 4’8” x 6’ double faced sign along Waukegan Road, which is to be located in the front yard setback of the Subject Property. They noted the proposed double faced sign includes a masonry base and it will be 4’8” tall and 28 square feet in total area. They also noted they are requesting approval of a Ground-Mounted Solar Energy System (ground mounted solar panel) that would power the proposed monument sign. They noted that the Ground-Mounted Solar Energy System will provide an external power supply to the proposed monument sign and will be situated 34’10” from the curb.

The applicants noted the zoning relief will be required for the following reasons: the Village of Bannockburn Zoning Code requires a Special Use Permit to be obtained to install a Ground-Mounted Solar Energy System; a variation is required from the setback requirements of the Village of Bannockburn Zoning Code since the proposed solar panel is to be situated in the front yard setback; and a variation is required from the Village of Bannockburn Zoning Code since the proposed sign in the Office District is to provide external power that is visible from Waukegan Road to a sign’s light source. They additionally noted that they were requesting zoning relief to install a second ground identification sign on the Subject Property.

Manager Lasday noted the proposed new double faced sign’s faces are 6’ x 3’ square feet each (18 square feet per face), which is less than the 50 square feet allowed in area per face. She noted that the existing double faced monument sign’s faces are 5’-9” x 16” (7.66 square feet per face), which is less than the 50 square feet allowed in area per face. She noted that for the proposed second identification sign to be zoning compliant on the Subject Property, Section 9-106.H.3 of the Village of Bannockburn Zoning Code will need to be amended to include a subsection 9-106.H.3(C)(m) to allow installation of a second ground identification sign at the Subject Property subject to (i) a Special Use Permit, (ii) the total gross area of all signs on the Subject Property not exceeding 55 square feet, (iii) the height of the existing and proposed signs not exceeding 4’8” in height; (iv) the property having frontage along Waukegan Road, (v) the property being owned and occupied by a single tenant and owner, and (vi) the ground signs being located at least 700 feet apart.

The Commissioners discussed how power would get to the proposed sign from the solar panels. They also noted that the sign will be illuminated with internal white LED lighting. The applicants noted that the company is trying to be “green” with the solar panels and did not want to do the directional boring to provide power for this sign. The Commissioners reviewed the existing sign’s location, which is in front of the building and not near the entrance of Waukegan Road, as well as, and the applicant’s survey, which noted the location and property lines of the property. They also discussed the setback distance between existing

and proposed monument signs on the same property, including whether 500 feet was too little or if 700 feet would be an amenable option. They reviewed the zoning code requirements, including the fact exterior lights, including the signs need to be off when occupants/employees are not in the building.

Chairman McShane noted he was troubled by the second proposed sign and was concerned that tenants without Waukegan Road street frontage will want zoning relief if the project is approved. He felt that the application did not meet the hardship requirement or the requirements for a text amendment. The Commissioners discussed an alternative suggestion of removing the existing ground sign and installing a wall sign.

Chairman McShane closed the Public Hearing.

Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of a Text Amendment to Section 9-106.H.3 of the Village of Bannockburn Zoning Code to allow installation of a second ground identification sign at the subject property subject to (i) the total area of all faces of such ground signs shall not exceed 55 square feet; (ii) such signs shall not exceed 4 feet 8 inches in height; (iii) such signs are separated from each other by at least 700 feet; (iv) at least one of the ground identification signs is facing Waukegan Road; and (v) the principal building on the premises is fully owner-occupied, for the proposed installation a new monument sign at Great Lakes Credit Union, located at 2111 Waukegan Road, Bannockburn, Illinois, submitted by Great Lakes Credit Union. On a roll call vote, the motion was approved. Ayes: Six (Borden, Elston, Feeney, Knaack, Montgomery, Peters); Nays: One (McShane); Absent: None.

Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of a Special Use Permit pursuant to Section 9-106.H.3 of the Village of Bannockburn Zoning Code to install a second ground identification sign for the proposed installation a new monument sign at Great Lakes Credit Union, located at 2111 Waukegan Road, Bannockburn, Illinois, submitted by Great Lakes Credit Union. On a roll call vote, the motion was approved. Ayes: Six (Borden, Elston, Feeney, Knaack, Montgomery, Peters); Nays: One (McShane); Absent: None.

Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of a Variation from the setback requirements per Section 9-112.B.7 of the Village of Bannockburn Zoning Code to allow a ground mounted solar energy system (solar panel) to be situated in the front yard setback, approval of a Variation from Section 9-106.H of the Village of Bannockburn Zoning Code to allow applicant to install an external artificial light source on the Ground-Mounted Solar Energy System (solar panel) visible from Waukegan Road to illuminate a proposed sign in the Office District, and approval of a Special Use permit pursuant to Section 9-112.B.7 of the Village of Bannockburn Zoning Code to allow installation of a Ground-Mounted Solar Energy System (solar panel), subject to landscaping being installed adjacent to the Ground-Mounted Solar Energy System (solar panel) and ground sign, as part of the installation of a new solar energy panel for the new monument sign at Great Lakes Credit Union, located at 2111 Waukegan Road, Bannockburn, Illinois,

submitted by Great Lakes Credit Union. On a roll call vote, the motion was approved. Ayes: Six (Borden, Elston, Feeney, Knaack, Montgomery, Peters); Nays: One (McShane); Absent: None.

6. **06-05/18: 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 the Proposed Renovation of Existing Library Space and the Construction and Maintenance of a Building Addition and Related Improvements including Landscaping and Exterior Lighting on the Property commonly known as the Bannockburn School located at 2165 Telegraph Road, Bannockburn, Illinois, Submitted by the Bannockburn School.**

Chairman McShane opened the Public Hearing.

Scott Herrmann, Bannockburn School District Superintendent and Mr. George Demarakis from ARCON Associates (the “applicants”), noted that the property is an approximately 4.41 acre parcel located in the Public Lands and Buildings Zoning District with the front yard located along Telegraph Road (“Subject Property”). They noted they are requesting approval in order to construct a one story 1,370 square foot addition to the existing Bannockburn School. They noted the addition is to create better security measures at the school for people coming into the building. They noted the exterior of the building will have the same color and material as the existing building with white brick. They noted that the trees that would be removed would be mitigated and planted per the Village code requirements. They noted that they are not removing as many trees as originally planned and they will not need to mitigate as many caliper inches.

Manager Lasday noted that upon reviewing a revised landscaping plan, the forester expressed concern that the critical root zones of some of the existing trees will still be significantly impacted. Accordingly, the forester recommended requiring mitigation for those trees. Manager Lasday noted that Village Engineer David Gewalt reviewed the applicant’s request to construct the proposed addition. He noted that the proposed addition will increase the floor area ratio at the Subject Property from .222 to .228. She noted that the Village Engineer report also recommended the following conditions: all storm manhole structures shall be a minimum four (4) foot diameter; the water meter used during construction be calibrated after construction; smoke testing/ dye testing shall be performed with a Village of Bannockburn representative on site to observe; and cleaning and restoring of the storm water detention system in the eastern portion of the property shall be completed with this project.

Village Manager Lasday noted the proposal requires variations from the landscape bufferyard regulations set forth in Sections 9-107 and 9-108H of the Village of Bannockburn Zoning Code to exempt the applicant from installing the required landscaped bufferyards along the street frontages of the Subject Property, an amendment to the existing special use permit granted in Ordinances Nos. 96-20, 2004-10 and 2008-18 to modify the previously approved plans, and an amendment of the Floor Area Ratio Special Use Permit granted in Ordinance No. 2008-18, to exceed a floor area ratio of .10; provided, however, that in no event shall the floor area ratio on the Subject Property exceed .228.

The Commissioners then discussed vehicular safety within the existing parking lot, the parking and loading layout related to the safety concern, previous water issues that have occurred on this property and upstream from the property including the concern over the impervious surface area proposed, the cleaning of the stormwater pond noted by Engineer Gewalt, and the timeline that should be required for the applicant to submit engineering stormwater plans to the Village of Bannockburn. The Commissioners also listened to the questions from a resident directly to the applicant regarding the interior layout/design of the addition.

The applicants noted that Bannockburn School needed more time to meet some of these conditions since the project was going to be done by the end of the summer. They specifically noted that they would not be able to satisfy the forestry or engineering conditions until next summer. The applicant requested 18 months from the PCZBA to complete the recommended conditions.

Chairman McShane closed the public hearing.

Commissioner Elston moved, seconded by Commissioner Borden, to recommend approval of a variation from the landscaped bufferyard regulations set forth in Sections 9-107 and 9-108H of the Village of Bannockburn Zoning Code to exempt the applicant from installing the required landscaped bufferyards along the street frontages of the Subject Property, an amendment to the existing special use permit granted in Ordinances Nos. 96-20, 2004-10 and 2008-18 to modify the previously approved plans, an amendment of the Floor Area Ratio Special Use Permit granted in Ordinance No. 2008-18 to permit the buildings on the Subject Property, including the proposed one story 1,370 addition at the Bannockburn School, to exceed a floor area ratio of .10; provided, however, that in no event shall the floor area ratio on the Subject Property exceed .228., with the recommendations contingent on (i) the Village Forester approving the applicant's revised landscaping plan; (ii) planting 30" of caliper trees by fall of 2016 and mitigating existing oak, honey locust and red maple trees should they not survive the construction of the addition; (iii) all storm manhole structures shall be a minimum four (4) foot diameter; (iv) the water meter used during construction be calibrated after construction; (v) smoke testing/ dye testing shall be performed with a Village of Bannockburn representative on site to observe, (vi) cleaning and restoring of the storm water detention system in the eastern portion of the property shall be completed, and (vii) the forestry and engineering conditions stated above shall be completed within 18 months as part of the proposed 1,370 square foot building addition and related improvements including landscaping and exterior lighting on the property commonly known as the Bannockburn School located at 2165 Telegraph Road, Bannockburn, Illinois, submitted by the Bannockburn School. On a roll call vote, the motion was approved. Ayes: Five (Borden, Elston, Feeney, Montgomery, Peters); Nays: One (Knaack); Absent: None.

7. 07-05/18: Other Business

The Commissioners discussed the upcoming meeting dates and the possibility of cancellation some of them due to lack of items. Chairman McShane noted that there are a lot of trees dying in the Village and whether the Village is requiring permit removals for all these trees.

Commissioner Peters noted that garden club member Cosette Winter had recently passed away and that she would be greatly missed.

No action was taken.

Adjournment.

Commissioner Borden moved, seconded by Commissioner Montgomery, 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 8:43PM.