

**VILLAGE OF BANNOCKBURN
PLAN COMMISSION & ZONING BOARD OF APPEALS
AUGUST 6, 2018
MEETING MINUTES**

1. 01-08/06: **Call To Order.** Chairman Raimondi called the meeting of the Plan Commission & Zoning Board of Appeals to order at 7:00PM.

Chairman: Michael Raimondi

Commissioners Present: Louise Feeney, Glenn Morris, John Ryan,

Commissioners Absent: Patrick Heneghan, Gerald Laures

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

Visitors: Dave Trumpy (GlenStar), Dave Brannigan (GlenStar)

2. 02-08/06: **Visitor's Business.**

No visitors spoke.

3. 03-08/06: **Approval of the April 9, 2018 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**

Commissioner Feeney moved, seconded by Commissioner Morris, to approve the April 9, 2018 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. On a voice vote, the motion was approved. Ayes: Four (Feeney, Morris, Ryan, Raimondi); Nays: None; Absent: Two (Heneghan, Laures).

4. 04-08/06: **Continued Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations, and/or Other Zoning Relief Necessary in Connection with the Installation and/or Modification of Proposed Signage and Exterior Lighting on the Property Located at 2121 Waukegan Road, Bannockburn, Illinois, Also Commonly Known as Building V in The Bannockburn Lakes Office Development, Submitted by WSC. GSP B/L Office Park Owner VII, L.L.C.**

Dave Trumpy and Dave Brannigan, from GlenStar and applicant for the project, were sworn in. They noted this application was to allow the removal and then replacement of the existing light fixtures at the Subject Property on the existing 25' parking lot poles with new LED light fixtures. The proposed light fixtures include a mixture of 12 single and double luminaires (four single lamp lights in the parking lot, one single lamp light at the loading dock and seven double lamp lights in the parking lot) with a maximum of 16,400 lumens per lamp output mounted on the existing 25-foot parking lot poles. Except, one double light fixture has a maximum of 17,300 lumens per lamp and is located near the loading dock at the north end of the building. They additionally requested approval to replace seven (7) existing single light sidewalk fixtures (bollards) on 10' poles that will be replaced with seven (7), 42" bollards with 2600 lumen luminaire count. They also noted that they were seeking zoning relief to install a double faced

4'10" x 4'2" in dimensions nameplate ground sign at the front entrance to the building situated at the Subject Property. The proposed double-faced nameplate sign will be internally illuminated and will include three colors (beige, black, and gray) and the sign would replace the previous nameplate sign approved in 2014.

Commissioner Morris moved, seconded by Commissioner Feeney, to recommend approval as illustrated in the Staff Report in Connection with the Installation and/or Modification of Proposed Signage and Exterior Lighting on the Property Located at 2121 Waukegan Road, Bannockburn, Illinois, Also Commonly Known as Building V in The Bannockburn Lakes Office Development, Submitted by WSC. GSP B/L Office Park Owner VII, L.L.C., subject to the following conditions: a partial repeal of Ordinance No. 2014-27 to only allow one nameplate sign on the Subject Property; the Proposed Sign only being illuminated during business hours, which shall be no earlier than 7:00 a.m. nor later than 8:00 p.m.; waiving the Architectural Review process for the project. On a roll call vote, the motion was approved 4-0. Ayes: Four (Feeney, Morris, Ryan, Raimondi); Nays: None; Absent: Two (Heneghan, Laures).

5. **05-08/06: Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations, and/or Other Zoning Relief Necessary in Connection with the Installation and/or Modification of Existing Exterior Lighting on the Property Located at 2111 Waukegan Road, Bannockburn, Illinois, Also Commonly Known as Building VI in The Bannockburn Lakes Office Development, Submitted by Great Lakes Credit Union.**

Dave Trumpy and Dave Brannigan, from GlenStar and applicant for the project, requested a recommendation of approval from the PCZBA to replace the existing single light fixtures on 4 existing light 25' poles with a single light LED fixture. The height of the existing light poles on the Subject Property is 25 feet in height. The proposed light fixtures will have 16,195 lumens per lamp output, which exceeds the maximum light output limitation of 2,800 lumens.

Commissioner Morris moved, seconded by Commissioner Feeney, to recommend approval as illustrated in the Staff Report in Connection with the Installation and/or Modification of Existing Exterior Lighting on the Property Located at 2111 Waukegan Road, Bannockburn, Illinois, Also Commonly Known as Building VI in The Bannockburn Lakes Office Development, Submitted by Great Lakes Credit Union, subject to the following condition: waiving the Architectural Review process for the project. On a roll call vote, the motion was approved 4-0. Ayes: Four (Feeney, Morris, Ryan, Raimondi); Nays: None; Absent: Two (Heneghan, Laures).

- **06-08/06: Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations, and/or Other Zoning Relief Necessary in Connection with the Installation of New Signage and/or modification of existing signage, including but not limited to joint identification, nameplate, and ground identification signs on the Property Located at 2333 Waukegan Road, Bannockburn, Illinois, Also Commonly Known as Building I in The Bannockburn Lakes Office Development, Submitted by WSC. GSP B/L Office Park Owner VII, L.L.C.**

Dave Trumpy and Dave Brannigan, from GlenStar and applicant for the project, requested zoning relief to install a double faced 9' x 3'10" off premises identification sign for a new

tenant, to install a 60 square foot double-faced joint identification sign along Waukegan Road with tenant names on it (5' total height with 3'-8" x 12' wide sign panel and 1'-4"x 3'-0" pylons), to have 3 grounds signs (allowing a third ground identification or joint identification sign) at the property, and to allow the proposed ground signs to exceed 50 square feet per sign face.

One or more Commissioners noted the following discussion related to this subject:

- Asked whether 24 hour lighting of the sign was needed for the project and whether lighting during business hours was a better alternative.

Commissioner Morris moved, seconded by Commissioner Feeney, to recommend approval as illustrated in the staff report, but not including the Text Amendment to Section 260-906D(1)(d), in Connection with the Installation of New Signage and/or modification of existing signage, including but not limited to joint identification, nameplate, and ground identification signs on the Property Located at 2333 Waukegan Road, Bannockburn, Illinois, Also Commonly Known as Building I in The Bannockburn Lakes Office Development, Submitted by WSC. GSP B/L Office Park Owner VII, L.L.C., subject to the following conditions: limit the hours of illumination of the joint/identification nameplate sign during business hours, which shall be no earlier than 7:00 a.m. nor later than 8:00 p.m. and waiving the Architectural Review process for the project. On a roll call vote, the motion was approved 4-0. Ayes: Four (Feeney, Morris, Ryan, Raimondi); Nays: None; Absent: Two (Heneghan, Laures).

- **07-08/06: Public Hearing for the Consideration of Proposed Zoning Code Text Amendments, Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Variations, and/or Other Zoning Relief Necessary in Connection with the Installation of New Signage and/or modification of existing signage, including but not limited to Wall signs on the Property Located at 2355 Waukegan Road, Bannockburn, Illinois, Also Commonly Known as Building III in The Bannockburn Lakes Office Development, Submitted by WSC. GSP B/L Office Park Owner VII, L.L.C.**

Dave Trumpy and Dave Brannigan, from GlenStar and applicant for the project, requested approval to install a single faced 22' x 3'3" identification wall sign for a new tenant (Stericycle) with a gross surface area not to exceed 71.5 square feet, a height not to exceed approximately 34 feet 5 inches above the bottom of the building wall, and in no event less than 2 feet 5 inches below the top of the building wall.

One or more Commissioners noted the following discussion related to this subject:

- Asked whether 24 hour lighting of the wall sign was needed for the project. The applicants noted that the new business owner will want this sign on as long as possible.

Commissioner Morris moved, seconded by Commissioner Feeney, to recommend approval as illustrated in the Staff Report in Connection with the Installation of New Signage and/or modification of existing signage, including but not limited to Wall signs on the Property Located at 2355 Waukegan Road, Bannockburn, Illinois, Also Commonly Known as Building III in The Bannockburn Lakes Office Development, Submitted by WSC. GSP B/L Office Park Owner VII, L.L.C, subject to the following conditions: a limitation of the hours of illumination of the wall sign during business hours, which shall be not earlier than 7:00 a.m. nor later than 10:00 p.m. and waiving the Architectural Review process for the project. On a roll call vote,

the motion was approved 4-0. Ayes: Four (Feeney, Morris, Ryan, Raimondi); Nays: None; Absent: Two (Heneghan, Laures).

Adjournment.

Commissioner Morris moved, seconded by Commissioner Ryan, to adjourn the meeting. On a voice vote, the motion was approved. Ayes: Four (Feeney, Morris, Ryan, Raimondi); Nays: None; Absent: Two (Heneghan, Laures).

The meeting was adjourned at 8:06PM.