1. **01-10/01: 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: Patrick Heneghan, Gerald Laures, Glenn Morris, John Ryan

   Commissioners Absent: Louise Feeney

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

   Visitors: Trish Stieglitz (Midtown), Jill Zordan (Midtown)

2. **02-10/01: Visitor’s Business.**
   No visitors spoke.

3. **03-10/01: Approval of the August 6, 2018 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes.**
   Commissioner Ryan moved, seconded by Commissioner Laures, to approve the August 6, 2018 Plan Commission & Zoning Board of Appeals Regular Meeting Minutes. On a voice vote, the motion was approved. Ayes: Five (Heneghan, Laures, Morris, Ryan, Raimondi); Nays: None; Absent: One (Feeney).

4. **04-10/01: Proposed Amendments to Existing Special Use Permits, Granting of New Special Use Permits, Zoning Variations, Zoning Code Text Amendments, and/or any other Zoning Relief Necessary, in connection with Proposed Changes to the Existing Building Façades, Internal Floor Plans, Exterior Lighting, Signage, and/or Site Plan for the Property Commonly Known as 2211 Waukegan Road, Bannockburn, Illinois, Submitted by Midtown Athletic Club.**

   Trish Stieglitz, applicant on behalf of Midtown Athletic Club, noted they were seeking a recommendation of approval to construct facade upgrades at the main entrance, as well as to demolish part of an existing tennis barn, to be replaced with a new two-story addition. She explained to the PCZBA Commissioners Midtown’s proposed plans, materials, color of the elevation (gray), details of the sunshade (dimensions and how far protruding), the proposed interior improvements (expansion of the dining area and the addition of a personal training area), and some improvements to the locker room.

   Village Staff noted that Midtown’s existing Special Permit required the construction of the expansion, and the use, operation, development, and maintenance of the club property, must be in strict conformance with the Site Plan and Elevations approved pursuant to Ordinance No. 2003-17. Therefore, since the Site Plan and Elevations at the Subject Property are proposed to be modified, an amendment to the existing Special Use Permit is required to allow the proposed project. Upon
receiving an inquiry regarding why zoning (Variance and Text Amendments) was needed, Staff noted that the Variance and Text Amendments being sought by Midtown were needed due to the proposed Midtown wall sign. She noted that the improvements are needed due to competitive pressures and because Midtown wants the Bannockburn Midtown location to be similar to the other Midtown branded spaces.

Commissioner Laures moved, seconded by Commissioner Heneghan, to recommend approval of a Variation to allow the proposed wall sign to be 9’11” from the edge of a curbed pavement in lieu of the minimum required 15 feet from any curbed pavement, a Text Amendment to Sections 260-906.D.5, 260-906.H.3(k), and 260-906.H.4(g) of the Zoning Ordinance, and a Special Use permit to allow the proposed Midtown wall sign, subject to the following conditions: proposed changes shall be subject to the approval the Architectural Review Commission, unless waived by the Village Board of Trustees. On a roll call vote, the motion was approved 5-0. Ayes: Five (Heneghan, Laures, Morris, Ryan, Raimondi); Nays: None; Absent: One (Feeney).

5. 05-10/01: Potential Text Amendments to the Bannockburn Zoning Code regarding Exterior Lighting, including, but not limited to, Regulations Pertaining to the Maximum Lumen Count for Exterior Light Fixtures and Maximum Lot Line Illumination Standards for Non-Residential Properties within the Village, Submitted by the Village of Bannockburn.

Village Manager Lasday reviewed the variations received from the commercial property owners from the Village of Bannockburn’s exterior lighting regulations in the last 10 years. It was noted that all of the applications had lumen output greater than 2,800, which is the current requirement. Village Staff recommended a number more consistent with the previously approved variation, specifically 17,500. It was also recommended that the maximum illumination between non-residential lots may be allowed to be up to 3.0 foot-candles if authorized by a special use permit. Staff did clarify that the current proposal does not affect lighting levels at lot lines adjacent to residential districts.

Commissioner Morris felt that more time was needed to evaluate the exterior lighting regulations.

Commissioner Laures moved, seconded by Commissioner Heneghan, to recommend approval of the Text Amendment to Section 260-901.D.10.a.iii.B and 260-901.D.10.a.ii.C of the Village of Bannockburn Municipal Code. On a roll call vote, the motion was approved 4-1. Ayes: Four (Heneghan, Laures, Ryan, Raimondi); Nays: One (Morris); Absent: One (Feeney).

6. 06-10/01: 2019 Calendar Year Schedule for the Plan Commission & Zoning Board of Appeals Meetings.

Commissioner Ryan moved, seconded by Commissioner Laures, to approve the 2019 Calendar Year Schedule for the Plan Commission & Zoning Board of Appeals Meetings. On a voice vote, the motion was approved 5-0. Ayes: Five (Heneghan, Laures, Morris, Ryan, Raimondi); Nays: None; Absent: One (Feeney).

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

The meeting was adjourned at 7:41PM.