

**MINUTES OF THE PLAN COMMISSION**  
**January 30, 2017**

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 8:15 p.m. at the Village Hall.

Members present: Chairman Mark Moore, William Cotey, Amy Flores, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: Matthew Krummick.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Fred Chung, Senior Project Engineer.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**PC 17-01 Verizon Wireless, Applicant**  
**1600 W. Park Avenue**

**Request is for an Amendment to the Special Use Permit in order to install additional Personal Wireless Services Antennas on an existing monopole structure and related electronic equipment in the IB, Institutional Buildings District.**

**PC 17-02 Verizon Wireless, Applicant**  
**1600 W. Park Avenue**

**Request is for an Amendment to the Site Plan Permit in order to install additional Personal Wireless Services Antennas on an existing monopole structure and related electronic equipment in the IB, Institutional Buildings District.**

Due to improper notification by the applicant, these items will be re-noticed for the Monday, February 20, 2017, Plan Commission meeting.

**PC 17-03 LS 700 E. Park Avenue, LLC (Life Storage), Applicant**  
**700 E. Park Avenue**

**Request is for a Major Adjustment to the Planned Development Final Plan in order to replace wall signage and install window and door awnings for the Life Storage facility located in an I-3, General Industrial District.**

Mr. David Smith, Senior Planner, introduced the request for the Major Adjustment to the Planned Development. He stated that the Plan Commission may recall that the property owner, Life Storage Centers, has been before them requesting approval for a Special Use Permit for a

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Planned Development in order to operate a self-storage rental facility as part of a Planned Development that included other industrial and commercial uses on a 17 acre property. Mr. Smith stated that other tenants include the Green Tree Animal Hospital, Cross Fit Freedom, Dance Academy, Feed My Starving Children and EMD Supply. Mr. Smith stated that the Auto Expo Car wash is currently under construction and is also part of the Planned Development. He stated that the Plan Commission and Village Board reviewed and approved the petitioner's current sign program as part of the Planned Development approval in 2008.

Mr. Smith stated that Life Storage would like to install new signage and awnings due to their new imaging and re-branding program. Mr. Smith stated that after appearing before the Appearance Review Commission twice they have revised their proposal to include three (3) new wall signs. Mr. Smith stated that they currently they have four (4) wall signs which are subject to removal as part of this application. Mr. Smith stated that the Zoning Code would not permit more than one (1) wall sign, but as this property is a Planned Development, the Zoning Code requires an Adjustment to the Planned Development to the Final Plan in lieu of a sign variation. Mr. Smith stated that as part of this scope of work, the petitioner is also proposing an awning replacement program as well. Mr. Smith stated that this application provides for an overall reduction from four (4) to three (3) wall signs.

Ms. Karen Dodge, agent for the property owner, stated that the Life Storage tenant is seeking approval in order to update their branding. She stated that they have revised their drawings in response to the Appearance Review Commission comments. She stated that she is seeking a recommendation of approval from the Plan Commission tonight.

*In the matter of PC 17-03, Commissioner Schultz moved, seconded by Commissioner Semmelman, to recommend the Village Board of Trustees approve a Major Adjustment to the Planned Development Final Plan in order to replace wall signage and install window and door awnings for the Life Storage facility located in an I-3, General Industrial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

*Ayes: Moore, Cotey, Flores, Oakley, Schultz, Semmelman*  
*Nays: None*  
*Absent: Krummick*

**COMMUNICATIONS AND DISCUSSION:** None.

Commissioner Oakley moved, seconded by Commissioner Schultz, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 8:30 p.m.