

Motion (#2): Recommend the Village Board approve a special use for a massage establishment for Equanimity Massage and Wellness located at 301 N. White Street in accordance with the reviewed plans and public testimony and conditioned upon the door to the unit remaining unlocked while in use;

Motion by: Hogan

Seconded by: Markunas

Approved: (6 to 0)

C. Public Hearing Request: Crown Centre Lot 2 Major PUD Change (Ref.#108)

Public Hearing Request: Major planned unit development change to permit the construction of an 8,183 square foot office building on Lot 2 in the Garden Gate Subdivision Unit 3, located on the southwest corner of LaGrange Road and Lincoln Way Lane.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request noting the proposal is similar to plans that were approved 2011 but was superseded by a major PUD change for a multi-tenant retail building in 2016. The project architect, Scott Shalvis was present for discussion.

During the Plan Commission Discussion:

- Commissioner Guevara expressed appreciation for the orientation of the building along the southern property line noting that it was consistent with the previously approved medical office building and maintained visibility to the two-story building to the west;
- Commissioner Hogan questioned if the proposed building materials match the existing development. Mr. Shalvis noted the brick and stone are consistent with the material palette of the existing Garden Gate development;
- Commissioner Markunas questioned the color of the dryvit to be used with the proposal. Applicant noted the color will be white / gray and would match the stone proposed at the base of the building;
- Members questioned the color of the wall signs and if the white letters would be visible on the white EIFS background. Mr. Shalvis noted that the sign background is not true white, and that the depth of the channel letters would provide shadowing making the signs more visible
- Mr. Shalvis noted that there are separate entrances for each of the four office spaces and one shared common entrance;
- Commissioner Knieriem questioned whether tenants were already in place for the development. Mr. Shalvis noted that there has been discussion with several tenants but no signed leases;

Motion (#3): Recommend the Village Board approve a Major PUD change to permit the construction of an 8,183 square foot office building on lot 2 in Unit Three of the Garden Gate Subdivision in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval, utilization of modular size brick, and modification of the uniform sign plan to comply with Village ordinance regarding maximum allowable wall sign area.

Motion by: Guevara
Approved: (6 to 0)

Seconded by: Knieriem

D. Public Comments

None

E. Village Board and Committee Update

Trustee Clavio noted that there is a current public service announcement regarding the Villages' Finance and that the RIPPLE program is ending at the end of July. Trustee Clavio noted that the Village Board appointed Zach Brown to the Director of Utilities position and that the Village would be hiring a new planner.

F. Other Business

Trustee Clavio presented a plaque to former Commissioner Alicia Hanlon recognizing her for 9 years of dedicated service. Ms. Hanlon thanked Mayor Holland for allowing her to serve on the Plan Commission and thanked the residents for allowing her to represent them.

G. Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on August 13, 2020 except Commissioners Leddin and Knieriem.

Motion (#4): Adjournment (7:13 PM)

Motion by: Hogan Seconded by: Knieriem

Unanimously approved by voice vote.

Approved August 13, 2020

As Presented X

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary