

Posted January 9, 2023 at 3 pm

REGULAR MEETING OF THE PLAN COMMISSION & ZONING BOARD OF APPEALS (PC-ZBA)

Wednesday, January 11th, 2022 at 7:30 p.m.

Village Hall Board Room • 2020 O'Plaine Road • Green Oaks, IL 60048

AGENDA

Appropriate face coverings are recommended for physical attendance. This meeting is also available virtually by clicking on the link below.

To Join this Meeting from your Computer or Tablet do so by clicking on the Following Link:

<https://meet.goto.com/403010037>

To Join this Meeting by using your Smartphone please dial the following Number Followed by the Access Code: United States: [+1 \(224\) 501-3412](tel:+12245013412) • Access Code: 403-010-037

For Supported Devices, Tap a “One-Touch” Number below to join instantly One-Touch:

<tel:+12245013412..403010037#>

1.0 Call to Order

2.0 Roll Call

Plan Commission Chairwoman: Theresa Guerriero • **Vice Chairman:** Greg Winters
Plan Commission Members: Justin Beger, Anne Gordon Rebmann, Tony Filippio, Pam Milroy, & Jeff Powers

3.0 Approval of the Findings of Fact and Minutes:

3.1 Review and Approve the Minutes for the Village of Green Oaks Plan Commission Meeting held October 12, 2022.

3.2 Findings of Fact for a Zoning Text Amendment to a GI- General Industrial District to add “Ambulance Service, Private” as a Special Use and a Special Use for an “Ambulance Service, Private” in a GI District at 122 Baker Road

4.0 Design Review

4.1 SI Jacobson Manufacturing Wall Identification Sign in a LI – Limited Industrial District at 13950 Business Center Drive.

4.1a Review Comments from Village Planner

4.1b Applicant Presentation

4.1c Deliberations of the PC-ZBA

4.1d PC-ZBA Vote & Recommendation to the Village Board of Trustees

Voting Members: Theresa Guerriero, Greg Winters, Justin Beger, Anne Gordon Rebmann, Tony Filippio, Pam Milroy, & Jeff Powers

A) Motion & Vote to send a favorable recommendation on Agenda item 4.1 with or without conditions.

B) Motion & Vote to send an unfavorable recommendation on Agenda item 4.1 with or without conditions.

4.2 Post Time OTB/Pomgliano Restaurant Monument Sign with an Electronic Changeable Message Sign (Special Permit Sign) Component and Requested Variations in a GB – General Business District at 13860 W Rockland Road.

4.2a Review Comments from Village Planner

4.2b Applicant Presentation

4.2c Deliberations of the PC-ZBA

4.2d PC-ZBA Vote & Recommendation to the Village Board of Trustees

Voting Members: Theresa Guerriero, Greg Winters, Justin Beger, Anne Gordon Rebmann, Tony Filippo, Pam Milroy, & Jeff Powers

A) Motion & Vote to send a favorable recommendation on Agenda item 4.2 with or without conditions.

B) Motion & Vote to send an unfavorable recommendation on Agenda item 4.2 with or without conditions.

5.0 Public Hearings

5.1 Application of Platform Bradley LLC and MHC 183 (Libertyville, IL) LLC for a Special Use for a “Unified Mixed Use Development” with a “Warehouse, self-storage or miniwarehouse” use, retail uses, restaurant uses, and other uses in a LI- Limited Industrial District to a Special Use at 27944 North Bradley Road.

5.1a Open Public Hearing

a) Swear in Witnesses

b) Enter Noticing Exhibits

5.1b Village Staff & Consultant Review Comments

5.1c Applicant Testimony

5.1d Public Comment

5.1e Close Public Hearing

5.1f Deliberations of the PC-ZBA

5.1g PC-ZBA Vote & Recommendation to the Village Board of Trustees

Voting Members: Theresa Guerriero, Greg Winters, Justin Beger, Anne Gordon Rebmann, Tony Filippo, Pam Milroy, & Jeff Powers

A) Motion & Vote to send a favorable recommendation on Agenda item 5.1 with or without conditions.

B) Motion & Vote to send an unfavorable recommendation on Agenda item 5.1 with or without conditions.

6.0 Final Plan Review

6.1 Application of AMERCO Real Estate Company for Final Plan Review for a Mixed Use Development (U-Haul) in a MX – Mixed Use District at 14045-14121 W. Rockland Road.

6.1a Village Staff & Consultant Review Comments

6.1b Applicant Presentation

6.1c Deliberations of the PC-ZBA

6.1d PC-ZBA Vote & Recommendation to the Village Board of Trustees

Voting Members: Theresa Guerriero, Greg Winters, Justin Beger, Anne Gordon
Rebmann, Tony Filippo, Pam Milroy, & Jeff Powers

A) Motion & Vote to send a favorable recommendation on Agenda item 6.1 with
or without conditions.

B) Motion & Vote to send an unfavorable recommendation on Agenda item 6.1
with or without conditions.

7.0 New Business

8.0 Old Business

9.0 Adjournment