



Village of Itasca
Community Development Committee Workshop
Tuesday, June 15, 2021
6:00 p.m.
Itasca Municipal Complex, Board of Trustees Room

1. Call to Order

Mayor Pruyn called to order the Community Development Committee Workshop at 6:05 p.m.

Roll Call

PRESENT: Mayor Jeff Pruyn, Trustee Dino Gavanis (Co-Chair), Trustee Ellen Leahy, Trustee Jeff Aiani, Trustee Kathy Linsner, Trustee Patrick Powers.

ABSENT: Trustee Frank Madaras.

Others Present: LSC Development COO John Nikolich, SGW Architecture and Design President Mark Sullivan, Village Planner Mo Khan, Village Attorney Chuck Hervas, Village Administrator Carie Anne Ergo, Deputy Clerk Deanne Curelo, Village Clerk Jody Conidi.

2. Pledge of Allegiance

Mayor Pruyn led the Pledge of Allegiance.

3. Audience Participation

No Audience Participation.

4. Old Business

No Old Business.

5. New Business

a. LSC Development – Preliminary/Courtesy Review

LSC Development presented a preliminary concept plan for a mini-warehouse (self-storage) facility at 1220 Norwood Avenue, currently the Century Tile warehouse-showroom-retail business. The proposed development would add a 20-foot two-story addition to the existing 20-foot single-story building for a 40-foot three-story building. The footprint would not change.

Preliminary development needs identified by staff are Maximum Floor Area Ratio, Building Height, and Parking Requirements Variances; a Special Use; and Class I Site Plan approvals.

Norwood Avenue is directly adjacent to the Regional/Corridor Commercial designation along the Rohlwing Road corridor as described in the 2015 Comprehensive Plan. The Plan Commission would need to consider if this proposed development would support future commercial developments directly in the Rohlwing Road corridor and adjacent to the proposed development.

The majority consensus of the Village Board was not favorable to the development based on the development not supporting the 2015 Comprehensive Plan, needing

a height variance without a hardship, and being located on a high-profile property without the ability to generate revenue or jobs.

6. Closed Session

No Closed Session.

7. Adjournment

Trustee Aiani moved to adjourn the Community Development Committee Workshop at 6:38 p.m. Trustee Linsner seconded.

Roll Call:

Aye – Trustees Aiani, Gavanis, Leahy, Linsner, Powers.

No – None.

Absent – Trustee Madaras.

MOTION APPROVED.

Submitted this 15th day of June 2021:



Jody A. Conidi, Village Clerk