



Village of Itasca  
Committee of the Whole Regular Meeting Minutes  
Tuesday, June 19, 2018  
Immediately Following the Village Board of Trustees Meeting  
Itasca Municipal Complex, Board of Trustees Room

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**1. Call to Order / Roll Call**

The June 19, 2018 regular meeting of the Committee of the Whole was called to order at 7:36 p.m. by Mayor Pruyn.

PRESENT: Mayor Jeff Pruyn, Trustee Marty Hower, Trustee Ellen Leahy, Trustee Jeff Aiani, Trustee Frank Madaras, Trustee Mike Latoria, Trustee Lucy Santorsola.  
ABSENT: None.

Others Present: Deputy Chief Barry Kauther, Community Development Director Nancy Hill, Village Senior Planner Shannon Malik Jarmusz, Village Engineering Consultant Amy McKenna, Village Engineering Consultant Mark Wesolowski, Public Works Director Ross Hitchcock, Village Administrator Carie Anne Ergo, Village Attorney Chuck Hervas, Village Clerk Jody Conidi.

**2. Pledge of Allegiance**

Recited at the preceding Village Board Meeting.

**3. Audience Participation**

No audience participation.

**4. Meeting Minutes**

**4A. Committee of the Whole Meeting Minutes of June 5, 2018**

Trustee Latoria moved to approve the Committee of the Whole meeting minutes of June 5, 2018; Trustee Hower seconded. Motion carried by unanimous voice vote.

**5. President's Comments**

Mayor Pruyn reported no comments.

**6. Community Development Committee – Trustee Latoria, Chair**

**6A. Pulte-Irving Park Place Townhomes**

Trustee Latoria presented PC 17-013 Pulte-Irving Park Place Townhomes NEC Irving Park Road and I-290.

Pulte Attorney Mat Goodman, Rosanova & Whitaker, Ltd., provided a historical snapshot of the Pulte-Irving Park Place Townhomes development and requested the Village Board vote upon the project tonight. Mayor Pruyn stated that at the May 15, 2018 Committee of the Whole Meeting, Pulte requested the Village Board delay voting on the project to allow Pulte additional time to address concerns raised by the Village Board and those concerns have not been addressed by Pulte. The concerns included negotiations with Itasca School

District 10, discussions with Bank of America, renderings depicting air conditioning units in front yards, the billboard lease, the proximity and safety of Roadway A by Animal Medical Center of Itasca and Catalpa Avenue, full access on Irving Park Road, and optional exterior materials.

Mayor Pruyn called for audience comments.

Itasca School District 10 Superintendent Craig Benes reported a positive negotiation meeting was held on May 22, 2018 with Pulte, but on the same day, Pulte canceled the next meeting scheduled for June 1, 2018 and there has been no further conversation from Pulte.

Raymond Snyder, 414 West Division Street, stated the Plan Commission vote on the Pulte development was not unanimous and the Chairman broke the tie vote to approve the project.

Russo Power President Eric Adams stated the billboard lease is a 15 year lease renewed in 2015 and ending in 2030, Russo Power would meet any cost gaps between the School District and Pulte negotiations, and any Village Board concerns can be worked out once permits are approved. Mr. Adams stated there is an unreported parking lot encroachment on their property that has not been reported to the Animal Medical Center of Itasca or Village, any Village Board concerns can be worked out once permits are approved. Mr. Adams requested the Village Board vote on the development tonight.

Animal Medical Center of Itasca Dr. Jeffrey Deeky, 220 Catalpa Avenue, stated the Village Board was ready to vote on the Pulte development at the May 15, 2018 Committee of the Whole Meeting and Pulte asked the Village Board to wait until they addressed issues raised by the Board, Dr. Deeky is unaware of any parking lot issues, and Dr. Deeky is only concerned about pedestrian safety at Roadway A and Catalpa Street.

Trustee Santorsola requested clarification Pulte representatives could not provide answers to the issues from at the May 15, 2018 Committee of the Whole Meeting.

Village Attorney Hervas clarified no changes have been made to the Pulte development since the Plan Commission made their recommendations, there have been no supplementations to the Pulte development, the Village Board gave Pulte time to address Village Board concerns, and Pulte is now asking for a final vote on the development.

Trustee Latoria moved to accept Plan Commission recommendations on the proposed Pulte-Irving Park Place Townhomes; Trustee Madaras seconded. Trustee Madaras favored the project, Trustee Hower voted no on the project based on the issues not being addressed from 30 days ago, Trustee Santorsola voted no based on Pulte providing no new documentation, and Trustee Leahy, Aiani, and Latoria voted no. Motion denied by voice vote.

Senior Planner Malik Jarmusz and Engineering Consultant McKenna departed the meeting at 8:25 p.m.

**7. Administration Committee – Trustee Santorsola, Chair**

Trustee Santorsola reported the Intergovernmental Meeting was held Monday, June 18, 2018. Itasca Park District staff did not attend. Itasca School District 10 updated kindergarten through 5th grade math plans. The Itasca Community Library's summer reading program kicked-off, their budget has been tentatively approved, and an ice cream social will be held Saturday, August 4, 2018. Itasca Fire Protection District 1 will have a referendum for funding. The next Intergovernmental Meeting will be Tuesday, September 4, 2018 at 5:45 p.m.

**8. Environmental Committee – Trustee Leahy, Chair**

No report.

**9. Finance Committee – Trustee Hower, Chair**

**9A. Resolution 1041-18**

Trustee Hower presented Resolution 1041-18 Authorizing the Mayor to Approve and Execute a Contract with the Lowest Responsible Electricity Supplier for the Provision of Electricity Supply and Related Services for the Village of Itasca's electricity Aggregation Program. Trustee Hower moved to recommend approval of Resolution 1041-18; Trustee Latoria seconded. Motion carried by unanimous voice vote.

Trustee Hower reported a public hearing for the Appropriation Ordinance will be held at the July 10, 2018 Committee of the Whole Meeting and a published notice of hearing is required. Final approval will be at the July 24, 2018 Village Board of Trustees Meeting.

**10. Public Safety Committee – Trustee Madaras, Chair**

No report.

**11. Public Works/Infrastructure Committee – Trustee Aiani, Chair**

Trustee Aiani called for a Closed Session following Department Head Reports for probably or imminent litigation. Trustee Latoria moved for a Closed Session; Trustee Hower seconded. Motion carried by unanimous voice vote.

**11A. Resolution 1039-18**

Trustee Aiani presented Resolution 1039-18 Authorizing Task Order 18-R0670 with Robinson Engineering, Ltd. For Investigating Home Flooding Issues in Itasca on May 30, 2018. Robinson and Village staff are visiting 55 houses affected by flooding. Staff will work with homeowners to discuss steps homeowners can take to reduce flooding risks and are evaluating steps the Village can take to reduce future flooding. Homeowners are receiving letters with a link to an online questionnaire to help gather background information. Trustee Aiani moved to recommend approval of Resolution 1039-18 with costs not to exceed \$50,000.00; Trustee Latoria seconded. Motion carried by unanimous voice vote.

**12. Department Head Reports**

Safety Director O'Connor was absent; no report.

Community Development Director Hill reported the new building inspection supervisor, Mike Delillo started in June; the Plan Commission Meeting on Wednesday, June 20, 2018 includes discussion on a proposed development at the southeast corner of Rohlwing Road and Devon Avenue; and the Historical Commission Meeting scheduled for Thursday, June 21, 2018 was canceled due to no agenda items.

Village Engineer Wesolowski reported the Nature Center Boardwalk project completed; the 2018-2019 street resurfacing program started; and the Holiday Inn Lift Station project is moving along.

Public Works Director Hitchcock no report

Village Attorney Hervas had no report.

Village Clerk Conidi had no report.

**13. Village Administrator Reports**

Village Administrator Ergo reported Jacob Litz was hired as a Management Intern and will begin in July 2018.

Trustee Madaras reported a decorative lamp at Walnut and Division Streets had a flickering light bulb.

**14. Closed Session**

Trustee Madaras moved to recess at 8:39 p.m. for a five minute break followed by a Closed Session to discuss litigation; Trustee Leahy seconded. Motion carried by unanimous voice vote

The Commission of the Whole Meeting reconvened at 10:20 p.m.

**15. Adjournment**

Trustee Latoria moved to adjourn the Committee of the Whole Meeting at 10:20 p.m.; Trustee Madaras seconded. Motion carried by unanimous voice vote.

Submitted this 19th day of June 2018:

  
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Jody A. Conidi, Village Clerk