



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, August 18, 2021 - 7:00 pm**

1. Call to Order:

The Village of Itasca Plan Commission Meeting called to order by Commissioner Drummond at 7:01 pm.

2. Roll Call:

Present: Commissioners Frank Carello, Lori Drummond, Jeffrey Holmes, Krista Ray, Anthony Russo, and Eric Swets and Chairman Brendan Daly.

Absent: Commissioners Jeffrey Holmes, Krista Ray, and Brendan Daly

Others Present: Mr. Mo Khan, Village Planner; Ms. Yordana Wysocki, Village Attorney, Jeff Williams (PC 21-010), Drew Zazofsky (PC 20-022).

Please note that the same Commissioners were present throughout the entire meeting and roll call was conducted for each motion to enter into the meeting.

3. Appoint Commissioner Drummond as Chair Pro Tem

- a. **Motion:** Commissioner Swets
Second: Commissioner Carello

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Russo, and Swets.

No: None.

Motion: Passes.

4. Case #: PC 21-010

Petitioner & Owner: Jeff Williams

Location: 428 W. Division St.

Request: Petition for a variance to construct a 4ft. tall open-style fence in the required front-yard setback.

- a. **Call for a Motion to Open:** Commissioner Drummond called for a motion to open the public hearing.
Motion: Commissioner Swets.
Second: Commissioner Carello.

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Russo, and Swets.

No: None.

Motion: Passes.

b. **Discussion:**

Mr. Khan provided a summary of the Petitioner's request and Village Staff's Report.

No Public Comments were submitted prior to or given at the Public Hearing.

The Plan Commission was generally supportive of the request as it was going to be installed on the inside of the existing landscaping in the front-yard, the fence would be of the wrought-iron style, and it would be fencing in the Petitioner's functional backyard.

c. **Findings of Facts:**

Mr. Ketter reviewed the Proposed Findings of Facts and polled the Commissioners. The Commissioners agreed with the Proposed Findings of Facts 3-1.

Commissioner Drummond disagreed.

- d. **Call for a Motion to Approve:** Commissioner Drummond called for a motion to recommend approval for PC 21-010 for a Request for a Variance to construct a 4ft. tall open-style fence in the required front-yard setback with Staff's Recommended Conditions of Approval #1-3.

Motion: Commissioner Swets.

Second: Commissioner Russo.

Roll Call Vote:

Yes: Commissioner Carello, Russo, and Swets.

No: Commissioner Drummond.

Motion: Passes.

- e. **Call for a Motion to Close:** Commissioner Drummond called for a motion to close the public hearing.

Motion: Commissioner Swets.

Second: Commissioner Carello.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

5. **Case #:** PC 21-012

Petitioner: BSTP Midwest, LLC

Owner: Rohlwing & Devon, LLC

Location: Southeast Corner of Rohlwing Rd. & Devon Ave.

Request: Petition for a Planned Development by Special Use Amendment and Class I Site Plan Review Approval for Ricky Rocket's Building/Architectural Design & Elevation Revisions and Construction of a Multi-Tenant Retail/Restaurant Building

- a. **Call for a Motion to Open:** Commissioner Drummond called for a motion to open the public hearing.

Motion: Commissioner Swets.

Second: Commissioner Carello.

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Russo, and Swets.

No: None.

Motion: Passes.

- b. **Discussion:**

Mr. Khan provided a summary of the Petitioner's request and Village Staff's Report. Mr. Khan noted that Staff is recommending specific landscaping requirement conditions as part of the approval request.

No Public Comments were submitted prior to or given at the Public Hearing.

The Plan Commission had discussion regarding egress and ingress to the site. Mr. Khan provided a summary of both the direct egress and ingress to the site as well as the indirect points that are available as part of the larger Bridge Point Itasca Development.

Mr. Zazofsky provided a summary of the status of the project involving the Ricky Rocket's building permit and where the trends are currently for the hotel, retail, and restaurant markets.

The Plan Commission was generally supportive of the revised elevation for the Ricky Rocket's Gas Station and the proposed site plan and building design for the multi-tenant building as it was generally conforming and met the intent of the previously approved Planned Development Approvals.

- c. **Findings of Facts:**

Mr. Ketter reviewed the Proposed Findings of Facts and polled the Commissioners. The Commissioners agreed with the Proposed Findings of Facts 4-0.

- d. **Call for a Motion to Approve:** Commissioner Drummond called for a motion to recommend approval for PC 21-012 for a Request a Planned Development by Special Use Amendment with the Requested Zoning Exception and Class I Site Plan Review Approval with Staff's Recommended Conditions of Approval #1-11.

Motion: Commissioner Swets.

Second: Commissioner Carello.

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Russo, Swets.

No: None.

Motion: Passes.

- e. **Call for a Motion to Close:** Commissioner Drummond called for a motion to close the public hearing.

Motion: Commissioner Swets.

Second: Commissioner Carello.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

6. **Case #:** PC 21-013

Petitioner: Village of Itasca

Request: Petition for Text Amendment to List of Permitted and Special Uses in the B-4, B-5, and B-6 Zoning Districts.

- a. **Call for a Motion to Open:** Commissioner Drummond called for a motion to open the public hearing.

Motion: Commissioner Swets.

Second: Commissioner Carello.

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Russo, and Swets.

No: None.

Motion: Passes.

- b. **Discussion:**

Mr. Khan provided an introduction to the proposed discussion of the text amendments to the Downtown Uses. Mr. Khan stated that it would be a multi-meeting process requiring Staff to present information, Commission to take the information home and return with their feedback and revisions for Staff. Mr. Khan stated he thinks this collaborative approach to text amendments will help ensure that these amendments are time proof and would not require Staff to have to proposed additional text amendments in a few years' time.

- c. **Call for a Motion to Continue:** Commissioner Drummond called for a motion to continue the Public Hearing to September 15, 2021.

Motion: Commissioner Swets.

Second: Commissioner Carello.

Voice Vote:

Yes: Commissioners Carello, Drummond, Russo, and Swets.

No: None.

Motion: Passes.

7. Review and Consideration of Meeting Minutes for:

Call for a Motion to Approve: Commissioner Drummond called for a motion to approve the following Regular Meeting Minutes:

- A. July 14, 2021 – Special Meeting
- B. July 14, 2021
- C. July 21, 2021
- D. July 28, 2021
- E. August 4, 2021

Motion: Commissioner Swets.

Second: Commissioner Carello.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

8. New Business:

None.

9. Public Comments:

None.

10. Project Updates and Announcements:

None.

11. Executive Session:

None.

12. Meeting Adjourned:

Call for a Motion: Commissioner Drummond called for a motion to adjourn:

Motion: Commissioner Swets.

Second: Commissioner Carello.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

Meeting adjourned at 8:25 P.M.

Plan Commission Regular Meeting Minutes

August 18, 2021

Page 6

NEXT SCHEDULED MEETING

The next meeting scheduled for Wednesday, August 25th, 2021 at 7:00 pm

Submitted this 15th day of September, 2021

A handwritten signature in black ink, appearing to read "Moiz Khan", written in a cursive style.

Mo Khan, Village Planner