



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, August 19, 2020 - 7:00 p.m.
Plan Commission Meeting Conducted Through Zoom**

REGULAR MEETING AGENDA

1. Call to Order:

The Village of Itasca Plan Commission Meeting was called to order by Chairman Kischner at 7:04 P.M.

2. Roll Call:

Present: Commissioners Brendan Daly, Frank Carello, Lori Drummond, Krista Ray; Eric Swets, Jeffrey Holmes, and Chairman Mark Kischner

Absent: None

Others Present: Yordana Wysocki, Village Attorney; Mo Khan, Planner; Amanda Melone, Recording Secretary

3. Adoption of Plan Commission Public Hearings Protocols During Covid-19:

Call for Motion: Commissioner Holmes asked for a motion to approve the adoption of Plan Commission Public Hearings Protocols during COVID-19.

Motion: Commissioner Swets

Second: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

4. Review and Consideration of Regular Meeting Minutes for July 15, 2020:

Discussion: Revision to item on Page 3, Item 4 regarding Commissioner Holmes calling for the motion and not Chairman Kischner.

Call for Motion: Chairman Kischner asked for a motion to approve the July 15, 2020 Meeting Minutes:

Motion: Commissioner Swets

Second: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

5. New Business

A. Staff Administrative Approval: Based on the discussion for PC 20-013, Staff stated that a Text Amendment to Zoning Ordinance would have to be approved to grant Staff the authority to administratively approve certain variance/exceptions to the Zoning Ordinance. Mr. Khan stated that both the Plan Commission and Village Board would have to agree on the scope of that authority.

6. Public Comment

None.

7. Project Updates and Announcements

A. PC 20-005 – Text Amendment – Dynamic Sign Regulations. Mr. Khan stated that the Village Board approve the Text Amendments with the following changes:

- i. Reduce the time a single message must remain static to 15-seconds.
- ii. Allow all dynamic signs to remain operational 24-hours a day with those signs in or adjacent to residential areas to be dimmed at sunset.

B. PC 20-007 – Quadrangle Development Subdivision – 870 & 900 N. Arlington Heights Rd. Mr. Khan stated that the Village Board approved the Preliminary and Final Plat of Subdivision.

C. PC 20-009 – MRK Realty/ Kiddie Academy – 1133 N. Prospect Ave. Mr. Khan stated that the Village Board approved the Variance Request and Approval for the two wall signs.

D. PC 20-010 – Bradley Residence – 340 S Home Ave. Mr. Khan states that the Village Board approved the Variance Request for lot coverage.

E. Mr. Khan updated the Plan Commission on upcoming cases, including:

- i. Itasca Country Club Proposal
- ii. Residential Variance for a Swimming Pool
- iii. Residential Variance for a Detached Garage

F. Mr. Khan stated that the next Plan Commission Meeting will be held in-person at Village Hall in the Board Room.

8. Executive Session

None.

9. Adjournment

Motion: Commissioner Daly moved to close the meeting.

Second: Commissioner Swets seconded the motion.

Roll Call Vote:

Yes: Commissioner Daly, Swets, Carello, Holmes, Drummond, Ray, Chairman Kischner

No: None

Abstain: None

Meeting adjourned at 9:36 P.M.

PUBLIC HEARINGS

Case # PC 19-014
Petitioner: Haymarket DuPage LLC
Owner: Pearl Hospitality LLC
Location: 860 W. Irving Park Road
Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

Public Comment

None.

Staff Report

None.

Commissioner Discussion

None.

Motion

Call for Motion: Chairman Kischner asked for a motion to continue the Public Hearing to September 16, 2020.

Motion: Commissioner Carello

Second: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly, Carello, Holmes, Drummond, Ray

Nay: None

Abstain: Swets

Motion Carried

Case # PC 20-012
Petitioner: Daniel & Diane Flaherty
Owner: Daniel & Diane Flaherty
Location: 503 E. Center St.
Request: Petition for a variance to 2nd Story and 2nd driveway requirements to allow for the construction of a detached garage.

Public Comment

Village Staff received two written public comments. These were included in the Staff Report and summarized during the Public Hearing.

Staff Report

The owner applied for a permit in March 2020 to construct a detached garage as part of a permit review and did not meet several requirements of the Zoning Ordinance. The owner came back with a plan for the garage that requires two variances for the construction of a two-story detached garage and a second driveway.

Commissioner Discussion

Commissioners discussed whether this was a detached garage and compared it to other projects in Itasca. The commissioners made it clear that they were not looking to approve a garage with a livable second story and that they felt some conditions needed to be attached to the recommendation for use of the second driveway.

Finding of Facts

Ms. Wysocki reviewed the Findings of Facts for the Variance Requests and took a vote of the Commissioners to see if they agreed with such findings affirming that the Petitioner has met the Standards of Approvals for a Variance.

Yes: Commissioners Daly, Carello, Swets, Holmes, Ray, Chairman Kischner

Nay: Commissioner Drummond

Abstain: None

Motion

Call for Motion: Chairman Kischner called for a motion.

Motion: Commissioner Drummond made the motion to recommend approval of the Variance Request for a 2nd Story and 2nd Driveway with Staff's recommended conditions with one added condition that no recreational vehicles, boats, trailers and other similar vehicles on the second driveway.

Second: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Holmes and Ray

No: Commissioner Drummond

Abstain: None

Case # PC 20-013

Petitioner: Marco & Jamie Reyes

Owner: Marco & Jamie Reyes

Location: 444 S. Bonnie Brae Avenue

Request: Petition for a Variance to corner side-yard setback for fences to allow for the construction of a privacy fence.

Public Comment

None.

Staff Report

The owner applied for a permit in June 2020 to remove and replace the existing fence that runs from the house to the detached garage. The owner was told that the fence must be setback further from the street, so it is in line with the south wall of the principal residential structure.

Commissioner Discussion

Commissioners discussed if this could potentially be approved at the Staff level with some type of Administrative Approval. Mr. Khan stated that currently the Zoning Ordinance does not grant Staff that authority.

Finding of Facts

Ms. Wysocki reviewed the Findings of Facts for the Variance Request and took a vote of the Commissioners to see if they agreed with such findings affirming that the Petitioner has met the Standards of Approvals for A Variance.

Yes: Commissioners Daly, Carello, Swets, Holmes, Ray, Drummond, Chairman Kischner

Nay: None

Abstain: None

Motion

Call for Motion: Chairman Kischner called for a motion.

Motion: Commissioner Drummond made the motion to recommend approval of the Variance Request for corner side-yard setback for fences with Staff's recommended conditions.

Second: Commissioner Swets

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Holmes, Ray, Drummond

Nay: None

Abstain: None

Case # PC 20-014

Petitioner: Rosalia Damato & Jacob Hehr

Owner: Rosalia Damato & Jacob Hehr

Location: 460 S. Princeton Avenue

Request: Petition for a Variance to fence height requirements to allow for a 5ft privacy fence.

Public Comment

Village Staff received two written public comments. These were included in the Staff Report and summarized during the Public Hearing.

Staff Report

The petitioners applied for a permit in July 2020 to construct a five feet tall privacy fence with a one-foot lattice top along the north and west property lines. The residents were advised to change the fence permit application to a 4ft fence with 1ft of open lattice or apply for a variance.

Staff stated that the Plan Commission and Village Board have historically approved variance requests for taller fences for residential properties.

Commissioner Discussion

Commissioners discussed whether there was a hardship presented by the Petitioner to allow for the taller privacy fence and whether the taller fence would meet the needs of the Petitioner in order to keep their dog safe. The Commissioners further discussed if taller fences would detract from the neighborhood as it creates a physical separation between adjacent property owners.

Yes: Commissioners Daly, Carello, Swets, Holmes, Ray, Drummond,

Nay: Chairman Kischner

Abstain: None

Motion

Call for Motion: Chairman Kischner called for a motion.

Motion: Commissioner Drummond made a motion to recommend approval for a Variance Request for a 5 ft. tall privacy fence with Staff's recommended conditions.

Second: Commissioner Carello.

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Holmes, Ray, Drummond

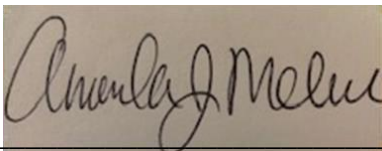
Nay: None

Abstain: None

NEXT SCHEDULED MEETING

The next regular meeting is scheduled for Wednesday, September 16, 2020 at 7:00 P.M.

Submitted this 19th day of August 2020.



Amanda Melone, Recording Secretary

Mo Khan

Mo Khan, Village Planner

Approved: September 16, 2020