



Village of Itasca
Community Development Committee Meeting Minutes
Tuesday, September 8, 2020
6:00 p.m.
Itasca Municipal Complex, Board of Trustees Room

1. Call to Order

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

2. Roll Call

PRESENT: Mayor Jeff Pruyn, Trustee Mike Latoria (Chair), Trustee Dino Gavanos (Co-Chair), Trustee Ellen Leahy, Trustee Jeff Aiani.

ABSENT: Trustee Frank Madaras, Trustee Kathy Linsner.

Others Present: Community Development Director Shannon Malik Jarmusz, Village Attorney Yordana Wysocki, Village Administrator Carie Anne Ergo, Village Clerk Jody Conidi, Bridge Development Partners Senior Vice President Development Mark Houser, Bridge Development Partners Vice President Nick Siegel, Bluestone Single Tenant Properties Managing Partner Rick Claes, Bluestone Single Tenant Properties Partner Mike MacKinnon, CBRE Vice President Jacob Dell, Bluestone Single Tenant Properties Senior Manager Development Drew Zazofsky.

3. Pledge of Allegiance

Mayor Pruyn led the Pledge of Allegiance.

4. Audience Participation

No Audience Participation.

5. Meeting Minutes

a. Community Development Committee Meeting Minutes – February 11, 2020

Trustee Gavanos moved to approve the minutes of the Community Development Committee Meeting on February 11, 2020. Trustee Leahy seconded. Motion carried by unanimous voice vote.

6. Old Business

7. New Business

a. Bluestone Single Tenant Properties Development and Subdivision

Mayor Pruyn introduced discussion of the Bluestone Single Tenant Properties (BSTP) Development and Subdivision on the southeast corner of Rohlwing Road and Devon Avenue requesting approval of a Special Use, and Preliminary and Final Plat of Subdivision as referred to the Community Development Committee from the Village Board of Trustees Meeting on August 18, 2020.

Mayor Pruyn read comments from Trustee Linsner for clarification on development dates and contingency plans if the development fails to meet the development dates.

Community Development Director Malik Jarmusz read a letter from the Holiday Inn stating their commitment to a Holiday Inn Express on the center property of the development.

BSTP Managing Partner Claes reported working toward a lease from Thorntons to build in summer 2021 or no later than spring 2022 due to Thorntons construction schedule being on hold until 2021.

Trustee Madaras arrived at 6:12 p.m.

BSTP Managing Partner Claes reported BSTP is ready to develop the property as presented. The deal for a Thorntons on the far south parcel is solid, the hotel deal is fluent for the center parcel and BSTP would be willing to delay any hotel development for three to five years if alternative business types were approved, and the far north parcel is open for a free-standing restaurant or strip mall.

Community Development Director Malik Jarmusz reported a representative from the InterContinental Hotels Group (IHG) reviewed the site, confirmed IHG would support a Holiday Inn Express on the site, and requested an application to proceed.

BSTP Managing Partner Claes reported the fueling station originally presented was removed from the development when the company put a hold on expanding into the Chicago market due to COVID-19. Thorntons is making updates to their offerings, have won awards on their new building prototypes, and have added enhancements to increase curb appeal including more landscaping and bricked columns in the fueling area to match the building.

Managing Partner Claes confirmed the operator of the Holiday Inn Express has not owned another hotel in Itasca, but had considered the former Holiday Inn for senior housing.

BSTP Managing Partner Claes recapped construction may begin last summer 2020 or spring 2021 on the Thorntons with three diesel lanes and an estimated usage of 300,000 gallons of diesel fuel per month but Illinois does not have a state motor fuel tax on biodiesel fuel. Mayor Pruyn reported Itasca does not have a local fuel sales taxes due to being a non-home rule community.

Mayor Pruyn reported the development will be voted on at the Village Board of Trustees Meeting on Tuesday, September 15, 2020. Trustee Latoria will not vote against a hotel wanting to build. Mayor Pruyn wants the parcels built based on the original plans and is willing to wait for the development to be finalized. Trustee Leahy was pleased with a sample rendering of a Thorntons.

Trustee Gavanis moved for a Closed Session to discuss the purchase or lease of real estate property. Trustee Leahy seconded.

Roll Call:

Aye – Trustees Aiani, Gavanis, Latoria, Leahy, Madaras.

No – None.

Absent – Trustee Linsner.

MOTION APPROVED.

8. Closed Session

Mayor Pruyn called to order the Closed Session at 6:56 p.m.
Mayor Pruyn adjourned the Closed Session at 7:13 p.m.

Mayor Pruyn reconvened the Community Development Committee Meeting at 7:14 p.m.

9. Adjournment

Trustee Madaras moved to adjourn the Community Development Committee Meeting at 7:14 p.m. Trustee Latoria seconded. Motion carried by unanimous voice vote.

Submitted this 8th day of September 2020:



Jody A. Conidi, Village Clerk