



**Village of Itasca
Plan Commission Special Meeting Minutes
Wednesday, September 22, 2021 - 7:00 pm**

1. Call to Order:

The Village of Itasca Plan Commission Meeting called to order by Chairman Daly at 7:00 pm.

2. Roll Call:

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

Absent: None.

Recused: Commissioner Eric Swets.

Others Present: Ms. Carie Anne Ergo, Village Administrator; Mr. Mo Khan, Village Planner; Ms. Yordana Wysocki and Mr. Charles Hervas, Village Attorneys, Hervas, Condon & Bersani; Mr. David Silverman, Special Village Counsel, Haymarket Co-Counsel; Ms. Bridget O'Keefe, Daspin & Aument, LLP and Ms. Mary Dickson, Bond, Dickson & Conway; Itasca School District: Ms. Jennifer Smith, Franczek, P.C.; 865 W. Irving Park Road, LLC: Mr. Stephen Ellenbecker, Johnson & Bell, Ltd.; Itasca Fire Protection District: Mr. Stephen DiNolfo, Ottosen, DiNolfo, Hasanblag & Castaldo, Ltd., Dr. Daniel Lustig, Ms. Karen Kissel, Mr. Craig Benes, and Fire Chief James Burke.

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

3. Case #: PC 19-014 (continuation)

Petitioner: Haymarket DuPage LLC

Owner: Haymarket DuPage LLC

Location: 860 W. Irving Park Road, Itasca, IL

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.

a. Call for a Motion: Chairman Daly motioned to open the public hearing

Motion: Commissioner Holmes.

Second: Commissioner Ray.

Roll Call Vote:

Yes: Commissioners Carello, Drummond, Holmes, Ray, Russo, and Chairman Daly.

No: None.

Motion: Approved

b. Discussion

Standards of Approval for a Special Use:

Ms. Wysocki reviewed the Standard of Approval for a Special Use. Chairman Daly, Commissioners Ray, Carello, and Drummond provided comments on the First Standard of Approval.

Chairman Daly, Commissioners Drummond and Ray provided comments on the Second Standard of Approval.

Chairman Daly, Commissioner Drummond and Ray provided comments on the Third Standard of Approval.

Chairman Daly, Commissioners Drummond and Carello provided comments on the Fourth Standard of Approval.

Standards of Approval for a Planned Development:

Ms. Wysocki reviewed the Standards of Approval for a Planned Development. Commissioner Drummond believes General Standards #2, 6, and 7 are not met; Chairman Daly, Commissioners Carello, Russo, and Ray agree.

Commissioner Drummond does not believe the residential standards are not applicable. Commissioner Carello believes the Residential Standards are not met.

Chairman Daly believes the Business Standards of Approval are met; Commissioners Carello Russo, Drummond and Ray agree.

Chairman Daly believes the Variation of Minimum Requirements Standards of Approval are met; Commissioners Holmes, Russo, Carello, Drummond and Ray agree.

Standards of Approval for a Class I Site Plan Review:

The Plan Commission believed Standards #1-11 were met with the following exceptions:

1. Chairman Daly believe Petitioner did not meet Standard #8, Commissioners Holmes, Carello, Russo, Ray and Drummond agree.
2. Chairman Daly questioned whether Standard #10 is applicable.

Fair Housing Act & American with Disabilities Act

Ms. Wysocki reviewed that the Plan Commission can grant certain exception to the Zoning Ordinance as reasonable accommodation in accordance with the Fair Housing Act and American with Disabilities Act.

Commissioner Ray was unsure if allowing the proposed use would ensure adequate Police, Fire, and EMS services to the rest of the community; Commissioner Drummond agreed.

Commissioner Carello believed a smaller sized facility would be better suited for the community.

Chairman Daly stated the capital expense of the additional cost of the second ambulance and the staffing cost is not proportional to reasonably allowing it. Chairman Daly further stated that unlike other health facilities, such as a hospital, if there is an emergency the person must be transported off-site to a hospital, and this creates a burden on Police, Fire, and EMS.

Staff Recommended Conditions of Approval

Ms. Wysocki reviewed Staff's Recommended Conditions of Approval.

c. **Exhibits Admitted**

None.

- d. **Call for a Motion to Approve:** Chairman Daly called for a motion to recommend approval of PC 19-014 – a 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 with Staff's Recommended Conditions #1-8.

Motion: Commissioner Drummond.

Second: Commissioner Carello.

Roll Call Vote:

Yes: None.

No: Commissioners Carello, Drummond, Holmes, Ray, Russo, and Chairman Daly.

Motion: Failed.

- e. **Call for a Motion to Deny:** Chairman Daly called for a motion to recommend denial of PC 19-014 – a 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 with Staff's Recommended Conditions #1-8.

Motion: Commissioner Drummond.

Second: Commissioner Ray.

Roll Call Vote:

Yes: Commissioners Carello, Drummond, Holmes, Ray, Russo, and Chairman Daly.

No: None.

Motion: Approved.

- f. **Call for a Motion to Close:** Chairman Daly called for a motion to close the Public Hearing on PC 19-014

Motion: Commissioner Holmes

Second: Commissioner Ray.

Roll Call Vote:

Yes: Commissioners Carello, Drummond, Holmes, Ray, Russo, and Chairman Daly.

No: None.

Motion: Approved.

4. **Adjournment:**

Call for a Motion: Chairman Daly called for a motion to adjourn to the meeting.

Motion: Commissioner Holmes.

Second: Commissioner Carello.

Roll Call Vote:

Yes: Commissioners Carello, Drummond, Holmes, Ray, Russo, and Chairman Daly.

No: None.

Motion: Approved.

Meeting Adjourned at 7:45 P.M.

NEXT SCHEDULED MEETING

The next meeting scheduled for Wednesday, October 20th, 2021 at 7:00 PM.

Submitted this 20th day of October 2021



Mo Khan, Village Planner