



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, February 15, 2023 - 7:00 pm**

1. Call to Order:

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

2. Roll Call:

Present: Commissioners Frank Carello, Vince Hearn, Rudy, Presta, Anthony Russo, Mike Tomaszewski, and Chairman Jeffrey Holmes

Absent: Commissioner Christopher McAllister.

Others Present: Mr. Mo Khan, Village Planner; Ms. Yordana Wysocki, Village Attorney

3. Case #: PC 23-002

Address: 532 W. North St.

Petitioner & Owner: Joseph & Francamaria Tomaselli

Request: Request for the following in order to construct a pool:

- A. Variance to Sec. 4.06-8-m of the Itasca Zoning Ordinance to permit a side-yard setback of six feet (6'), whereas the minimum required is fifteen feet (15').
- B. Variance to Sec. 7.05-7-a of the Itasca Zoning Ordinance to permit a lot coverage of 5,175 ft.² (54%), whereas the maximum allowed is 4,792 ft.² (50%).

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

Motion: Commissioner Carello.

Second: Commissioner Russo.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

- b. **Discussion:**

Mr. Khan provided a summary of the Petitioner's request and the project summary. Mr. Khan stated that the pool is a convenience structure and if reduced in size can be located in a manner that would not potentially require any variances.

Mr. Tomaselli stated that other communities are less restrictive and only require a five (5) feet setback from the property line for pools.

Commissioner Russo confirmed that many other communities are less restrictive in the setback requirement.

Commissioner Presta stated that he did not find a hardship with the request and that having a pool is a luxury item. Commissioner Russo agreed having a pool is a luxury item.

Mr. Khan reviewed the standards of approval and findings of fact stating that the property can be reasonably used as intended as a residence, that there are no unique conditions with the subject property, and that the variance could be requested by any other residential property in the Village.

The Commissioners were generally supportive of the request due to the Village's requirement being too restrictive compared to other communities.

The Commissioners agreed that the Petitioner should have to provide stormwater detention as a condition of approval.

One public comment was provided by an adjacent property owner stating there is a swale in the rear yards of the property collects stormwater run-off and directs it to a drain sewer.

- c. **Call for a Motion to Approve:** Chairman Holmes called for a motion to recommend approval of Case # PC 23-002.

Motion: Commissioner Carello.

Second: Commissioner Russo.

Roll Call Vote:

Yes: Commissioners Carello, Hearn, Presta, Russo, Tomaszewski, and Chairman Holmes.

No: None

Motion: Approved.

- d. **Call for a Motion to Close:** Chairman Holmes called for a motion to close the Public Hearing for Case # PC 23-002.

Motion: Commissioner Carello.

Second: Commissioner Russo.

Voice Vote:

Yes: All.

No: None.

Motion: Approved.

- 4. **Case #:** PC 23-003

Address: 1100 N. Prospect Ave.

Petitioner & Owner: Village of Itasca

Request: Request for a Variance to Sec. 4.20-9-a-(2) of the Itasca Zoning Ordinance to permit a solid fence with a height of eight feet (8'), whereas the maximum allowed is six feet (6') in order to construct a security fence.

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

Motion: Commissioner Carello.

Second: Commissioner Russo.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

b. **Discussion:**

Mr. Khan provided a summary of Staff's Report stating that the fence height is needed to properly secure public infrastructure.

No public comments were provided prior to or during the Public Hearing.

The Commissioners were generally supportive of the request and had no questions.

c. **Call for a Motion to Approve:** Chairman Holmes called for a motion to recommend approval of Case # PC 23-003.

Motion: Commissioner Carello.

Second: Commissioner Russo.

Roll Call Vote:

Yes: Commissioners Carello, Hearn, Presta, Russo, Tomaszewski, and Chairman Holmes.

No: None

Motion: Approved.

d. **Call for a Motion to Close:** Chairman Holmes called for a motion to close the Public Hearing for Case # PC 23-003.

Motion: Commissioner Carello.

Second: Commissioner Russo.

Voice Vote:

Yes: All.

No: None.

Motion: Approved.

5. **Review and Consideration of Meeting Minutes for:**

Call for a Motion to Approve: Chairman Holmes called for a motion to approve the following Regular Meeting Minutes:

A. January 18, 2023

Motion: Commission Russo.

Second: Commissioner McAllister.

Voice Vote:

Yes: All

No: None.

Motion: Passes.

6. **New Business:** None.

7. **Project Updates and Announcements:**

Mr. Khan provided a summary of past projects and upcoming cases.

8. **Public Comments:**

No Public Comments were provided.

9. **Executive Session:**

None.

10. **Meeting Adjourned:**

Call for a Motion: Chairman Holmes called for a motion to adjourn:

Motion: Commissioner Carello.

Second: Commissioner Russo.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

Meeting adjourned at 7:57 P.M.

NEXT SCHEDULED MEETING

The next meeting scheduled for Wednesday, March 15th, 2022, at 7:00 pm

Submitted this 15th of March, 2023



Mo Khan, Village Planner