



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, March 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, Christopher McAllister, Rudy Presta, Anthony Russo, Mike Tomaszewski, and Chairman Jeffrey Holmes

Absent: None

Others Present: Mr. Mo Khan, Village Planner; Mr. Charles Hervas, Village Attorney

3. Case #: PC 23-004 – Public Hearing

Address: 1460 W. Thorndale Ave. (Proposed Address)

7N211, 7N216, 7N245 & 7N260 Andrene Ln. and 21W235 & 21W279 Thorndale Ave.

Petitioner: High Street Development Logistics

Owner: 1406 Thorndale Investors, LLC

Request:

A. Request for a Planned Development by Special Use per Sec. 11.03-2-1 of the Itasca Zoning Ordinance to permit the construction of a speculative industrial building.

B. Request for a Class I Site Plan Review per Sec. 14.13-2-a of the Itasca Zoning Ordinance.

C. Request for a Final Plat of Subdivision Per Sec. 8.00 of the Itasca Subdivision Ordinance.

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 this project was in front of the Plan Commission previously for a Rezoning and Annexation Request, which was recommended for approval by the Commission and ultimately approved by the Village Board. The Village Board concurrently approved an Annexation Agreement with the Property Owner that regulated certain aspects of the development.

Mr. Khan stated the Petitioner has followed those regulations, such as the minimum forty-percent (40%) of glass and non-concrete street-facing façade material, access to the Ardmore Water Tower, and building height.

The Petitioner provided a company background and their development history and that this project is the first in DuPage County.

Commissioner Carello asked if any tenants have been identified. The Petitioner stated as of yet none have been signed and it is a speculative development.

- c. **Call for a Motion to Approve:** Chairman Holmes called for a motion to recommend approval of Case # PC 23-006.

Motion: Commissioner Carello.

Second: Commissioner Russo.

Roll Call Vote:

Yes: Commissioners Carello, Hearn, McAllister, 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 23-006.

Motion: Commissioner Carello.

Second: Commissioner Russo.

Voice Vote:

Yes: All.

No: None.

Motion: Approved.

4. **Case #:** PC 23-006 – Public Hearing

Petitioner: Village of Itasca

Request: Text Amendment to the Village of Itasca Zoning Ordinance regarding the following:

A. Sec. 9.02 & 9.03 regarding Permitted & Special Uses in the Office-Research (O-R) District.

B. Sec. 10.03 regarding Primary Uses in the Regional Office Center (ROC) District.

C. Sec. 11.03-1 and 11.03-2 regarding Permitted & Special Uses in the Limited Manufacturing (M) District.

- 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 Staff's Report stating that the requested text amendment is a clean-up and to clarify the specific use is allowed, whereas currently the use would be allowed under the storage/warehouse category.

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 23-006.

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 23-006.

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. February 15, 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 7:24 P.M.

NEXT SCHEDULED MEETING

The next meeting scheduled for Wednesday, April 19th, 2022, at 7:00 pm

Submitted this 19th of April, 2023



Mo Khan, Village Planner