



Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, June 21, 2023 - 7:00 pm

1. Call to Order. The Village of Itasca Plan Commission Meeting called to order by Commissioner Carello at 7:00 pm.
2. Roll Call.
Present: Commissioners Frank Carello, Vince Hearn, Christopher McAllister, Rudy Presta, Anthony Russo, and Mike Tomaszewski
Absent: Jeffrey Holmes

Others Present: Village Administrator Carie Anne Ergo, Community Development Director Vijay Gadde, Village Attorney Yordana Wysocki.

3. Acting Chair Appointment
 - a. Commissioner Russo called for a motion to appoint Commissioner Carello as the Acting Chair.

Motion: Commissioner Russo.
Second: Commissioner Tomaszewski.

Voice Vote:
Yes: All.
No: None.
Motion Passed.

4. **Case:** PC 23-006 – Public Hearing
Address: 210 W. Irving Park Road
Petitioner & Owner: A&Z Auto Tech Repair Shop
Request: Request for the following to operate an automotive repair business:
 - A. Request for Special Use for an automobile repair business on a property zoned B-5 Traditional Downtown South District per Sec. 8.07-2 of the Zoning Ordinance.
 - B. Request for Class I Site Plan Review per Sec. 14.13 of the Itasca Zoning Ordinance.

- a. Call for Motion to Open: Acting Chair Carello called for a motion to open the public hearing for Case # PC 23-006.

Motion: Commissioner Russo.
Second: Commissioner Hearn.

Voice Vote:
Yes: All.
No: None.
Motion Passed.

- b. Discussion:

Administrator Ergo presented the background information and indicated that staff had met with the petitioner and reviewed the following conditions, should the Plan Commission make

a favorable recommendation: (i) The special use would be for the petitioner only and should the ownership change, the Special Use would be null and void; (ii) an agreement between the petitioner, property owner and the Village stating that the business would cease operation at the end of the three-year term with penalties that would be enforced if the space is not vacated.

Commissioner Russo noted a timeframe was discussed at the May 17th Plan Commission meeting and asked the petitioner why he refused to compromise at that time. The petitioner's attorney stated his client didn't fully think through it before responding. Acting Chair Carello was concerned about setting up a precedent for the neighboring business with a similar use.

There were two public comments. Resident Mario Presto expressed concerns about the use being in conflict with downtown development goals and objectives. He also expressed a concern about unnecessary liability and potential legal costs to the Village related to the future enforcement of the Special Use termination. Kathleen Egan identified herself as the owner of the property and spoke about her efforts to market the space for retail/restaurant users previously and further noted the Special Use sought is a permitted use in the B-6 zoning district. Staff clarified that Auto Repair Shops are not permitted uses rather Special Uses in the B-6 zoning district.

The Village Attorney reviewed the standards of approval and the staff recommended Findings of Fact and noted that staff recommended denial of the petition with respect to the modified request for temporary Special Use.

- c. Call for Motion to Deny: Acting Chair Carello called for a motion to recommend denial of Case # PC 23-006.

Motion: Commissioner Russo.
Second: Commissioner McAllister.

Roll Call Vote:

Yes: Commissioners Carello, Hearn, McAllister, Presta, Russo.

No: Commissioner Tomaszewski.

Motion Denied 5-1.

- d. Call for Motion to Close: Acting Chair Carello called for a motion to close the Public Hearing.

Motion: Commissioner Carello.
Second: Commissioner McAllister.

Voice Vote:

Yes: All.

No: None.

Motion Passed.

5. **Case:** PC 23-009 – Public Hearing

Petitioner: Village of Itasca

Request: Various Text Amendment to the Village of Itasca Zoning Ordinance

- a. Call for Motion to Open: Acting Chair Carello called for a motion to open the public hearing for Case # PC 23-009.

Motion: Commissioner Carello.

Second: Commissioner Russo.

Voice Vote:

Yes: All.

No: None.

Motion Passed.

- b. Discussion:

At the June 21, 2023, Public Hearing, Cori Huege requested the Plan Commission to review the FAR requirement of 0.8 proposed in the new B-5 District to allow similar high-density projects as in the B-4 Traditional Downtown District. Administrator Ergo noted staff will review this request.

Mr. Gadde suggested modifying the Required Conditions for both B-4 and B-5 Districts to restrict dwelling units below the second story only for commercial and residential mixed-use buildings, as multi-family buildings are permitted otherwise.

- c. Call for Motion to Continue: Acting Chair Carello called for a motion to continue the Public Hearing.

Motion: Commissioner Russo.

Second: Commissioner McAllister.

Voice Vote:

Yes: All.

No: None.

Motion Passed.

6. New Business: None.

7. Project Updates and Announcements:

Mr. Gadde provided an update on Community Development staffing including the Administrative Assistant position and the Planner position.

8. Public Comments: No additional Public Comments were provided.
9. Executive Session: None.
10. Meeting Adjourned: Acting Chair Carello called for a motion to adjourn.
Motion: Commissioner Russo.
Second: Commissioner McAllister.

Voice Vote:
Yes: All.
No: None.
Motion passed.

Meeting adjourned at 8:27 pm.

NEXT SCHEDULED MEETING:

The next meeting scheduled for Wednesday, July 19, 2023, at 7:00 pm

Submitted this 19th day of July 2023,



Vijay Gadde, Community Development Director