



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, July 21, 2021 - 7:00 pm**

1. Call to Order:

The Village of Itasca Plan Commission Meeting called to order by Chairman Daly at 7:02 pm.

2. Roll Call:

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

Absent: None.

Others Present: Mr. Mo Khan, Village Planner; Ms. Yordana Wysocki, Village Attorney, Glen Stanko and Ellen Angeletti (PC 21-011), Drew Zazofsky (PC 20-022), Liz Butler, Chris Michalek, and Jean Jodoin (PC 21-009).

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

3. Case #: PC 21-011

Petitioner & Owner: Noah & Ellen Angeletti

Location: 223 W. Division St.

Request: Petition for a variance to construct a 4ft. tall open-style fence in the required front-yard setback.

a. Call for a Motion to Open: Chairman Daly called for a motion to open the public hearing.

Motion: Commissioner Swets.

Second: Commissioner Carello.

Roll Call Vote:

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

No: None.

Motion: Passes.

b. Discussion:

Mr. Khan provided a summary of the Petitioner's request and Village Staff's Report.

Public Comments were submitted from the following prior the Public Hearing:

- Cruickshank Residence – 410 N. Maple Ave., Itasca, IL

Mr. Stanko, Attorney for the Petitioner, and Mrs. Angeletti provided additional testimony regarding their Petition and addressed the findings of Village Staff's Report.

Commissioners had questions regarding how the front-yard and the other subsequent yards are determined by the code, Mr. Khan stated the shorter width portion of the lot facing the

street is considered the front lot line and from there the respective yard designations are assigned.

The Plan Commission were generally supportive of the request due to that the subject property had bushes along the corner side-lot line that would screen the proposed four feet tall open-fence.

c. **Findings of Facts:**

Ms. Wysocki reviewed the Proposed Findings of Facts and polled the Commissioners. The Commissioners agreed with the Proposed Findings of Facts 5-2.

Chairman Daly and Commissioner Drummond disagreed.

- d. **Call for a Motion to Approve:** Chairman Daly called for a motion to recommend approval for PC 21-011 for a Request for a Variance to construct a 4ft. tall open-style fence in the required front-yard setback with Staff's Recommended Conditions of Approval #1-3.

Motion: Commissioner Drummond

Second: Commissioner Swets.

Roll Call Vote:

Yes: Commissioner Carello, Holmes, Ray, Russo, and Swets.

No: Commissioner Drummond, Chairman Daly.

Motion: Passes.

- e. **Call for a Motion to Close:** Chairman Daly called for a motion to close the public hearing.

Motion: Commissioner Holmes.

Second: Commissioner Carello.

Roll Call Vote:

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

No: None.

Motion: Passes.

4. **Case #:** PC 20-022

Petitioner: BSTP Midwest, LLC

Owner: Rohlwing & Devon, LLC

Location: Southeast Corner of Rohlwing Rd. & Devon Ave.

Request: Amendment to Class I Site Plan Approval for Ricky Rocket's Building/Architectural Design & Elevations

a. **Discussion:**

Mr. Khan stated that the Petitioner and Village Staff discussed prior to the meeting and the Petitioner will be withdrawing their request for review tonight and be returning to August

18, 2021 Plan Commission for a Comprehensive Review along with the proposed development of the multi-tenant retail/restaurant building.

Mr. Zazofsky provided the Plan Commission an update on the project and asked for general feedback on the proposed revised elevations for the Ricky Rocket Gas Station in order to incorporate those changes as part of their comprehensive resubmittal and review.

The Plan Commission were generally supportive of the proposed changes and did not provide comments for further revisions.

5. **Case #:** PC 21-009

Petitioner: LSC Development, LLC

Owner: Century Properties, LLC

Location: 1220 Norwood Ave.

Request: Petition for Variance to Building Height, Floor Area Ratio (FAR), Rear-Yard Building Setback, and Minimum Number of Off-Street Parking Requirements in order to construct a three-story Mini-Warehouse (Self-Storage) Facility and a Petition for Special Use and Class I Site Plan Approval to Operate a Mini-Warehouse (Self-Storage) Facility.

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

Motion: Commissioner Holmes.

Second: Commissioner Carello.

Roll Call Vote:

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

No: None.

Motion: Passes.

b. **Discussion:**

Mr. Khan provided a summary of the Petitioner's request and Village Staff's Report.

No public comments were submitted to prior or during the public hearing.

Ms. Butler, the Petitioner's Attorney, provided additional testimony regarding the specific zoning requests and addressing the findings of facts and standards of approvals for Special Uses and Variances.

Mr. Michalek, the Petitioner's Architect, provided additional testimony regarding the proposed floorplan and site plan for the project.

Mr. Jodoin, Petitioner, provided additional testimony regarding the Petitioner's company's history and their reasoning to propose the facility in Itasca and examples of past projects.

The Commissioners questioned whether they would offer storage of vehicles or other outdoor storage. The Petitioner stated it would not be offered as part of their business plan at the Itasca Facility. Mr. Khan further added a Recommended Condition of Approval is that No Outdoor Storage/Operation occur.

The Plan Commission were generally supportive of the request of the proposed use and requested variance and the proposed design of the building.

c. **Findings of Facts:**

Ms. Wysocki reviewed the Proposed Findings of Facts for the Special Use and Variance Requests and polled the Commissioners. The Commissioners agreed with the Proposed Findings of Facts for both the Special Use and Variances Requests 7-0.

- d. **Call for a Motion to Approve:** Chairman Daly called for a motion to recommend approval for PC 21-011 for a Request for Variance to Building Height, Floor Area Ratio (FAR), Rear-Yard Building Setback, and Minimum Number of Off-Street Parking Requirements in order to construct a three-story Mini-Warehouse (Self-Storage) Facility and a Petition for Special Use and Class I Site Plan Approval to Operate a Mini-Warehouse (Self-Storage) Facility with Staff's Recommended Conditions of Approval #1-9.

Motion: Commissioner Drummond

Second: Commissioner Swets.

Roll Call Vote:

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

No: None.

Motion: Passes.

- e. **Call for a Motion to Close:** Chairman Daly called for a motion to close the public hearing.

Motion: Commissioner Holmes.

Second: Commissioner Swets.

Roll Call Vote:

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

No: None.

Motion: Passes.

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

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

A. October 21, 2020

B. June 16, 2021

C. June 23, 2021

D. June 30, 2021

Motion: Commissioner Holmes.

Second: Commissioner Swets.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

7. **New Business:**

None.

8. **Public Comments:**

None.

9. **Project Updates and Announcements:**

Mr. Khan provided an update on past projects reviewed by the Plan Commission, including Dunkin Donuts, which recently had their permit issued and construction has begun. As well as for Bridge Point Itasca, which continues to see businesses move into the completed industrial buildings and be leased up near 75%.

Mr. Khan provided an update on the Downtown Strategic Action Plan, which has finished Phase 1. Phase 2 will be beginning shortly, which focuses on the proposed development and design options for Downtown Itasca.

10. **Executive Session:**

None.

11. **Meeting Adjourned:**

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

Motion: Commissioner Holmes.

Second: Commissioner Swets.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

Meeting adjourned at 9:25 P.M.

Plan Commission Regular Meeting Minutes

July 21, 2021

Page 6

NEXT SCHEDULED MEETING

Wednesday, July 28th, 2021 at 7:00 pm at F.E. Peacock Middle School, 301 E. North St., Itasca, IL 60143.

Submitted this 18th day of August 2021

A handwritten signature in black ink, appearing to read "Mo Khan", written in a cursive style.

Mo Khan, Village Planner