



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, September 15, 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, 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.

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 21-013 (Continued from August 18, 2021)

Petitioner: Village of Itasca

Request: Petition for Text Amendment to List of Permitted and Special Uses in the B-4, B-5, and B-6 Zoning Districts.

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 an update on the status of the proposed text amendments, including presenting two exhibits. The first exhibit provided the Plan Commission a table of all the existing permitted and special uses allowed in each of the three Downtown Zoning Districts. The second exhibit provided the Plan Commission a table of the proposed permitted and special uses to be allowed in each of the three Downtown Zoning Districts.

Mr. Khan overviewed that the proposed changes are meant to create a more vibrant Downtown and eliminate uses that would not be traditionally seen in a Downtown and would have a potentially negative impact on pedestrian-oriented Downtown such as automobile-service uses, retail businesses primarily selling age-restricted products, and other uses which are primarily vehicle dependent.

Mr. Khan asked that the Plan Commission take these and review the proposed permitted and special uses for each of the districts and bring back their revisions, comments, and concerns at the next meeting for discussion.

The Commissioners had questions regarding the overall process of the proposed text amendments, the differences, and locations of the three Downtown Zoning Districts and

thought process Staff had in its proposed permitted and special uses districts, which Staff provided answers to.

- c. **Call for a Motion to Continue:** Chairman Daly called for a motion to continue the public hearing to October 20, 2021.

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. **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. August 11, 2021

B. August 18, 2021

C. August 25, 2021

D. September 8, 2021

Motion: Commissioner Holmes.

Second: Commissioner Carello.

Roll Call Vote:

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

No: None.

Motion: Passes.

5. **New Business:**

- A. Fence Permit Moratorium

Mr. Khan informed the Plan Commission that the Village Board passed Resolution # 1302-21, which directed the Plan Commission to consider a Fence Permit Moratorium in order for Staff to evaluate, review and propose Text Amendments to Sec. 4.20 of the Zoning Ordinance related to Fence Regulations.

The Plan Commission stated questions regarding the process and the need for a fence moratorium, which Mr. Khan and Ms. Wysocki provided their input on it.

Mr. Khan and Ms. Wysocki stated that the Plan Commission would formally discuss and consider the matter at the October 20th Plan Commission Meeting once notice was published as this is consider a text amendment under State Law.

6. **Public Comments:**

None.

7. **Project Updates and Announcements:**

The Plan Commission has questions regarding what limitations or conditions were placed on the Hamilton Parks Electronic Sign regarding off-premises advertising.

Commissioner Drummond asked for an updated on the Overshadowed Theatre property. Mr. Khan stated it is status quo, the Village has not received any new update or information from the organization regarding their plans for the property.

8. **Executive Session:**

None.

9. **Meeting Adjourned:**

Call for a Motion: Commissioner Drummond called for a motion to adjourn:

Motion: Commissioner Swets.

Second: Commissioner Carello.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

Meeting adjourned at 8:06 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