



550 W. Irving Park Road, Itasca, Illinois 60143-2018
630-773-0835 • Fax 630-773-2505 • www.itasca.com

**VILLAGE OF ITASCA
PLAN COMMISSION AGENDA**

**PLAN COMMISSION MEETING WILL BE CONDUCTED THROUGH
ZOOM**

**Instructions on Public Participation can be found on Pages 3 & 4 of the
Agenda**

Wednesday, June 17, 2020 - 7:00 p.m.
Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143

REGULAR MEETING AGENDA

1. Call to Order
2. Roll Call
3. Adoption of Plan Commission Public Hearings Protocols during COVID-19
4. Review and Consideration of Regular Meeting Minutes for:
 - a. December 4, 2019 (Continuation)
 - b. December 18, 2019 (Continuation)
 - c. January 22, 2020 (Continuation)
 - d. February 19, 2020 (Continuation)
 - e. March 18, 2020
 - f. April 15, 2020
 - g. May 20, 2020
5. Public Comment
6. New Business
7. Project Updates and Announcements
8. Executive Session (*if needed*)
9. Adjournment

PUBLIC HEARINGS

1. Case # PC 19-014 (Continuation)
Petitioner: Haymarket DuPage LLC
Owner: Pearl Hospitality LLC
Location: 860 W. Irving Park Rd.
Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

2. Case PC 20-002 (Continuation)
Petitioner: Doyle Signs, Inc. on behalf of Keyence
Owner: BPRE Itasca Holdings, Ltd.
Location: 500 Park Blvd.
Request: Petition for Variances to Number of Permitted Wall Signs and Total Wall Sign Area in order to accommodate a second wall sign.

3. Case PC 20-003 (Continuation)
Petitioner: Michael Gasior
Owner: Zain Investments, LLC
Location: 1431 Harmony Ct.
Request: Petition for Special Use & Class I Site Plan Review to permit Outdoor Storage at the address commonly known as 1431 Harmony Ct., Itasca, IL 60143 in order to accommodate an online car sales business.

4. Case PC 20-004 (Continuation)
Petitioner: Itasca Bank & Trust
Owner: Itasca Bank & Trust
Location: 308 W. Irving Park Rd.
Request: Petition for Variance to Dynamic Sign Regulation regarding shut-off time.

5. Case PC 20-005 (Continuation)
Petitioner: Village of Itasca
Owner: N/A
Location: N/A
Request: Petition for Text Amendments to Section 13.01-27 of the Zoning Ordinance regarding Dynamic Sign Regulations.

NEXT REGULARLY SCHEDULED MEETING:

- Wednesday, July 15, 2020 at Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143

NOTE: Any person who has a disability requiring reasonable accommodation to participate in this public hearing should contact Jody Conidi, Village Clerk, 550 W. Irving Park Road, Itasca, IL or call (630) 773-0835 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice.

INSTRUCTIONS FOR PUBLIC PARTICIPATIONS

1. To Listen to Audio & Participate:

Call: (312) 626-6799
Enter Meeting ID: 959 5424 7886
Enter Participant ID: #

2. To view the Presentation & Exhibit(s) presented to the Plan Commission:

Zoom Meeting Link:

<https://us02web.zoom.us/j/95954247886?pwd=YXZ6TFBzaVM4U0FncHJnV1VJbGdkQT09>

Password: Ruler2020

Note: Members of the Public will only be able to view the Presentation & Exhibit Screen. In order to listen to the audio feed and participate, you must call into the meeting.

3. Swearing in Witnesses:

All persons who desire to testify will be sworn in at the beginning of the hearing. When each person begins their individual testimony/ comment, the Chairperson or Village Staff will verbally confirm with you if you were sworn in at the beginning of the hearing.

4. Written Questions & Comments:

The Public is encouraged to submit written comments and questions in advance of the public hearing in lieu of live comments and questions. Deadline to submit written comments and questions is 2 hours before the meeting. Village Staff will read submitted questions and comments into the record and either the Plan Commission, Village Staff and/or Petitioner will respond to the comments and questions.

Comments and questions can be submitted via email to commdev@itasca.com or by mail addressed to:

Village of Itasca
Attn: Plan Commission Chairperson
Case: PC# 20-XXX
550 W. Irving Park Rd.
Itasca, IL 60143

Note: Case Number can be found on the Plan Commission Agenda.

5. Live Comments and Questions:

The public will have the opportunity to give live comments and/or ask live questions. The Chairperson or Village Staff will acknowledge each member of the public calling into the meeting by the last 4 digits of their phone number and ask them if they wish to provide a comment or question. If the person does not wish to provide any comments or question please remain silent and Village Staff will move onto the next caller. There will only be one pass of callers to provide comments and/or questions to allow for an efficient meeting.

6. Questioning of Witnesses:

Those persons who would like to cross-exam a witness are required to sign-up in advance of the hearing by emailing commdev@itasca.com, calling Mo Khan, Village Planner, at 630-228-5631, or submitting a written notice to:

Village of Itasca
Attn: Plan Commission Chairperson
Case: PC# 20-XXX
550 W. Irving Park Rd.
Itasca, IL 60143

Any documents that will be used during questioning must be provided to Village staff no later than 7 days before the Plan Commission meeting so that these documents may be made available to the Plan Commissioners, petitioner, and the testifying witness before the hearing.

7. Submittal of Comments & Questions Post-Hearing Due to Technology Failure:

The public is provided a 7-day period, starting the day after the vote is taken, to submit in writing to commdev@itasca.com any objections, comments or questions that were not able to be heard during the hearing due to failure to access the hearing due to a failure of technology (i.e. internet failure, inability to connect/log into the meeting).

After seven-days, if no technology objection is raised by a member of the public, the Plan Commission's recommendation becomes final and is forwarded to the Village Board. If a written technology objection is submitted within the seven day period, the Plan Commission's recommendation is voided and the Plan Commission shall re-open the hearing at its next regularly scheduled meeting to hear the objection and any response by the petitioner.

Village of Itasca
Plan Commission Public Hearings Protocols during COVID-19

I. TYPES OF HEARINGS

These procedures are recommended to be used for zoning petitions which the Village reasonably anticipates can be accommodated by remote access means.

II. ACKNOWLEDGMENT OF RISK FROM PETITIONERS

Petitioners should be aware of the challenges and risks inherent in conducting an electronic public hearing, including the potential for objectors to raise alleged due process flaws to a court. Petitioners should be given the choice between moving forward now or waiting until in person hearings may be conducted.

Petitioners who wish to move forward with public hearings under the current conditions must acknowledge in writing before the hearing that they are voluntarily choosing to go forward, that they waive any claims related to the procedures utilized to conduct the public hearing, and that they assume the risk that the public hearing may later be found defective and the approvals given may ultimately be reversed by a court.

III. NOTICE OF THE NEW FORMAT

The agenda for the meeting in which the public hearing is occurring must include information on how the public can observe and participate in the hearing with and without internet access. Additionally, the agenda must inform the public of the option to submit comments or questions in writing before the meeting via email or mail.

IV. REMOTE HEARING LOGISTICS

The Village will have a videoconference set up which includes the following:

- Remote access by the Plan Commissioners, petitioners, and public *or*, if in person, the ability to comply with current State and gubernational directives regarding social distancing, mask requirements, and limitations on the number of persons in a room.
- Ability for the public to see any presentations and exhibits presented to the Plan Commission.
- Ability for the Plan Commissioners to ask questions throughout the hearing.
- Ability of the public to ask questions during the appropriate time at the hearing.
- Ability of the Plan Commission and/or petitioner to respond to questions/comments.
- Ability of the public to make comments and give testimony at the appropriate time at the hearing.
- Allow for the participation by persons without internet access via phone or in person attendance.
- Allow for the participation by persons with disabilities.

V. SWEARING IN WITNESSES

All persons who desire to testify should be asked to raise their right hands and be sworn in at the outset of the hearing. Then, when each speaker begins their individual comments, the chair should have them verbally confirm they have previously been sworn in.

VI. PRESENTATION BY THE PETITIONER

Visual presentations by the petitioner, objector(s), or the public must be made available to both members of Plan Commission and to the public. In order to ensure that the presentation materials are available to the public, petitioners must submit all presentation materials and proposed exhibits at least 7 days in advance of the Plan Commission meeting so such materials can be posted with the agenda.

VII. PUBLIC TESTIMONY AND COMMENT

Members of the public must be allowed an opportunity to give testimony during a remote public hearing.

- A. **Written Comments and Questions:** The public should be encouraged to submit written comments and questions in advance of the public hearing in lieu of live comments and questions. The agenda, Village website, and public hearing notice should specify the manner in which written comments and questions can be submitted (email and mail) and the deadline for submission (2 hours before the meeting). The written comments and questions received will be read into the record by staff at the appropriate point in the public hearing. The Plan Commission, staff or petitioner will respond to written questions submitted in advance of the meeting.
- B. **Live Comments and Questions.** The public must be allowed to give live testimony during a remote public hearing. The agenda, Village website, and public hearing notice should specify how members of the public can give testimony during the public hearing.

VIII. QUESTIONS FROM THE PUBLIC AND OBJECTORS

Members of the public have the right to question witnesses during the public hearing. Members of the public must sign up in advance of the hearing via email or phone call of their intent to question witnesses. Any documents that will be used during questioning must be provided to Village staff no later than 7 days before the Plan Commission meeting so that these documents may be made available to the Plan Commissioners, petitioner, and the testifying witness before the hearing.

IX. TRANSCRIPT

A court reporter must be available to create a transcript of the proceedings.

X. FINAL ACTION

All recommendations taken by the Plan Commission (either recommending approval or disapproval of the proposal) shall be subject to a seven-day technology objection period, starting the day after the vote is taken. Members of the public must submit in writing to commdev@itasca.com or Village of Itasca, Community Development Department, 550 W. Irving Park Rd., Itasca, IL 60143, any objection to the Plan Commission's recommendation based solely on the failure to access the hearing due to a failure of technology (*i.e.*, internet failure, inability to log into the meeting, etc.). After seven-days, if no technology objection is raised by a member of the public, the Plan Commission's recommendation becomes final and is forwarded to the Village Board. If a written technology objection is submitted within the seven day period, the Plan Commission's recommendation is voided and the Plan Commission shall re-open the hearing at its next regularly scheduled meeting to hear the objection and any response by the petitioner.



ITASCA



Village of Itasca
Plan Commission Special Meeting Minutes
Wednesday, December 4th, 2019
7:00 P.M.

F.E. Peacock Middle School – 301 E. North Street

CALL TO ORDER

The Village of Itasca Plan Commission Meeting was called to order by Chairman Kischner at 7:00 P.M.

ROLL CALL

Present: Commissioners Brendan Daly, Frank Carello, Eric Swets, Jeffrey Holmes, Lori Drummond, and Krista Ray; Chairman Mark Kischner

Absent: None.

Others Present: Shannon Malik Jarmusz, Director of Community Development; Chuck Hervas, Village Attorney, Nicole Espedido, Recording Secretary

PUBLIC HEARING

Case: #PC 19-014
Petitioner: Haymarket DuPage LLC
Owner: Pearl Hospitality
Location: 860 W. Irving Park Rd.
Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

NOTE: This item was continued from the November 13th, 2019 Plan Commission Special Meeting.

Chairman Kischner announced that, at the request of the Petitioner, the next scheduled dates had been cancelled. The next Public Hearing to be on January 22, 2020.

Continued Testimony By Individuals For Dr. Lustig and Mr. Baldwin

Bob West, resident of Itasca, asked if the recovery homes would be located at that property site, to which Dr. Lustig answered yes. Mr. West asked if clients would be able to come and go at will while in recovery homes. Dr. Lustig responded that treatment was for a variable length of stay which would depend on the program that they are in. He stated that the recovery homes were a structured environment so they can only leave for medical and clinical reasons or to find employment. Mr. West asked if they were able to come and go during residential and recovery home treatments. Dr. Lustig answered that they were not allowed to unless for a specific reason.

Steve Fisher, 200 S. Maple, asked about criminal records of clients and involuntary participation. He asked if patients could be seeking treatment in lieu of a court order. Dr. Lustig testified that violent offenders and sexual offenses were excluded if they had a criminal background. They also would come voluntarily and are not forced into treatment. Mr. Fisher said that Haymarket had presented testimony that this location would be good for Haymarket and good for DuPage County, but asked why Dr. Lustig thought this would be good for Itasca. Dr. Lustig responded that they were not looking at the Village itself but the building and its location near the collar counties. Mr. Fisher said he understood the zoning rules to require something more positive than what was there before. Dr. Lustig replied that nothing was more positive than individuals receiving treatment.

Commissioner Swets asked how the numbers provided to the Commission concerning the epidemic could be refined if violent or sexual offenders were removed. Dr. Lustig did not know but explained that criminal justice was part of the long term consequences of this disease for untreated individuals so they wanted to improve access to care. Chairman Kischner asked if they treated violent or sexual offenders at the downtown location. Dr. Lustig answered no.

Vicki Chaney, 774 Willow Court, inquired about the staffing at the facility. Dr. Lustig testified that a psychiatrist is on call 24 hours a day and the nursing staff and physician assistant would be on site 24 hours. He said that they must meet certifications or licensure and that the staff number depended on the program. Dr. Lustig testified that the number of visits a psychiatrist has to make per month is based on individualized cases. Ms. Chaney asked if there was a certain number of staff required by governing bodies, such as CARF, for each shift. Dr. Lustig said that CARF sets minimum standards for medical staff, and Haymarket exceeds the state staff-to-client ratios. Ms. Chaney asked if staff were billed by the hour. Dr. Lustig replied that it was a bundled rate per day.

Michael Wolf, 922 Clover Ridge Lane, asked about the public meeting spaces Haymarket would offer at the facilities at the Itasca location. Dr. Lustig said that the public spaces would be offered at the Itasca location; however, they were no longer at the West Loop facility since they sold excess property. Dr. Lustig further responded that there would be an individual managing the space, architects would look into the separation of public and treatment areas, and that visitation hours were during the day based on the program. Mr. Wolf asked about the evidence based programs. Dr. Lustig answered that rigorous studies were made by a clinical team that looked into interventions to ensure appropriateness for the population being served. Mr. Wolf asked if the interventions were published and asked if citations were supplied. Dr. Lustig responded that they were published but that he had not given where they were publicized.

Mr. Wolf asked about the study Lustig cited on people's perception of drug addicts. Dr. Lustig replied that it was a Harvard study that showed that people's beliefs about addicts were of being homeless, criminals, and undeserving. Dr. Lustig said that it was published between 6-7 years ago. Mr. Wolf asked what percentage of people was looked at in the study of stigmatized addiction. Dr. Lustig answered that it was statistically significant. He believed that most people had negative thoughts in relation to substance disorders but that there were differing views on the issue.

Mr. Wolf asked what Dr. Lustig meant by the facility being accessible to public transportation. Dr. Lustig said that it meant that the train system goes near there and family members can drive patients. Mr. Wolf asked what Dr. Lustig meant by the location being desirable because of its isolation relative to

homes and childcare centers. Dr. Lustig said that there would be some separation by a highway and by distance from homes. Mr. Wolf asked to clarify what the issues of safety were for a patient who had thoughts of leaving the facility. Dr. Lustig stood on his prior testimony on that subject. Mr. Wolf asked if treatment would get worse the further away the patient was from their support system and whether a patient would be turned away on the basis that his support was too far. Dr. Lustig responded no and explained further that disorders were a family disease and that long distances put a burden on traveling family members traveling. Mr. Wolf asked if he was aware of the total population of DuPage in relation to collared counties. Dr. Lustig stated that he did not know but said that 54,000 DuPage residents that needed treatment did not get it last year.

Mr. Wolf asked about Dr. Lustig's testimony regarding a letter or phone call to the governor. Dr. Lustig said that he did not know who did what response, but was informed by Representative Conroy that the Village sent a letter to the governor saying it didn't want the money. Mr. Wolf asked Mr. Baldwin about the violations not attributed to Haymarket in his 911 call analysis. Mr. Baldwin replied that they were mostly parking and traffic related. Mr. Wolf asked about Mr. Baldwin's objection to producing further data on the 911 calls on the basis of privacy.

Nancy Pultorak, 306 N. Cherry Street, asked Dr. Lustig what the maximum number of outpatients per day would be treated based on CARF standards of the 1 to 8 staffing ratio. Dr. Lustig stated that there would be 192 outpatients that would come in at variable dates and times.

Ian Stewart, 402 E. North Street, asked if it was possible that they would cut out the private ambulances and rely on Itasca ambulances. Dr. Lustig answered that it could be made part of the zoning issues as a requirement to have the private ambulance. Ms. Jarmusz Malik said that it could be a condition to consider. Commissioner Carello asked if Itasca could close down the facility if they did not comply. Mr. Hervas answered that it was complicated and could become a court matter to determine if they were out of compliance.

Jennifer Muzzo, 409 Catalpa, asked why there was a delay for the next public hearing to which Mr. Roth objected. Mr. Hervas replied that it was common for petitioners to ask for delays in the zoning process. Ms. Muzzo asked if there was a difference in McDermott Center doing business as Haymarket Center versus Haymarket DuPage LLC and if they required separate accreditation and licensing. Dr. Lustig answered that separate accreditations were unnecessary. Each program goes through the accreditation process upon renewal. McDermott Center doing business as Haymarket Center was the legal name they've had for over 40 years and that McDermott is the sole owner of the Haymarket DuPage, LLC. Ms. Muzzo asked if they could currently open in Itasca with the licensing in place. Dr. Lustig replied that they could not until the property was built out to comply with State standards. Ms. Muzzo asked if the telepsychiatry required periodic visits with a physician to which Dr. Lustig said that their on-staff psychiatrist would see those patients and work with the telepsychiatrist. Ms. Muzzo asked where the number of 54,000 untreated in DuPage came from. Dr. Lustig explained that it was from the State website on substance use and prevention. Ms. Muzzo asked why the presentation did not include all types of treatment options in the area in reference to the local need. Dr. Lustig answered that they looked at all addictions and levels of care in the area as well as the populations that they served. Ms. Muzzo asked if Haymarket would treat more than just opioid addictions to which Dr. Lustig responded yes. When asked

about Medicaid and the location of the facility, Dr. Lustig said that they examined the number of those on it in DuPage but it was not a factor in choosing Itasca.

Ms. Muzzo asked if patients would be sent to Itasca if there were no beds available in Chicago. Dr. Lustig said that it would be inefficient to transport a patient 32 miles and that there have always been beds available in Chicago because of the open access model used at that facility. Chairman Kischner asked for clarification on what Haymarket would do if the Chicago location was full. Dr. Lustig explained that an open access model meant that patients could move throughout the system which makes beds available for patients in a different program. Thus, there are always beds available for new patients. Commissioner Ray asked if there was ever a situation where people were turned away from Haymarket. Dr. Lustig said that there were rare circumstances before Haymarket used the open access model where beds were at full capacity, but that people were still not turned away.

Ms. Muzzo asked what Dr. Lustig meant in his testimony that patients were not discharged to homelessness. Dr. Lustig answered that their case management department looked for stable housing before discharge. Ms. Muzzo asked if those patients with severe mental illnesses would be turned away. Dr. Lustig said that Haymarket would transport them to the appropriate facility or to the West Loop location. Ms. Muzzo's asked about treatment of individuals with substance use disorders and severe mental illnesses. Dr. Lustig explained that Haymarket did not plan on developing a two-track program.

Ms. Muzzo asked if they would treat patients under the age of 18. Dr. Lustig responded that they would not. Ms. Muzzo asked why the Haymarket facility in Schaumburg closed. Dr. Lustig replied that it was a DUI location only and was closed due to changes in the DUI laws. Ms. Muzzo asked about the Medicaid waiver and how it applied to social detox programs. Dr. Lustig said that the program closed at Haymarket Center in Chicago because it wasn't Medicaid licensed but that the program in Itasca would be. Ms. Muzzo asked if they had written protocols for on-site emergencies. Dr. Lustig answered that they had submitted it as part of their application. Ms. Dickson clarified that the security plans were not submitted publicly but would be designed when the program comes out.

Anne Boehne, 217 S. Oak Street, asked about Haymarket's search procedures for patients. Dr. Lustig said that any client that was returning to the building was searched, although visitors and vendors might not necessarily be searched and that staff was not searched. He said that staff had not brought drugs into the facility in 45 years and go through screening prior to hiring. He said that vendors were monitored by staff and that visitors go through regular search processes. Ms. Boehne asked what the success rate of clients was at the Chicago campus. Dr. Lustig said that it depended on the program but that they could range as low as 60 percent to as high as 90 percent. He believed that the outcomes in DuPage would be a lot better since the patients in Chicago were more severe.

Commissioner Swets asked if there were a list of approved and non-approved visitors. Dr. Lustig replied that an in-depth screening was done by the clinical therapist which reviewed a patient's life. Dr. Lustig said that under 42 CFR, the federal confidentiality laws were restrictive and required consent forms. Thus, Haymarket cannot even acknowledge that a patient is in the program without the patient's consent. So, visitors must be pre-approved by the patient and therapist. Commissioner Ray asked for clarification on Dr. Lustig's testimony that staff has never brought drugs into the facility and Dr. Lustig replied that none had been reported. Commissioner Ray asked how often drugs were brought in by a patient at the West

Loop location. Dr. Lustig said that it was rare; however, it is a problem in treatment centers across the U.S. Haymarket's security team randomly goes through patients' belongings and pockets to check. Haymarket does not do strip searches.

Kinga Zabloutny, 324 Arlington Road, provided a letter from the CEO of Alexian Brothers to which Mr. Roth objected to and Mr. Hervas asked her to present it at a later time. Ms. Zabloutny asked if the patients in medical detox were medically stable. Dr. Lustig responded that it would depend on the definition. Haymarket would not serve a patient who came in with a life-threatening condition, but that Haymarket could deal with the withdrawal process in most circumstances.

Chairman Kischner called for a recess at 8:34 P.M.

Chairman Kischner called the meeting back to order at 8:47 P.M.

Mike Tomaszewski, 401 East Bryn Mawr, asked if Haymarket tracked performance metrics. Dr. Lustig answered that they did for several programs and that the State compared the outcomes with other programs, which can be found on the State website. Mr. Tomaszewski asked if Haymarket was rated by an independent rating agency to which Dr. Lustig said no. Mr. Tomaszewski asked if he had statistics on relapse rates in comparison to the national average for similar programs. Dr. Lustig replied that they did have relapse rates which were better than average since Haymarket addresses primary care, mental health, and substance use disorders.

Commissioner Daly asked if they had a federal scoring system for safety. Dr. Lustig answered that it was not at the federal level but was looked at through the CARF accreditation. Commissioner Holmes asked the percentage of patient were opioid-related, other drugs-related, and alcohol-related. Dr. Lustig replied that right now 70 percent of their patients had an opioid disorder. Commissioner Holmes asked if the West Loop experience would be comparable to what Haymarket might experience in Itasca. Dr. Lustig said yes. Commissioner Holmes asked if McDermott Haymarket from West Loop would have financial obligation to support liabilities of DuPage Haymarket LLC. Dr. Lustig said that it would, but that Haymarket-Itasca would have to sustain itself. Haymarket would apply for grants to help support treatment.

Eric Haerr, 710 North Elm, asked what the smoking policy would be at the facility. Dr. Lustig replied that it was discouraged but that there would be a smoking area for patients. Mr. Haerr asked if clients would be able to leave the facility to purchase tobacco products to which Dr. Lustig answered no. Commissioner Swets asked if patients would be able to use marijuana at the facility to which Dr. Lustig answered no.

Timothy Denman, 427 North Rush Street, asked Ms. Dixon if she was fighting for this facility in Wood Dale where she was the city attorney. Mr. Hervas said that she was not required to answer and reminded the audience that this time is for the public to ask questions of the witnesses based on their testimony, not to ask the lawyers personal questions. Mr. Denman asked what was appealing to Itasca for the facility. Dr. Lustig answered that it was due to the zoning rules allowed this type of facility and that the building was for sale.

Joe Gregor, 1125 Surrey Lane, asked if Mr. Baldwin's EMS slides could be made public. Mr. Roth said that all documentation was submitted except the additional slides that were denied. Mr. Hervas clarified that there was no denial of documentation submitted to the Commission and that the problem was that Mr. Baldwin wished to make a presentation during cross-examination. Mr. Hervas explained that Village staff could provide Mr. Gregor with anything that was used in the hearing so far.. Mr. Gregor asked for clarification on the numbers Haymarket used in calculating the 911 calls. Mr. Baldwin said that the original report had all the addresses with all search parameters being Haymarket. When they compared the totals with Haymarket's own FOIA, they thought they had the whole data set. Later, it came out that if you FOIA'ed it a different way, there were more lines of data, so they were added to the analysis. The conclusion was the same; 90% of the ambulance calls were covered by a private ambulance, which really takes away any concern. Dr. Lustig testified that, whatever the number of 911 calls is, Haymarket plans on meeting those demands with a private ambulance. It does not want to push back onto the Village.

Kimberly Dodd, 415 Home Avenue, asked what the procedures were if rules were repeatedly broken. Dr. Lustig replied that their clinical staffing would find a better program for them and that the facility would be responsible for transportation. Ms. Dodd asked what the patient to counselor ratio was to which Dr. Lustig answered the ratio to be 1 to 4. Ms. Dodd asked what was considered a successful program completion. Dr. Lustig said that it was someone who had met all their treatment goals. Ms. Dodd's asked if the original 911 data was flawed. Mr. Baldwin answered that it had been updated. When asked about the limited EMS resources, Dr. Lustig replied that their primary reason was to help and that they would address the EMS service concerns by hiring a private ambulance.

Commissioner Swets asked if the Commissioners had received the updated number for the 911 calls. Mr. Baldwin answered that they had not. Mr. Hervas said that it would be up to their counsel on how to present additional information. Commissioner Swets requested the additional documentation, and Mr. Roth stated that he understood.

Frank McKenna, resident since 1989, asked about Haymarket's lobbying efforts concerning the state marijuana laws. Mr. Roth objected, and Mr. Hervas said that questions had to be limited to the scope of the witness's testimony. Mr. McKenna asked the Commission if Haymarket was the best organization to occupy the Holiday Inn facility. Mr. Roth objected the question, and, since the question was directed to the Commission, Mr. Hervas advised Mr. McKenna to ask it during public comment. Mr. McKenna asked if the 60 to 90 percent success levels post treatment was for success or failure, and Dr. Lustig said it was success. Mr. McKenna asked why hospitals could not handle these patients. Dr. Lustig said that there was a better witness to answer that question, but that individuals are only allowed to go to a hospital-based setting for detox every 90 days. Haymarket would work closely with hospitals to provide immediate access to care so there is not a constant cycle of individuals going through emergency rooms to receive care. Commissioner Holmes asked for clarification on Haymarket's success rate. Dr. Lustig said their success rate was 60-90%. Commissioner Daly asked if there was enough funding through grants and Medicare reimbursement to cover an additional private ambulance service. Dr. Lustig answered yes.

Tim Swenson, resident of Itasca for 20 years, asked about the projections from the October 28th meeting concerning the emergency response resources. Mr. Baldwin said that the projected number of calls was 33 and that it was an estimate. Mr. Baldwin said that there is a pretty big range but the ending number

would still be very small because the private ambulance is able to serve that need. He also said that an updated report would be submitted.

Mike Fink, resident of Itasca, asked how many rooms were at the West Loop facility. Dr. Lustig did not know off hand but that there were three buildings that were six stories each. He also stated that some of the rooms at West Loop were double occupancy with up to four beds per room. Mr. Fink asked about the 80 percent of the facility that was effectively utilized. Dr. Lustig stated that different programs had higher percentages with men programs being slightly higher than women's programs. Dr. Lustig said that there would be 240 beds in Itasca and that there were approximately 12,000 patients treated in the West Loop in the last calendar year.

Commissioner Swets asked about the maximum occupancy of patients with beds and outpatient. Dr. Lustig answered that there would be 240 beds with 193-196 slots for outpatient, but the outpatient clients would not necessarily be in the building at one time. Commissioner Carello asked how they would divide occupancy of the building with men and women. Dr. Lustig said that it was not a 50/50 ratio and bathrooms would depend on the type of license and state laws.

Bob West asked how a patient could relapse if under controlled leave. Dr. Lustig said that they could get creative and deviate from their paths. Mr. Roth objected to Mr. West questioning the witness twice. Mr. Hervas stated that each member of the public has one chance to ask questions and that's it.

Tom Zahn, asked about Haymarket's position on the legalization of marijuana. Ms. Dickson objected, and Chairman Kirschner ruled that the question was beyond the scope. Mr. Hervas said that if the public wanted to make a comment about Haymarket and the marijuana law, they could during public comment.

Kathy Kaminski, resident on Emerson, asked if the bedrooms for mothers and babies would have kitchens. Dr. Lustig said that there would be a central area for them to prepare food but not in bedrooms. Ms. Kaminski asked if ambulance services would be basic, advanced and life-sustaining to which Dr. Lustig said it would be both. Commissioner Swets asked about the appliances available for mothers and babies. Dr. Lustig said that it would just be microwaves to heat up bottles in the area for mothers and babies.

Vince Hearn, 334 Bonnie Brae, asked if naloxone was distributed at their facilities. Dr. Lustig answered yes and that it would be at the Itasca facility. Mr. Hearn asked why Haymarket didn't contract with Superior Ambulance, a DuPage County business, and Dr. Lustig said that they did not bid on the contract. Mr. Hearn asked about the history of Haymarket and its treatment. Ms. Dickson objected. Mr. Hervas said that the specific question about the history of Haymarket was beyond the scope but that Mr. Hearn could inquire about the possibility of changed use. Mr. Hearn asked whether the facility could treat severe mental illnesses in the future. Dr. Lustig said that Haymarket offers a comprehensive approach and evidence-based interventions that target behavior. Addiction and mental health conditions co-occur and Haymarket plans on address those co-occurring conditions. They will not treat serious mental illness by itself without a co-occurring mental health condition and substance use disorder.

Chairman Kirschner asked why Mr. Baldwin subtracted the numbers of EMS calls from the mental illness program when Haymarket plans on treating co-occurring conditions at both the downtown and Itasca

locations. Mr. Baldwin clarified that Haymarket would not have a severe mental health program at the DuPage location. Patients with mental health disorders that are stabilized will be treated in DuPage. In Chicago, Haymarket has two specific programs that are designed with psychiatrist oversight. Those programs will not be in DuPage.

Mr. Hearn asked how many would be treated through the detox program to which Dr. Lustig said 1500 on an annual basis. Dr. Lustig testified that these individuals arrive at the facility by family members, walk-in, police drop offs, or drive themselves. Dr. Lustig explained that residents participating in the residential treatment center detox in the detox unit unless they are experiencing a serious withdrawal that would require hospital transport. Mr. Hearn asked how Haymarket had changed over the last 10-15 years, and Ms. Dickson objected on relevance. Mr. Hervas allowed the question because Dr. Lustig had given testimony on the history of the facility in Chicago but instructed Mr. Hearn to time the line of questioning to zoning. Dr. Lustig said that the infrastructure hadn't changed but the evidence-based interventions and programming had. Mr. Hearn asked about the hub-and-spoke model and asked if Itasca would be a hub. Dr. Lustig said yes. Mr. Hearn asked why this was called residential treatment and Dr. Lustig explained that it represents a level of care. Mr. Hearn asked how many sites Haymarket looked at in considering DuPage County, and Dr. Lustig said 6-8 facilities. Mr. Hearn asked about political support for the project in DuPage, and Mr. Roth objected. Mr. Hervas ruled that the political issues are beyond the scope of testimony offered here. Mr. Hearn asked if they consulted with Haymarket board members about DuPage County being the location to target. Dr. Lustig answered that the board wanted it in DuPage County but did not mention a specific location.

Chairman Kischner asked for a motion to continue.

MOTION

Commissioner Swets made a motion to continue the public hearing to January 22nd, 2020 at 7:00 P.M., seconded by Commissioner Daly. The motion was carried with unanimous approval and the December 4th, 2019 meeting adjourned at 10:02 P.M.

NEXT SCHEDULED MEETING

The next Special Meeting is scheduled for Wednesday, January 22nd, 2020 at 7:00 P.M. at F.E. Peacock Junior High.

Submitted this 4th day of December, 2019.

Nicole L. Espedido, Recording Secretary



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, December 18th, 2019
7:00 P.M.
Village Hall Board Room, 2nd Floor**

CALL TO ORDER

The Village of Itasca Plan Commission Meeting was called to order by Chairman Kischner at 7:00 P.M.

ROLL CALL

Present: Commissioners Brendan Daly, Frank Carello, Eric Swets, Jeffrey Holmes, Lori Drummond, and Krista Ray; Chairman Mark Kischner

Absent: None.

Others Present: Mo Khan, Village Planner, Shannon Malik Jarmusz, Director of Community Development, Yordana Wysocki, Village Attorney, Nicole Espedido, Recording Secretary

PUBLIC HEARING

Case: #PC 19-018
Petitioner: Stephen Durante (The Luther Church of St. Luke Representative)
Location: 410 S. Rush Street
Request: Petition for a Special Use Permit for a Dynamic Sign at the address commonly known as 410 S. Rush Street.

Petitioner Presentation:

Stephen Durante stated that a parishioner made a donation to put up a new sign in replacement of the deteriorating one. A special use would allow for a dynamic sign to be built within the current sign's structure and would make advertising services easier. Mr. Khan said that the sign would meet the 40% and other requirements for a dynamic sign such as dimensions. The brightness would not negatively impact neighboring businesses and it would simplify changing the information rather than physically changing out the letters.

Commissioner Ray asked if the residents had been informed to which Mr. Khan responded that they had been notified. Mr. Durante said that he received a letter from Itasca School District 10 which stated that they supported the sign as long as it did not cause a blind spot for drivers. Mr. Durante assured that the sign would remain in the same spot as the current one and would not block any views. The sign would also be utilized by advertising more than just church events such as school functions and the Lion's Club.

STAFF RECOMMENDED CONDITIONS OF APPROVAL:

1. Permit documents must be in substantial compliance with the Plan Commission and Village Board submittals.

2. The proposed sign must comply with all Village Ordinances and Building Codes in place at the time of permit application.
3. Construction for the Special Use Permit shall be completed within one (1) year from the date of Ordinance approval.
4. The special use is specific to PC 19-018 as filed by the Lutheran Church of St. Luke and is not transferable.
5. The petitioner must comply with regulations set forth in Section 13.01 (27) of the Zoning Code that limits the type of display to a static message, frequency of the changing message, hours of operation, illumination controls, and limits on off-premise advertising.

Chairman Kischner Opened Public Comment

Marie Leduc asked if a dynamic sign was electronic. Mr. Durante replied that it was LED and would allow for changing information through devices so not to physically change it. Ms. Leduc asked if it would be any bigger than what was currently there. Mr. Durante said that it would remain the same size.

Chairman Kischner Closed Public Comment

Plan Commission Discussion:

Commissioner Ray was concerned about the times that it would be on and the frequencies of it changing which could cause distractions. Commissioner Swets commented of approving the St. Peter's sign and noticing its brightness which makes it difficult to approve these signs in residential areas. Commissioner Carello asked if there was an ordinance in place for brightness to which the commissioners said there was. Commissioner Swets did not believe that they go beyond brightness, however, it was noticeable. Commissioner Drummond asked if they had approached the homes across the street. Mr. Durante said that they had and also reached out to the company on reducing the brightness of the sign. He also thinks that the church would not mind turning it off at night since it was more of a convenience for the church during the day.

Commissioner Drummond commented that people go online to look up information without the need of a dynamic sign. Mr. Durante stated that it was meant more for the older crowd who may not have computers and preferred mailings and signs. He said that it did not have to be color and could be non-color just so that it was easier to change it. Commissioner Swets said that brightness was difficult to police and control. Mr. Durante asked if it would be better with a faint background and black lettering since it was more for convenience.

Commissioner Carello asked if there was verbiage for dynamic and digital signage because he saw the two as different. Mr. Khan said that they were looked at as one in the same since it was difficult to regulate. Commissioner Holmes agreed with Commissioner Daly in turning off the sign after dusk and to speak with a sign specialist before making a judgment on brightness. Commissioner Swets asked if they had lights to mask the brightness to which Mr. Durante replied the parking lot was behind the church but other lights were in the surrounding area. Ms. Malik Jarmusz commented the anticipation of these signs in residential areas and that the special use made for opportunities to add reasonable conditions.

Commissioner Drummond suggested that staff request information from a sign company and make a restriction on the brightness until they find out what the luminance should be. Commissioner Ray asked if that could be done during the permit process to which Ms. Malik Jarmusz replied that it could be done. Mr. Durante said that the turn off time would not be an issue since the services were done by 1:00PM. He also mentioned that anything to the north was the school and that anything west and was the church so it would not be in anyone's backyard. They would be willing to work with the Village on the brightness and would make the necessary adjustments.

Lisa Hahn, business manager, commented that the sign at St. Peter's was larger and more illuminated than their proposed sign. She said that they had spoken with the residents across the street and that they were okay with it. Commissioner Ray does not think that they understand how bright that it could get. Mr. Khan said that he could work with the petitioner and side contractors to see options on the lights and colors. Commissioner Carello said to pay attention to lot line and light spillage. Commissioner Daly suggested that having a time off would be easier to regulate and have staff look into reasonable brightness and timing. Commissioner Carello asked if the current sign was lit 24/7. Mr. Durante said it was but that the look was more of daylight.

Chairman Kischner suggested certain off time and that staff would work with the details of dimming. Staff would also work with any future petitions on dimming and that it would be on a case by case basis. Commissioner Daly asked if they were going to enforce the dimming. Ms. Wysocki read the ordinance which stated dynamic signs to turn off between 10:00 P.M. and 7:00 A.M. in residential areas.

Village Attorney, Yordana Wysocki, proposed findings of fact for which the Plan Commissioners indicated their agreement or disagreement. A full account of the proposed findings and Commissioners responses can be found in the transcript.

Chairman Kischner asked about timing. Ms. Wysocki said that the ordinance required all images to be static and without any motions. They cannot change more than once within 60 seconds.

MOTION

Commissioner Drummond made a motion to recommend approval #PC 19-018 for special use to permit a dynamic sign as described in the petition and attached documents and subject to the staff recommended conditions #1-5. Also, staff requires restricted lumen, dimming, and sign shut off at 7:00P.M. Commissioner Carello seconded the motion.

ROLL CALL VOTE

Ayes – Commissioners Daly, Carello, Holmes, and Ray

Nays – Commissioners Swets and Drummond

Absent – None.

Chairman Kischner asked for a motion to close.

Commissioner Swets made a motion to close #PC 19-018. The motion was seconded by Commissioner Holmes. Motion carried by unanimous voice vote by the members present.

Case: #PC 19-019
Petitioner: The Village of Itasca
Request: Petition for Text Amendments to Section 4.20-9 of the Zoning Ordinance regarding Fence Heights in Residential Zoning Districts and Sections 7.04, 7.05, and 7.06 of the Zoning Ordinance regarding Uses in the R-1, R-2, and R-3 Zoning District.

Petitioner Presentation:

Staff asked that 4.20-9 include a different fence regulation for non-residential uses in residential districts such as schools, park districts, and churches. This would allow for sufficient screening between the properties which currently allows 4 feet of height. The second text amendment regarded various public uses found in residential zone districts such as libraries and school district facilities. Staff believed that special use not should apply but instead be considered public use which would minimize having to go through the process on making renovations.

Plan Commission Discussion:

Chairman Kischner, as an example of special use, asked if the park district would have to go before the commission to build an addition next to a residential that was off the lot line. Mr. Khan explained that they would still have to abide by the bulk regulations. He said that there would still be code requirements for residential and non-residential but that a special use would not be required each time an improvement was made. Ms. Malik Jarmusz added that the Class I Site Plan approval process would apply in certain circumstances on additions.

Chairman Kischner questioned the “c. Open Lands/Areas that are owned and operated by the Forest Preserve District.” Mr. Khan explained that this was for currently existing land in residential areas which are operated and kept as open lands/areas. Commissioner Daly asked how tall the fence could be built for a private owner. Mr. Khan said that the resident could build a 4’ fence with a 1’ lattice and the non-residential use could build a 6’ fence. Commissioner Swets believed that the homeowner should be able to build the same fence. Mr. Khan suggested amending the text to include that either party could put up a 6’ fence.

STAFF RECOMMENDATION:

Staff recommends approval of the draft text amendments pertaining fence heights for non-residential uses in residential zoning districts and permitted uses in the R-1, R-2, and R-3 Zoning Districts.

Chairman Kischner Opened Public Comment

Maryfran Leno, park district executive director, agreed with the fence coming from either the residential and non-residential side. The recreation’s current issue was the east side fence was 6’ tall, however, they would request to connect a 6’ fence behind the fences of the houses on the north side. She stated that the owners of the house on the south end of the property had asked for a taller fence between the properties. Ms. Leno explained the further amendment of the text was for the renovation of the water park’s bathhouse.

Chairman Kischner Closed Public Comment

MOTION

Commissioner Drummond made a motion to recommend approval for PC #19-019 text amendment to fence height in residential zoning districts and uses in R-1, R-2, and R-3 districts with correction to 4.20-9a2 which states solid fences up to 6' in height located on the common lot line of the non-residential property/use and residential property/use. Commissioner Carello seconded the motion.

ROLL CALL VOTE

Ayes – Commissioners Daly, Carello, Swets, Holmes, Drummond, and Ray

Nays – None.

Absent – None.

Chairman Kischner asked for a motion to close.

Commissioner Swets made a motion to close #PC19-019. The motion was seconded by Commissioner Carello. Motion carried by unanimous voice vote by the members present.

REGULAR MEETING AGENDA

ROLL CALL

Present: Commissioners Brendan Daly, Frank Carello, Eric Swets, Jeffrey Holmes, Lori Drummond, and Krista Ray; Chairman Mark Kischner

Absent: None.

MINUTES

Not applicable.

Chairman Kischner Opened Public Comment.

Chairman Kischner Closed Public Comment.

NEW BUSINESS, PROJECT UPDATES, AND ANNOUNCEMENTS

Chairman Kischner asked for a motion to adopt the schedule as written.

Commissioner Swets made a motion to adopt the 2020 Planning Commission Regular Meeting Schedule and Application Deadlines as written. The motion was seconded by Commissioner Holmes. Motion carried by unanimous voice vote by the members present.

Chairman Kischner asked for a motion to go into Executive Session.

MOTION

Commissioner Daly called for an Executive Session. The motion was seconded by Commissioner Holmes. Motion carried by unanimous voice vote by the members present.

Chairman Kischner called to order the Executive Session at 8:25 P.M.

Chairman Kischner adjourned the Executive Session at 8:50 P.M.

Chairman Kischner reconvened the Regular Meeting at 8:51 P.M.

ADJOURNMENT

Commissioner Holmes moved to close the meeting. Commissioner Swets seconded the motion. The motion carried with unanimous approval and the December 18th, 2019 meeting adjourned at 8:51 P.M.

NEXT SCHEDULED MEETING

The next regular meeting is scheduled for Wednesday, January 15th, 2020 at 7:00 p.m.

Submitted this 18th day of December, 2019.

Nicole L. Espedido, Recording Secretary



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, January 22, 2020
7:00 P.M.
Village Board Chambers, 2nd Floor**

CALL TO ORDER

The Village of Itasca Plan Commission Meeting was called to order by Chairman Kischner at 7:00 P.M.

ROLL CALL

Present: Commissioners Brendan Daly, Frank Carello, Lori Drummond and Krista Ray;
Chairman Mark Kischner

Absent: Commissioner Eric Swets and Jeffrey Holmes

Others Present: Yordana Wysocki, Village Attorney, Mo Khan, Planner, Amanda Melone,
Recording Secretary

PUBLIC HEARINGS

Case # PC 19-014
Petitioner: Haymarket DuPage LLC
Owner: Pearl Hospitality LLC
Location: 860 W. Irving Park Road
Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

Public Comment

None.

MOTION

Commissioner Daly made motion to continuing the public hearing to February 19, 2020 at 7:00 pm, seconded by Commissioner Carello.

ROLL CALL VOTE

AYES – Commissioners Daly, Carello, Drummond, and Ray

NAYES – None.

ABSENT – Commissioner Swets and Holmes

REGULAR MEETING AGENDA:

CALL TO ORDER

The Village of Itasca Plan Commission Meeting was called to order by Chairman Kischner at 7:04 P.M.

ROLL CALL

Present: Commissioners Brendan Daly, Frank Carello, Lori Drummond, Krista Ray; Chairman Mark Kischner

Absent: Commissioner Swets and Holmes

MINUTES

Approval of Regular Meeting Minutes from October 28, 2019

ROLL CALL VOTE

AYES – Commissioners Daly, Carello, Drummond and Ray

NAYES – None.

ABSENT – Commissioner Swets and Holmes

NEW BUSINESS

None.

Plan Commission Discussion:

Commissioner Brendan Daly asked if residents were parking over the sidewalks is that a zoning code issue and he was told no it is a part of the Municipal Code, complaint based and police enforced.

Commissioner Frank Carello asked that the definition of digital sign be changed. Planner Mo Khan stated that the Sign Ordinance and some additional code changes will need to be made to create consistency and rather than address one issue, staff will come back with numerous changes together to clean up the code.

MOTION

Commissioner Daly made motion to place on the record that the continued discussion for Haymarket PC-014 will be February 19, 2020 at 7:00 pm, seconded by Commissioner Carello.

ROLL CALL VOTE

AYES – Commissioners Daly, Carello, Drummond and Ray

NAYES – None.

ABSENT – Commissioner Swets and Holmes

PROJECT UPDATES AND ANNOUNCEMENTS

Mr. Mo Khan, Planner announced:

- Progress has been at the bridge site.
- The text amendments were approved by the Village Board for the Itasca Bank and St. Luke's signs.

ADJOURNMENT

Commissioner Carello moved to close the meeting. Commissioner Daly seconded the motion. The motion carried with unanimous approval and the January 22, 2020 meeting adjourned at 7:06 P.M.

NEXT SCHEDULED MEETING

The next regular meeting is scheduled for Wednesday, February 19, 2019 at 7:00 P.M.

Submitted this 22nd day of January 2020.

DRAFT



Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, February 19, 2020
7:05 P.M.
Village Board Chambers, 2nd Floor

CALL TO ORDER

The Village of Itasca Plan Commission Meeting was called to order by Chairman Kischner at 7:05 P.M.

ROLL CALL

Present: Commissioners Frank Carello, Eric Swets, Lori Drummond, and Jeffery Holmes; Chairman Mark Kischner

Absent: Krista Ray, Brendan Daly

Others Present: Mo Khan, Planner; Yordana Wysocki, Village Attorney, Paula Borowski, Recording Secretary

PUBLIC HEARINGS

Case #PC 19-014 (Continuation)
Petitioner: Haymarket DuPage LLC
Owner: Pearl Hospitality LLC
Location: 860 W. Irving Park Rd.
Request: Petition for planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

Roll Call for Hearing:

Present: Commissioners Frank Carello, Lori Drummond, and Jeffery Holmes; Chairman Mark Kischner

Absent: Krista Ray, Brendan Daly

Abstain: Eric Swets

MOTION

Chairman Kischner requested a motion to continue Public Hearing until March 18, 2020. Commissioner Holmes so moved, and Commissioner Carello seconded the motion.

Approved Unanimously.

REGULAR MEETING AGENDA:

ROLL CALL

Present: Commissioners Frank Carello, Eric Swets, Jeffrey Holmes and Lori Drummond; Chairman Mark Kischner.

Absent: Commissioners Brendan Daly and Krista Ray

APPROVAL OF MINUTES

Chairman Kischner requested a motion to approve the minutes from the November 6, 2019 meeting. Commissioner Carello so moved, and Commissioner Drummond seconded. Commissioner Swets abstained. All others approved.

Chairman Kischner requested a motion to approve the minutes from the November 13, 2019 meeting. Commissioner Carello so moved, and Commissioner Holmes seconded. Commissioner Swets abstained. All others approved.

Chairman Kischner requested a motion to approve the minutes from the November 20, 2019 meeting. Commissioner Carello so moved, and Commissioner Drummond seconded. Unanimously approved.

Chairman Kischner requested a motion to approve the minutes from the January 15, 2020 meeting. Commissioner Carello so moved, and Commissioner Swets seconded. Commissioner Holmes abstained. All others approved.

PUBLIC COMMENT

None made.

NEW BUSINESS

Mo Khan welcomed the new recording secretary Peggy McShay who is a resident of Itasca.

Mo Khan announced that there will be three agenda items for the March 18th meeting. The April meeting will be the discussion regarding the retail development along Rohlwing Road with Bridge Development. Commissioner Swets inquired about the Equipment Depot sign along the highway Mo stated he will look into this for the next meeting.

Commissioner Holmes made a motion to go into closed session to discuss pending Village litigation regarding Haymarket. Commissioner Drummond second the motion.

ROLL CALL VOTE

AYES- Commissioners Carello, Holmes, Drummond and Chairman Kischner

NAYS- None

ABSTAIN- Commissioner Swets

EXECUTIVE SESSION CONVENED at 7:10 p.m.

EXECUTIVE SESSION ADJOURNED AT 7:25P.M.

Continuation of Open Session Discussion

Attorney Wysocki explained that Haymarket is interested in streamlining the process at the hearings on its petition. Attorney Wysocki explained that the attorneys were discussing how to make the process more efficient but fair to all parties involved. The Commissioners felt consistency is most important for the public and change would not be welcomed. Attorney Wysocki explained that the Village would make efforts to explain the changes to the public before proceeding. Chairman Kischner expressed concerns about altering the procedure in the middle of the hearings.

Attorney Wysocki polled if a hearing on Saturday would be possible or two meetings a week to move the process along more quickly. The Commissioners indicated that Saturday would not work and twice a week was too much. The Commissioners indicated that once a week would be possible.

The next meeting date for Haymarket is tentatively set for March 25 at Peacock. Staff will send e-mails regarding any dates after the 25th.

ADJOURNMENT

Commissioner Holmes moved to close the meeting. Commissioner Drummond seconded the motion. The motion carried with unanimous approval, and the February 19, 2020 meeting adjourned at 7:44 P.M.

NEXT SCHEDULED MEETING

The next regular meeting is scheduled for Wednesday, March 18, 2020 at 7:00 P.M.

Submitted this 19th day of February 2020

Paula Borowski, Recording Secretary



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, March 18, 2020 - 7:00 P.M.
Village Hall Board Room, 2nd Floor**

CALL TO ORDER:

Chairman Kischner called the Village of Itasca Plan Commission Meeting to order at 7:00 P.M.

ROLL CALL:

Present: Commissioners Brendan Daly; Mark Kischner (Chairman); Lori Drummond; Krista Ray

Absent: Commissioners Frank Carello, Eric Swets, Jeffrey Holmes

Others Present: Mo Khan, Village Planner, Chuck Hervas, Village Attorney, Peggy Michet, Recording Secretary

PUBLIC HEARINGS:

1. **Case # PC 19-014** (Continuation) Petitioner: Haymarket DuPage LLC Owner: Pearl Hospitality LLC Location: 860 W. Irving Park Rd. Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

ROLL CALL:

Present: Commissioners Brendan Daly; Mark Kischner (Chairman); Lori Drummond; Krista Ray

Absent: Commissioners Frank Carello, Eric Swets, Jeffrey Holmes

Others Present: Mo Khan, Village Planner, Chuck Hervas, Village Attorney, Peggy Michet, Recording Secretary

MOTION:

Chairman Kirschner asked for a voice vote to continue Case #PC 19-014 to the Wednesday, April 15, 2020 Plan Commission meeting.

Motion to continue Case #PC 19-014 made by Commissioner Daly; seconded by Commissioner Ray. All in favor: Motion unanimously carried.

2. **Case PC 20-002** Petitioner: Doyle Signs, Inc. on behalf of Keyence Owner: BPRE Itasca Holdings, Ltd. Location: 500 Park Blvd. Request: Petition for Variances to Number of Permitted Wall Signs and Total Wall Sign Area in order to accommodate a second wall sign.

ROLL CALL:

Present: Commissioners Brendan Daly; Mark Kischner (Chairman); Lori Drummond; Krista Ray

Absent: Commissioners Frank Carello, Eric Swets, Jeffrey Holmes

Others Present: Mo Khan, Village Planner, Chuck Hervas, Village Attorney, Peggy Michet, Recording Secretary

MOTION:

Chairman Kirschner asked for a voice vote to continue Case #PC 20-002 to the Wednesday, April 15, 2020 Plan Commission meeting.

Motion to continue Case #PC 20-002 made by Commissioner Daly; seconded by Commissioner Ray. All in favor: Motion unanimously carried.

3. **Case PC 20-003** Petitioner: Michael Gasior Owner: Zain Investments, LLC Location: 1431 Harmony Ct. Request: Petition for Special Use & Class I Site Plan Review to permit Outdoor Storage at the address commonly known as 1431 Harmony Ct., Itasca, IL 60143 in order to accommodate an online car sales business.

ROLL CALL:

Present: Commissioners Brendan Daly; Mark Kischner (Chairman); Lori Drummond; Krista Ray

Absent: Commissioners Frank Carello, Eric Swets, Jeffrey Holmes

Others Present: Mo Khan, Village Planner, Chuck Hervas, Village Attorney, Peggy Michet, Recording Secretary

MOTION:

Chairman Kirschner asked for a voice vote to continue Case #PC 20-003 to the Wednesday, April 15, 2020 Plan Commission meeting.

Motion to continue Case #PC 20-003 made by Commissioner Daly; seconded by Commissioner Ray. All in favor: Motion unanimously carried.

4. **Case PC 20-004** Petitioner: Itasca Bank & Trust Owner: Itasca Bank & Trust Location: 308 W. Irving Park Rd. Request: Petition for Variance to Dynamic Sign Regulation regarding shut-off time.

ROLL CALL:

Present: Commissioners Brendan Daly; Mark Kischner (Chairman); Lori Drummond; Krista Ray

Absent: Commissioners Frank Carello, Eric Swets, Jeffrey Holmes

Others Present: Mo Khan, Village Planner, Chuck Hervas, Village Attorney, Peggy Michet, Recording Secretary

MOTION:

Chairman Kirschner asked for a voice vote to continue Case #PC 20-004 to the Wednesday, April 15, 2020 Plan Commission meeting.

Motion to continue Case #PC 20-004 made by Commissioner Daly; seconded by Commissioner Ray. All in favor: Motion unanimously carried.

5. **Case PC 20-005 Petitioner:** Village of Itasca Owner: N/A Location: N/A Request: Petition for Text Amendments to Section 13.01-27 of the Zoning Ordinance regarding Dynamic Sign Regulations. Agenda Itasca Plan Commission March 18, 2020 Regular Meeting.

ROLL CALL:

Present: Commissioners Brendan Daly; Mark Kischner (Chairman); Lori Drummond; Krista Ray

Absent: Commissioners Frank Carello, Eric Swets, Jeffrey Holmes

Others Present: Mo Khan, Village Planner, Chuck Hervas, Village Attorney, Peggy Michet, Recording Secretary

MOTION:

Chairman Kirschner asked for a voice vote to continue Case #PC 20-005 to the Wednesday, April 15, 2020 Plan Commission meeting.

Motion to continue Case #PC 20-005 made by Commissioner Daly; seconded by Commissioner Ray. All in favor: Motion unanimously carried.

REGULAR MEETING AGENDA

1. **CALL TO ORDER:**

Chairman Kischner called the Village of Itasca Plan Commission Meeting to order at 7:00 P.M.

2. **ROLL CALL:**

Present: Commissioners Brendan Daly; Mark Kischner (Chairman); Lori Drummond; Krista Ray

Absent: Commissioners Frank Carello, Eric Swets, Jeffrey Holmes

Others Present: Mo Khan, Village Planner, Chuck Hervas, Village Attorney, Peggy Michet, Recording Secretary

3. **REVIEW AND CONSIDERATION OF REGULAR MEETING MINUTES:**

- a. December 4, 2019
- b. December 18, 2019

- c. January 22, 2020
- d. February 19, 2020

MOTION:

Chairman Kirschner asked for a voice vote to move the review of the December 4, 2019, December 18, 2019, January 22, 2020 and February 19, 2020 to the Wednesday, April 15, 2020 Plan Commission meeting.

Motion to move the review of the December 4, 2019, December 18, 2019, January 22, 2020 and February 19, 2020 to the Wednesday, April 15, 2020 Plan Commission meeting made by Commissioner Daly; seconded by Commissioner Ray. All in favor: Motion unanimously carried.

4. PUBLIC COMMENT: None

5. NEW BUSINESS:

Chairman Kirschner requested that staff double-side agendas in the future.

6. PROJECT UPDATES AND ANNOUNCEMENTS: None

7. ADJOURNMENT:

Chairman Kirschner asked for a motion to adjourn the Village of Itasca Plan Commission Meeting.

MOTION:

Motion to adjourn the Village of Itasca Plan Commission Regular Meeting at 7:07 p.m. made by Commissioner Ray; seconded by Commissioner Daly. All in favor: Motion unanimously carried.

NEXT REGULARLY SCHEDULED MEETING: Wednesday, April 15, 2020 at Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143.

Respectfully submitted by Recording Secretary, Peggy Michet



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, April 15, 2020 - 7:00 P.M.
Plan Commission Meeting Conducted Through Zoom**

CALL TO ORDER:

Chairman Kischner called the Village of Itasca Plan Commission Meeting to order at 7:00 P.M.

Roll Call:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner
Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

PUBLIC HEARINGS:

1. **Case #:** PC 19-014 (Continuation)
Petitioner: Haymarket DuPage LLC
Owner: Pearl Hospitality LLC
Location: 860 W. Irving Park Rd.
Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

Motion to Open Case # PC 19-014: Commissioner Swets

Second to Open: Commissioner Carello

Roll Call:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner
Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 19-014 to the Wednesday, May 20, 2020 Plan Commission meeting.

Motion to Continue Case # PC 19-014: Commissioner Swets

Second to Continue: Commissioner Carello

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Motion Carried Unanimously

2. **Case #:** **PC 20-002** (Continuation)
Petitioner: Doyle Signs, Inc. on behalf of Keyence
Owner: BPRE Itasca Holdings, Ltd.
Location: 500 Park Blvd.
Request: Petition for Variances to Number of Permitted Wall Signs and Total Wall Sign Area in order to accommodate a second wall sign.

Roll Call to Open Case # PC 20-002:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner
Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 20-002 to the Wednesday, May 20, 2020 Plan Commission meeting.

Motion to Continue Case #PC 20-002: Commissioner Swets

Second to Continue: Commissioner Carello

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Motion Carried Unanimously

3. **Case #:** **PC 20-003** (Continuation)
Petitioner: Michael Gasior
Owner: Zain Investments, LLC
Location: 1431 Harmony Ct.
Request: Petition for Special Use & Class I Site Plan Review to permit Outdoor Storage at the address commonly known as 1431 Harmony Ct., Itasca, IL 60143 in order to accommodate an online car sales business.

Roll Call to Open:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner
Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 20-003 to the Wednesday, May 20, 2020 Plan Commission meeting.

Motion to Continue Case # PC 20-003: Commissioner Swets

Second to Continue: Commissioner Carello

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Motion Carried Unanimously

4. **Case #:** PC 20-004 (Continuation)

Petitioner: Itasca Bank & Trust

Owner: Itasca Bank & Trust

Location: 308 W. Irving Park Rd.

Request: Petition for Variance to Dynamic Sign Regulation regarding shut-off time.

Roll Call to Open:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 20-004 to the Wednesday, May 20, 2020 Plan Commission meeting.

Motion to Continue Case # PC 20-004: Commissioner Swets

Second to Continue: Commissioner Carello

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Motion Carried Unanimously

5. **Case #:** PC 20-005 (Continuation)

Petitioner: Village of Itasca

Owner: N/A

Location: N/A

Request: Petition for Text Amendments to Section 13.01-27 of the Zoning Ordinance regarding Dynamic Sign Regulations.

Roll Call to Open:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 20-005 to the Wednesday, May 20, 2020 Plan Commission meeting.

Motion to Continue Case # PC 20-005: Commissioner

Second to Continue: Commissioner

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Motion Carried Unanimously

REGULAR MEETING AGENDA

1. **CALL TO ORDER:**

Chairman Kischner called the Village of Itasca Plan Commission Meeting to order at 7:00 p.m.

Roll Call:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner
Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

2. **REVIEW AND CONSIDERATION OF REGULAR MEETING MINUTES:**

- a. December 4, 2019
- b. December 18, 2019
- c. January 22, 2020
- d. February 19, 2020

Call for Motion:

Chairman Kischner asked for a roll call vote to move the review of the December 4, 2019, December 18, 2019, January 22, 2020 and February 19, 2020 meeting minutes to the Wednesday, May 20, 2020 Plan Commission meeting.

Motion to move the review of the meeting minutes to the May 20, 2020 Plan Commission

Meeting: Commissioner Swets

Second to Continue: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Motion Carried Unanimously

3. **PUBLIC COMMENT:** None

4. **NEW BUSINESS:** None

5. **PROJECT UPDATES AND ANNOUNCEMENTS:**

Shannon Malik Jarmusz shared that the Village continues to manage essential business during the COVID-19 pandemic. The Village Hall is locked down but Community Development continues to process permits, etc. She noted that everything is functioning well under the circumstances.

6. **ADJOURNMENT:**

Chairman Kischner asked for a motion to adjourn the Village of Itasca Plan Commission Meeting at 7:10 p.m.

DRAFT

Motion to Adjourn: Commissioner Swets
Second to Adjourn: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

MOTION CARRIED UNANIMOUSLY

NEXT REGULARLY SCHEDULED MEETING: • Wednesday, May 20, 2020 at Itasca Village
Hall,
550 W. Irving Park Road, Itasca, IL 60143 (*Location subject to change.*)

Respectfully submitted by Recording Secretary, Peggy Michet

DRAFT



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, May 20, 2020 - 7:00 P.M.
Plan Commission Meeting Conducted Through Zoom**

CALL TO ORDER:

Chairman Kischner called the Village of Itasca Plan Commission Meeting to order at 7:01 P.M.

Roll Call:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Absent: Commissioner Ray

Others Present: Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

PUBLIC HEARINGS:

1. **Case #:** PC 19-014 (Continuation)
Petitioner: Haymarket DuPage LLC
Owner: Pearl Hospitality LLC
Location: 860 W. Irving Park Rd.
Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

Motion to Open Case # PC 19-014: Commissioner Carello

Second to Open: Commissioner Daly

Roll Call:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Absent: Commissioner Ray

Others Present: Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 19-014 to the Wednesday, June 17, 2020 Plan Commission meeting.

Motion to Continue Case # PC 19-014: Commissioner Carello

Second to Continue: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Holmes, Drummond, Chairman Kischner

Recused – Commissioner Swets

Motion Carried Unanimously

2. **Case #:** PC 20-002 (Continuation)
Petitioner: Doyle Signs, Inc. on behalf of Keyence
Owner: BPRE Itasca Holdings, Ltd.
Location: 500 Park Blvd.
Request: Petition for Variances to Number of Permitted Wall Signs and Total Wall Sign Area in order to accommodate a second wall sign.

Roll Call to Open Case # PC 20-002:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Absent: Commissioner Ray

Others Present: Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 20-002 to the Wednesday, June 17, 2020 Plan Commission meeting.

Motion to Continue Case #PC 20-002: Commissioner Carello

Second to Continue: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Motion Carried Unanimously

3. **Case #:** PC 20-003 (Continuation)
Petitioner: Michael Gasior
Owner: Zain Investments, LLC
Location: 1431 Harmony Ct.
Request: Petition for Special Use & Class I Site Plan Review to permit Outdoor Storage at the address commonly known as 1431 Harmony Ct., Itasca, IL 60143 in order to accommodate an online car sales business.

Roll Call to Open:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Absent: Commissioner Ray

Others Present: Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 20-003 to the Wednesday, June 17, 2020 Plan Commission meeting.

Motion to Continue Case # PC 20-003: Commissioner Carello
Second to Continue: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Motion Carried Unanimously

4. **Case #: PC 20-004** (Continuation)

Petitioner: Itasca Bank & Trust

Owner: Itasca Bank & Trust

Location: 308 W. Irving Park Rd.

Request: Petition for Variance to Dynamic Sign Regulation regarding shut-off time.

Roll Call to Open:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Absent: Commissioner Ray

Others Present: Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 20-004 to the Wednesday, June 17, 2020 Plan Commission meeting.

Motion to Continue Case # PC 20-004: Commissioner Carello

Second to Continue: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Motion Carried Unanimously

5. **Case #: PC 20-005** (Continuation)

Petitioner: Village of Itasca

Owner: N/A

Location: N/A

Request: Petition for Text Amendments to Section 13.01-27 of the Zoning Ordinance regarding Dynamic Sign Regulations.

Roll Call to Open:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Absent: Commissioner Ray

Others Present: Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 20-005 to the Wednesday, June 17, 2020 Plan Commission meeting.

Motion to Continue Case # PC 20-005: Commissioner Swets

Second to Continue: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Chairman Kischner

Motion Carried Unanimously

REGULAR MEETING AGENDA

1. **CALL TO ORDER:**

Chairman Kischner called the Village of Itasca Plan Commission Meeting to order at 7:08 p.m.

Roll Call:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Chairman Kischner

Absent: Commissioner Ray

Others Present: Mo Khan (Village Planner), Chuck Hervas (Village Attorney), Peggy Michet (Recording Secretary)

2. **REVIEW AND CONSIDERATION OF REGULAR MEETING MINUTES:**

- a. December 4, 2019
- b. December 18, 2019
- c. January 22, 2020
- d. February 19, 2020

Call for Motion:

Chairman Kischner asked for a roll call vote to move the review of the December 4, 2019, December 18, 2019, January 22, 2020 and February 19, 2020 meeting minutes to the Wednesday, June 17, 2020 Plan Commission meeting.

Motion to move the review of the meeting minutes to the June 17, 2020 Plan Commission

Meeting: Commissioner Swets

Second to Continue: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Chairman Kischner

Motion Carried Unanimously

3. **PUBLIC COMMENT:** None
4. **NEW BUSINESS:** Mo Khan stated that the Village is working on plan to continue public hearings through via an online format. He also noted the desire to allow as much public participation as possible for upcoming meetings with a goal of beginning this format with the June meeting. He added that current the Village Hall is closed to the public as mandated by the Governor.

Commissioner Daly asked the attorney Hervas whether the continuation of the meetings could be considered a hardship and he replied that he doesn't believe so. Chairman Kischner thanked the Village for looking for a way to continue the hearings.

5. **PROJECT UPDATES AND ANNOUNCEMENTS:** Mo Khan shared that the bridge project is in process, plans for occupation in place and more news regarding this project is forthcoming.
6. **ADJOURNMENT:**
Chairman Kischner asked for a motion to adjourn the Village of Itasca Plan Commission Meeting at 7:14 p.m.

Motion to adjourn the Plan Commission meeting of May 20, 2020: Commissioner Swets
Second to Continue: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Chairman Kischner

Motion Carried Unanimously

Motion to Adjourn: Commissioner Swets
Second to Adjourn: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

MOTION CARRIED UNANIMOUSLY

NEXT REGULARLY SCHEDULED MEETING: • Wednesday, June 17, 2020 at Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143 (*Location subject to change.*)

Respectfully submitted by Recording Secretary, Peggy Michet

DRAFT



Village of Itasca Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

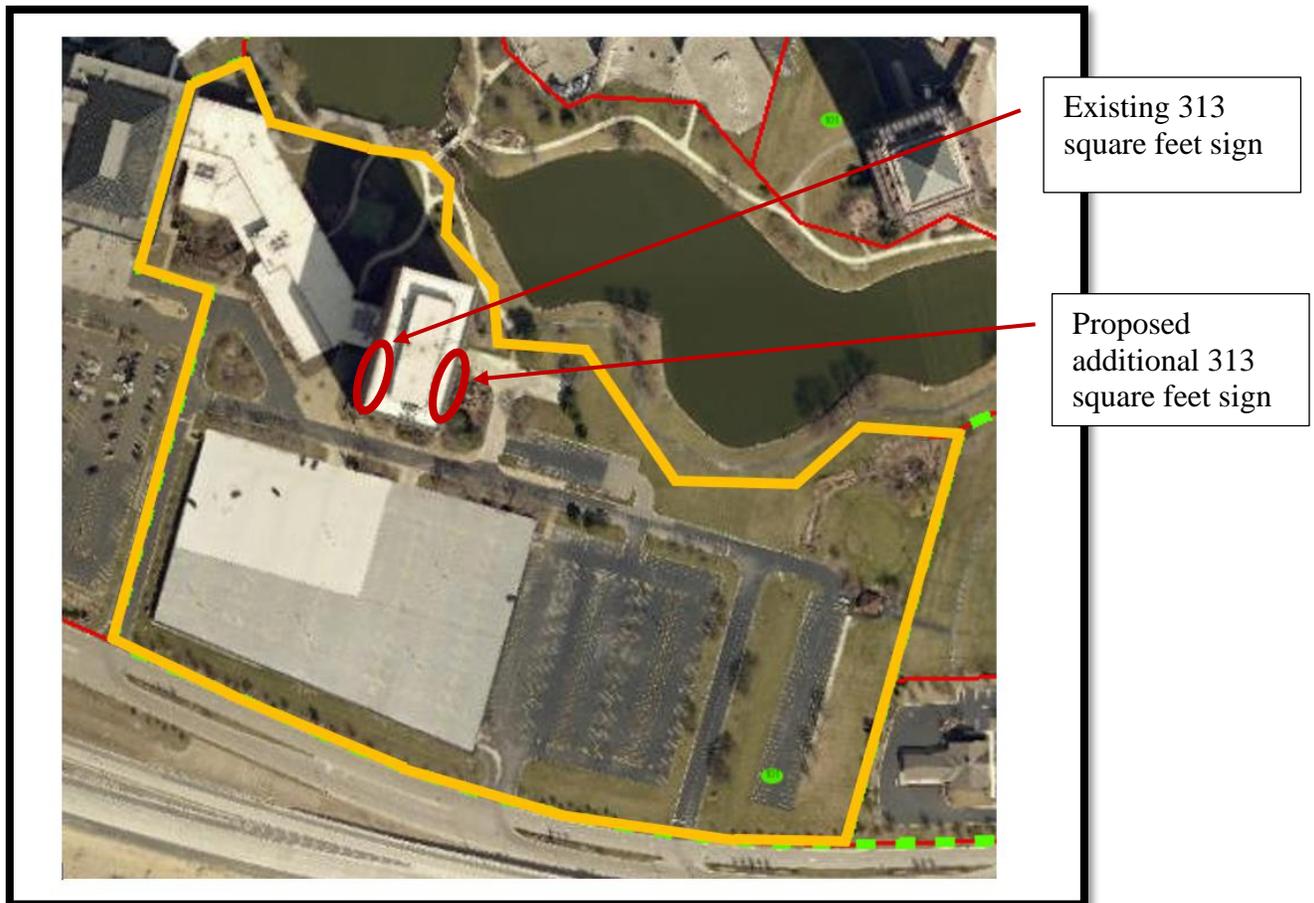
PUBLIC HEARING DATE: MARCH 18, 2020

PC 20-002

TITLE: Keyence Corporation – Wall Sign Variations
ADDRESS: 500 Park Blvd
PIN: 03-08-300-001; 03-08-129-013; 03-08-129-014

PROPOSAL: Doyle Signs, Inc., petitioner for Keyence Corporation is requesting the following:

1. Variation to Section 13.03-4-b to allow for two (2) wall signs, whereas the maximum allowed is one (1) sign per building.
2. Variation to Section 13.03-4-c to allow for total wall sign area of 626 square feet, whereas the maximum allowed is 240 square feet.



BACKGROUND

Keyence Corporation is an existing tenant. They are suppliers of sensors, measuring systems, laser markers, microscopes, and machine vision systems for factory automation. The company conducts business globally and brings many global clients to Itasca.

Keyence is currently renovating 3 additional floors at 500 Park Blvd. to add an additional 35,000 square feet to their offices, bringing 500 Park Blvd up to 94% occupancy.

In 2016, Keyence received two variances as part of PC 16-020 (Ord No. 1835-16). The first variance permitted a sign over 48 square feet in the ROC Regional Office Center District (Zoning Code Section 13.03-4). The second variance permitted a 313.5 square foot wall sign in the ROC District, that would exceed the 240 square foot maximum.

To be more visible to guests traveling to the site from the east, maintain brand recognition, and compete with other businesses located in surrounding buildings, Keyence is requesting variations to build a second wall sign on the east side of the building (whereas the first wall sign is on the west side, which is considered to be the front façade).



Existing Keyence Sign granted with Ordinance # 1835-16

PLANNING & ZONING ANALYSIS

The subject property is zoned ROC, Regional Office Center. The property received two variances as part of PC 16-020 to build one wall sign that exceeded the maximum allowable square footage. During the discussion of PC 16-020, the Plan Commission stated concerns with the possibility of another company leasing the building and requesting a wall sign for their company, exceeding the 240 square footage. The Plan Commission discussed the many signs in the ROC District and did not find a unique hardship and believed that the 240 square foot maximum could be met. The Plan commission did not vote to reduce the overall sign size to 240 square feet and allowed the proposed 313 square feet. The overall sign was approved by the Village board with Ordinance No. 1835-16. The ordinance contained the condition that the sign shall be constructed as the single permitted wall sign at 500 Park Blvd, a condition included in the original staff report.

The proposed sign would measure 7.5' x 41.8' or approximately 313.5 square feet. The proposed sign would have I-390 visibility. It will be an exact replica of the already existing wall-sign on the west side of the building but be located on the east side. Compliance with the ROC District Sign Bulk Regulations can be found in the table below:

ROC District Sign Bulk Regulations

	Permitted	Proposed
Maximum Number of Wall Signs	1	2
Gross Total Area of Wall Signage	240 ft ²	626 ft ²
Sign Projection from Façade	12 in.	7 in.

The building which the Petitioner occupies presents a unique situation not found by all other structures in the ROC District. The property is in close proximity to two highways (IL-390 and I-290/IL-53). Though the building at 500 Park Blvd. does not have direct frontage with the two highways, it is still highly visible from the highways. The additional wall signage would allow visibility from vehicles on I-290/IL-53. Furthermore, this building is unique compared to other structures in the ROC District and from other buildings in the Village due to its height. In staff's opinion, the proposed size of the sign would remain in scale with the building and would not look out of proportion for the development.

SUMMARY

The Petitioner is requesting two variances to the sign section of the Zoning Ordinance to permit one new wall sign. The variances would allow for a second wall sign, exceeding the maximum 240 square feet for one sign and exceeding the maximum 240 square feet for all signs on the building.

The Petitioner states that the signage will allow for better visibility for their business, resulting in a growth of their brand.

Public Comments

As of March 9, 2020, the Village has not received verbal or written comments from the public or adjacent property owners.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be included if a favorable recommendation is made by the Plan Commission:

1. Permit documents must be in substantial compliance with the Plan Commission and Village Board submittals.
2. The proposed sign must comply with all Village Ordinances and Building Codes in place at the time of permit application.
3. The variance will become void if the permit has not been applied for within one year following the date of Village Board approval.
4. The variance is specific to PC 20-002 at 500 Park Blvd. only.

REQUIRED STANDARDS OF APPROVAL FOR VARIANCES

Section 14.09-3 sets forth the following standards for variances:

No Variance shall be granted by the President and Board of Trustees unless the specific standards of approvals are met based on the evidence presented to the Plan Commission:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. The plight of the owner is due to unique circumstances, and
3. The variation, if granted, will not alter the essential character of the locality.

In making this determination, the Plan Commission shall consider whether there are difficulties or hardships, and take into consideration whether the following facts have been established by evidence:

1. The physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;

2. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. The purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;
4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
6. That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The petitioner has responded to the findings within the Petition for Variance, as part of his application (see attachment).

DOCUMENTS ATTACHED

1. Exhibit A - Petition for Variance Application
2. Exhibit B - Plat of Survey, dated 11/22/2004
3. Exhibit C - Proposed Sign Renderings, dated 8/24/2016
4. Exhibit D - Ordinance No. 1835-16

PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: _____

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 500 Park Blvd Itasca, IL
Owner(s) of Property: BPRE ITASCA HOLDINGS LTD
Petitioner(s) (if other than owners): Doyle Signs, Inc for Keyence
Existing Use: Office Zoning: ROC
P.I.N. #(s): 03-05-101-016 Lot Size (sq. ft.): 17.97 acres

Please answer the following questions (you may attached additional sheets if needed):

- 1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.
Keyence is seeking a variation from the sign code to allow a sign to be installed on the East elevation. Keyence is requesting a second sign to be installed on building where one sign would code only allows one sign to be installed. The original sign was approved by a sign variance a few years back and the new sign will be the exact sign that was previously installed on the West elevation. The sign will exceed the maximum square footage that is allowed by the sign code.. The total square footage for the Keyence signs will be 617 when code allows for a maximum of 240 square feet.
- 2.) Generally state the purpose and reasons for which the variance(s) is/are sought.
Keyence Corporation of America is requesting to build an exterior sign on the East side of the 500 Park Blvd building in the Hamilton Lakes business district. The proposed sign is 313 square feet located on the North corner. The sign will be a replica of the current West facing sign. Keyence worked with Hamilton Partners (building landlord) and our design team to size the sign in 2016 to be both the proper visibility from Interstates 290 and 390 while still properly maintain the esthetics of the building and not disturb the surrounding area. Since that time I have only heard positive comments from our neighbors both within 500 Park and the surrounding buildings.
Keyence Corporation is a global organization based in Japan where the Keyence brand is synonymous with high quality and innovative technology being part of the Forbes "Most Innovative Companies" list from 2011 through 2019. Since entering the North American market in 1985, Keyence America has continued to grow and expand popularity of the Keyence brand in the U.S. Our roots in the Chicagoland area trace back to our first office here in Itasca in the early 1990s on Devon. Since that first office of just over 1000 sq ft our presence in Itasca has now grown to 105,000 sq ft of office space. In 2020, we are also opening our new warehouse space of 80,000 sq ft at the new Bridge Point Itasca site. The exterior sign at 500 Park Blvd is our next step in evolving our brand recognition and expanding our roots further in Itasca.
- 3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

Three years ago I wrote "Keyence Corporation of America has decided to keep our Corporate Headquarters and Training Center in Itasca, IL for a variety of reasons, but near the top of that list is the ability to have exterior signage on the building. We had opportunity to move our offices to Rosemont or Schaumburg, but chose to stay home. Not only are we renovating 3 floors at 500 Park adding an additional 35,000 sq feet to our offices and training space, we will also bring 500 Park to 94% occupancy. We want a place that our current 600+ employees nationwide can come to meetings and training sessions and be proud of the location we have selected. We want a space that our 120+ local employees can show off to their friends and family."

In that 3 years, Keyence has grown the Itasca Headquarters from 120 employees to 240+ employees and over 1200 in the United States. We have had over 400 new hire employees in Itasca for training, and another 3000 guests to our facility. I am sure you have seen our employees at the stores, hotels and restaurants around the village. Many of them have homes in the village as well.

To maintain our growth for the years to come the Chicago market is a critical place for talent acquisition. To compete for talent, brand recognition is vitally important. Itasca will be that place where all new and potential employees will associate as base of operation for Keyence.

- 4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.

To compete with the other exterior signage in the business park, Keyence Corporation of America would like to erect a sign that mirrors many of the other signs located in the area. The Westin signage next door, the Flexera and IFS North America directly off of Interstate 290, The American Academy of Pediatrics at Keyence is asking for the same square footage or less than these signs have been allowed. The two color sign has been designed to work with the building, being the correct size for the placement and will be well maintained while we reside in the building. To continue our growth for the next 7-10 years, Keyence needs to compete for visibility with our customers and our future employees. We are asking for this variance to compete with the surrounding businesses who already reside in this business park and with other businesses on the I290 - I90 corridor.

Lastly we believe that with the continued expansion of I-390 as a high speed road and the only access to Park Blvd from the interstate is to approach from the East, a 250sq ft sign would not be visible from the exit. Being able to see where our building is and where there hotel is next door is critical for our guests and employees to the area.

- 5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.

We do not see any plight in our selection of 500 Park. We are merely asking for the continued support and partnership from Itasca by approving this request for variance.

- 6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality. We believe that the proposed exterior sign at 500 Park will fit in seamlessly with the surrounding buildings and existing signs at the Westin hotel, One Pierce, Two Pierce, and 300 Park. We should not affect any of the listed areas of concerns.

Owner's Name(s):

Patrick J. McFeller

Address:

*300 Park Boulevard
Itasca, IL 60143*

Phone:

630-250-9706

Email: _____

Petitioner's Name(s): Doyle Signs, Inc

Address(es): 232 W Interstate Road Addison, IL 60101 Phone: 630-543-9490

Email: Permits@doylesigns.com

Agent or Attorney (if applicable) Name: _____ Firm: _____ Address: _____ Phone: _____ Email: _____	Site Planner or Engineer (if applicable) Name: _____ Firm: _____ Address: _____ Phone: _____ Email: _____
---	--

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

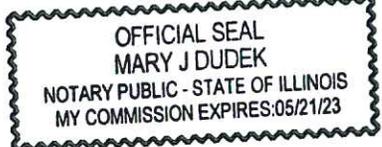
I/WE Patrick J. McKillop DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

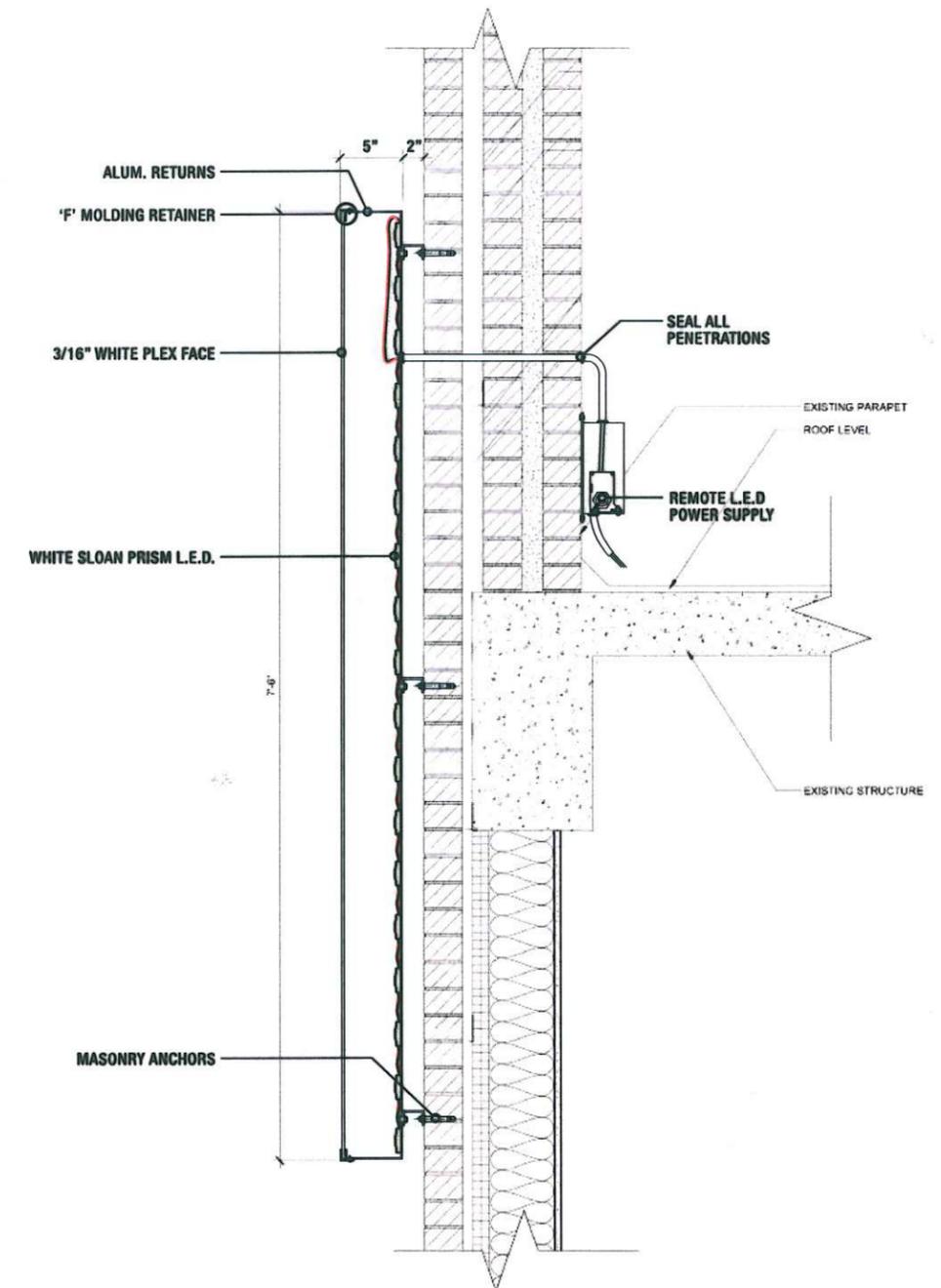
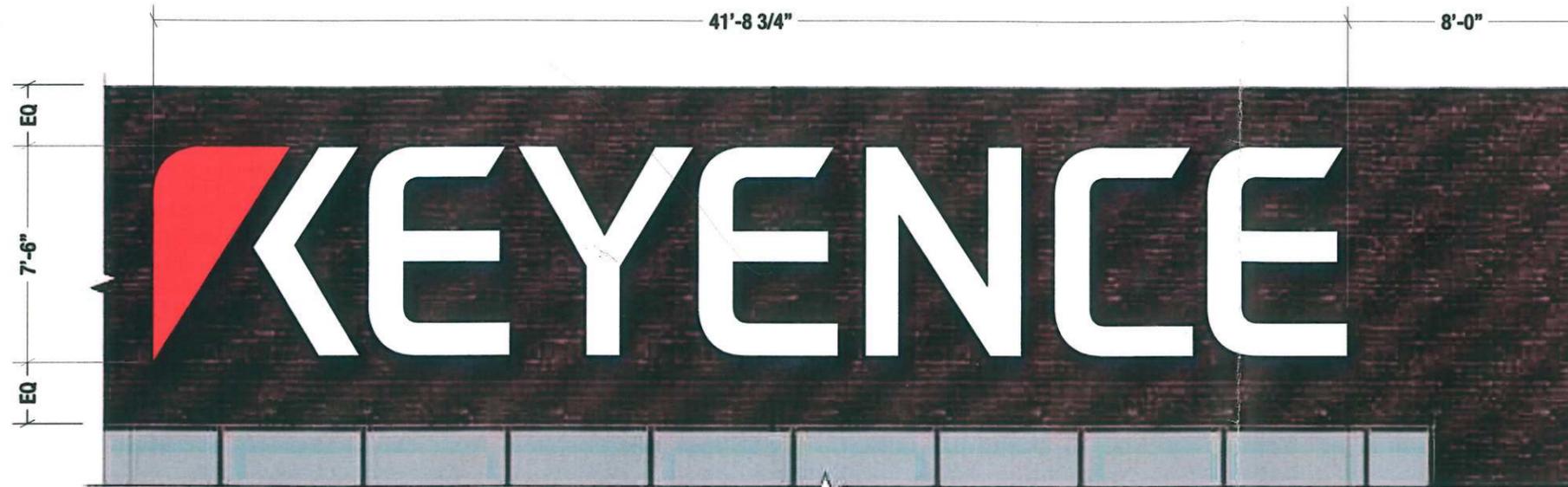
Signature:  Date: 1/14/2020

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 14 DAY OF January, 2020

Mary J. Dudek
NOTARY PUBLIC





A ONE(1) SET OF PLEX-FACE, INDIVIDUALLY MOUNTED CHANNEL LETTERS w/ L.E.D. ILLUMINATION
SCALE: 3/16"=1'

- FACES TO BE 3/16" #7328 WHITE PLEX
- LOGO TO HAVE FIRST SURFACE 3M 3630-73 DARK RED VINYL OVERLAY
- BLACK ALUMINUM RETURNS
- 'F' MOLDING RETAINERS PAINTED BLACK
- WHITE SLOAN PRISM L.E.D. ILLUMINATION
- INDIVIDUALLY MOUNTED

- #7328 WHITE
- 3M 3630-73 DARK RED



ADVERTISING PRODUCTS, INC.
680 FARGO AVENUE ELK GROVE, IL 60007
P: 866.774.0415 F: 847.437.0324

DATE	REVISION

CUSTOMER APPROVAL _____ **DATE** _____
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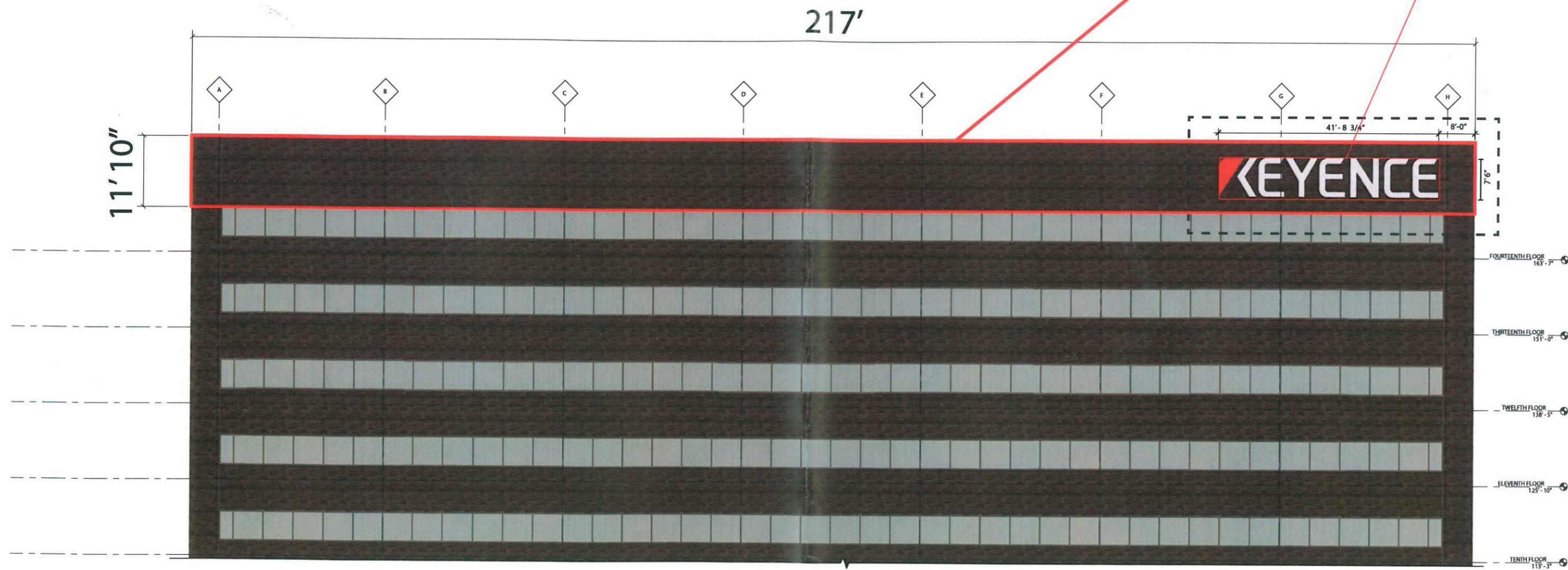
CLIENT **KEYENCE**
ADDRESS 500 Park Blvd.
Itasca, IL 60143

DESIGNER KM	SALES PD
SCALE: NOTED	DATE: 8-24-16
DRWG. No. #15442	SHEET No. 1 of 2

TOTAL BUILDING
SQFT = 40,145

UPPER FACADE: ~2600 SQFT

SIGN: 312.97 SQFT



217'

11' 10"

KEYENCE

FOURTEENTH FLOOR 163'-7"
THIRTEENTH FLOOR 151'-0"
TWELFTH FLOOR 138'-5"
ELEVENTH FLOOR 125'-10"
TENTH FLOOR 113'-3"

ORDINANCE NO. 1835-16

**AN ORDINANCE GRANTING VARIANCES FOR
500 PARK BLVD (Keyence Corporation of America)**

WHEREAS, Keyence Corporation of America (hereinafter "Petitioner") has filed a petition for variance from Sections 13.03(4) and 13.03(4)(c) of the Itasca Zoning Ordinance for 500 Park Blvd., Itasca, Illinois (hereinafter referred to as the "Subject Property"), which is located in the Village's ROC-Regional Office Center District; and

WHEREAS, Petitioner seeks a variance in order to allow a single sign measuring 7.5 feet tall and 41.8 feet wide for a total area of 313.5 square feet on the west façade of the building near the south west corner; and,

WHEREAS, Petitioner has submitted an application for the variance, attached hereto as Exhibit A; and,

WHEREAS, a public hearing was held by the Itasca Plan Commission on November 16, 2016, pursuant to public notice as required by law, with respect to Petitioner's application; and,

WHEREAS, the Itasca Plan Commission voted to recommend that the Village authorities approve the requested variances from Sections 13.03(4) and 13.03(4)(c) of the Itasca Zoning Ordinance to allow a single sign measuring 7.5 feet tall and 41.8 feet wide for a total area of 313.5 square feet on the west façade of the building near the south west corner, as described in Exhibit A, subject to the following conditions:

1. The variance will become void if the permit has not been applied for within one year following the date of Village Board approval.
2. The variance is specific to PC 16-020 at 500 Park Blvd. only.
3. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
4. This sign shall be construed as the single permitted wall sign at 500 Park Blvd.
5. It is acknowledged that the proposed wall sign is not posted on the side of the building façade with direct frontage to a public street.

WHEREAS, the Plan Commission made the following findings of fact with respect to the recommended variance:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
2. The plight of the owner is due to unique circumstances.

3. The variation, if granted, will not alter the essential character of the locality.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities hereby make the following findings of fact:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

SECTION TWO: The corporate authorities hereby grant variances from Sections 13.03(4) and 13.03(4)(c) of the Itasca Zoning Ordinance to allow a single sign measuring 7.5 feet tall and 41.8 feet wide for a total area of 313.5 square feet on the west façade of the building near the south west corner, as described in Exhibit A, subject to the following conditions:

1. The variance will become void if the permit has not been applied for within one year following the date of Village Board approval.
2. The variance is specific to PC 16-020 at 500 Park Blvd. only.
3. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
4. This sign shall be construed as the single permitted wall sign at 500 Park Blvd.
5. It is acknowledged that the proposed wall sign is not posted on the side of the building façade with direct frontage to a public street.

SECTION THREE: All other aspects of the Subject Property are to be in compliance with all Village ordinances, including but not limited to the Itasca Zoning Ordinance, unless otherwise modified by ordinance.

SECTION FOUR: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FIVE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

AYES: Latoria, Madaras, Leahy, Hower

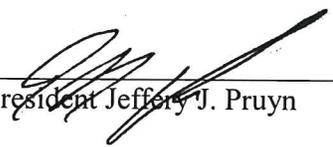
NAYES: Aiani

ABSENT: Santorsola

ABSTAIN: —

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 20th day of December, 2016.

APPROVED:



Village President Jeffrey J. Pruyn

ATTEST:



Village Clerk Melody J. Craven

PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: 10/4/2016

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 500 Park Blvd

Owner(s) of Property: Hamilton Lakes Property Owners Association

Petitioner(s) (if other than owners): Doyle Signs, Inc - Lisa Neal 232W. Interstate Rd. Addison 6010

Existing Use: Office for Keyence Corporation of America Zoning: RDC 030 543 - 9490

P.I.N. #(s): 03-05-101-016 Lot Size (sq. ft.): 17.97@ x17

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.
We are seeking a variance to install a business identification sign on the West elevation to read Keyence. The sign will measure 7' 6" (H) x 41' 8-3/4" (W) for a total square footage of 317.30 square feet. The Zoning Ordinance requires all signs in the ROC over 48 square feet to go before the Plan Commission. Further, code states that in no instance shall the wall sign exceed 240 square feet

*lisa@doyle
signs
com*

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.
Keyence Corporation of America is requesting to build an exterior sign on the West side of the 500 Park Blvd building in the Hamilton Lakes business district. The proposed sign is 313 square feet located on the south corner. As Keyence worked with the Hamilton Partners (building landlord) and our design team, we feel the size of sign provided both the proper visibility from Interstates 290 and 390 while still properly maintain the esthetics of the building.
Keyence Corporation is a global organization based in Japan where the Keyence brand is synonymous with high quality and innovative technology being part of the Forbes "Most Innovative Companies" list from 2011 until 2016. Since entering the North American market in 1985, Keyence America has continued to grow and expand the popularity of the Keyence brand in the U.S. Our roots in the Chicagoland area trace back to our first office here in Itasca in the early 1990s on Devon. Since that first office of just over 1000 sq ft our presence in Itasca has now grown to a 70,000 sq ft office space. The exterior sign at 500 Park Blvd is our next step in evolving our brand recognition and expanding our roots further into Itasca.

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.
. Keyence Corporation of America has decided to keep our Corporate Headquarters and Training Center in Itasca, IL for a variety of reasons, but near the top of that list is the ability to have exterior signage on the building. We had opportunity to move our offices to Rosemont or Schaumburg, but chose to stay home. Not only are we renovating 3 floors at 500 Park adding an additional 35,000 sq feet to our offices and training space, we will also bring 500 Park to 94% occupancy. We want a place that our current 600+ employees nationwide can come to meetings and training sessions and be proud of the location we have selected. We want a space that our 120+ local employees can show off to their friends and family. Much of that pride starts with the logo on the building as a beacon to identify our North American home. Keyence Corporation has great stability and is ever expanding with enough capital reserves to operate for 17 years without an additional sale made. To maintain our growth for the years to come the Chicago area is a critical place for talent acquisition. To compete for talent, brand recognition is vitally important. Itasca will be that place where all new and potential employees will associate as base of operation for Keyence.

- 4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.
 To compete with the other exterior signage in the business park, Keyence Corporation of America would like to erect a sign that mirrors many of the other signs located in the area. The Westin signage next door, the Flexera and IFS North America directly off of Interstate 290, First Midwest Bank on One Pierce and the large Gallagher sign on Two Pierce, Keyence is asking for the same square footage or less than these signs have been allowed. The two color sign has been designed to work with the building, being the correct size for the placement and will be well maintained while we reside in the building. To continue our growth for the next 10 years, Keyence needs to compete for visibility with our customers and our future employees. We are asking for this variance to compete with the surrounding businesses who already reside in this business park and with other businesses on the I290 - I90 corridor.
- 5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.
 . We do not see any plight in our selection of 500 Park. We are merely asking for the continued support and partnership from Itasca by approving this request for variance
- 6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.
 We believe that the proposed exterior sign at 500 Park will fit in seamlessly with the surrounding buildings and existing signs at the Westin hotel, One Pierce, Two Pierce, and 300 Park. We should not affect any of the listed areas of concerns.

Owner's Name(s): Hamilton Lakes Property Owners Association
 Address: 300 Park Blvd Suite 201 Phone: 630.250.9700
Itasca, IL 60143 Email: rstaback@hpre.com

Petitioner's Name(s): Doyle Signs, Inc
 Address(es): 232 W Interstate Road Phone: 630-543-9490
Addison, IL 60101 Email: Permits@doylesigns.com

Agent or Attorney (if applicable)	Site Planner or Engineer (if applicable)
Name: _____	Name: _____
Firm: _____	Firm: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
Email: _____	Email: _____

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE Please see the attached letter of approval from the property owner. DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

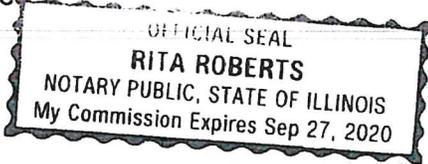
Signature: *[Handwritten Signature]* Date: 10/6/16

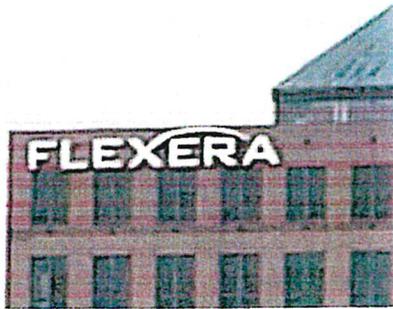
SUBSCRIBED AND SWORN TO

BEFORE ME THIS 6th DAY OF Oct., 20 16

Rita Roberts

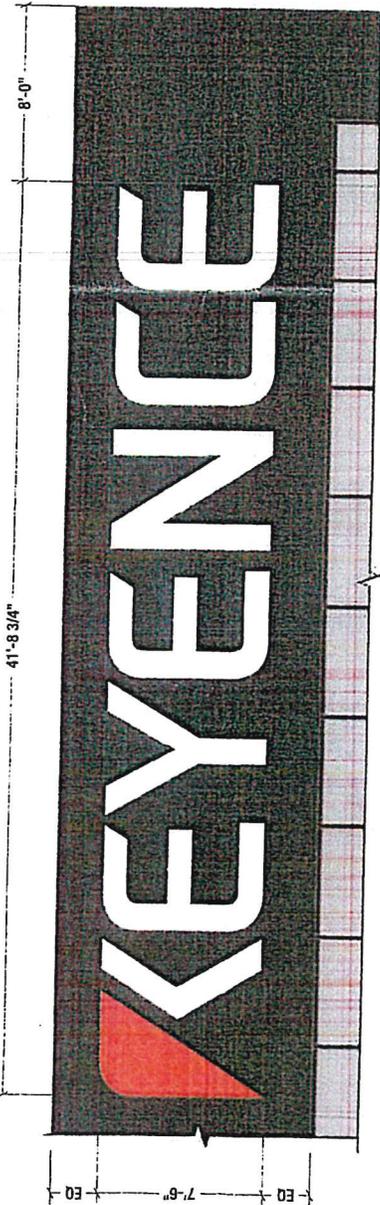
NOTARY PUBLIC





Proposed:



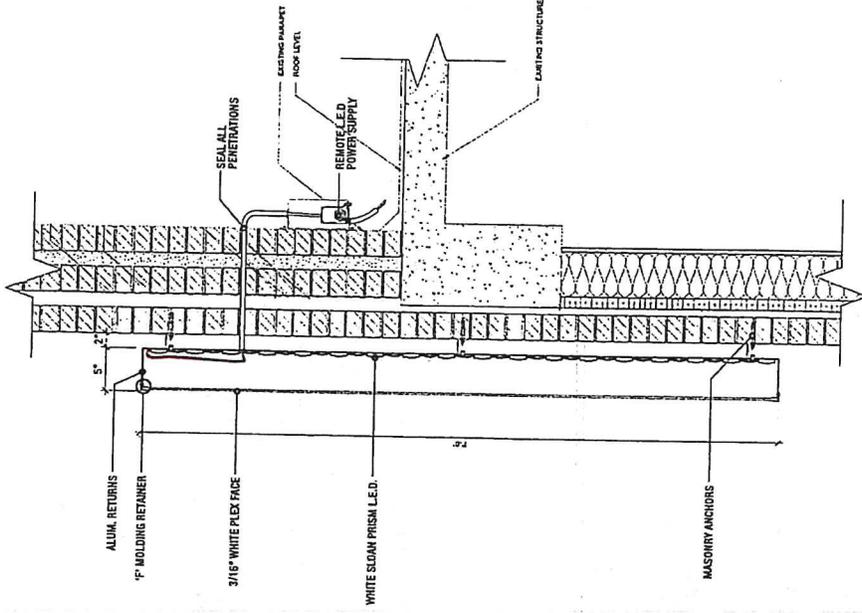


A ONE(1) SET OF PLEX-FACE, INDIVIDUALLY MOUNTED CHANNEL LETTERS w/ L.E.D. ILLUMINATION
SCALE: 3/16"=1'

- FACES TO BE 3/16" #7328 WHITE PLEX
- LOGO TO HAVE FIRST SURFACE 3M 3630-73 DARK RED VINYL OVERLAY
- BLACK ALUMINUM RETURNS
- 1" MOLDING RETAINERS PAINTED BLACK
- WHITE SLOAN PRISM L.E.D. ILLUMINATION
- INDIVIDUALLY MOUNTED

7328 WHITE

3M 3630-73 DARK RED



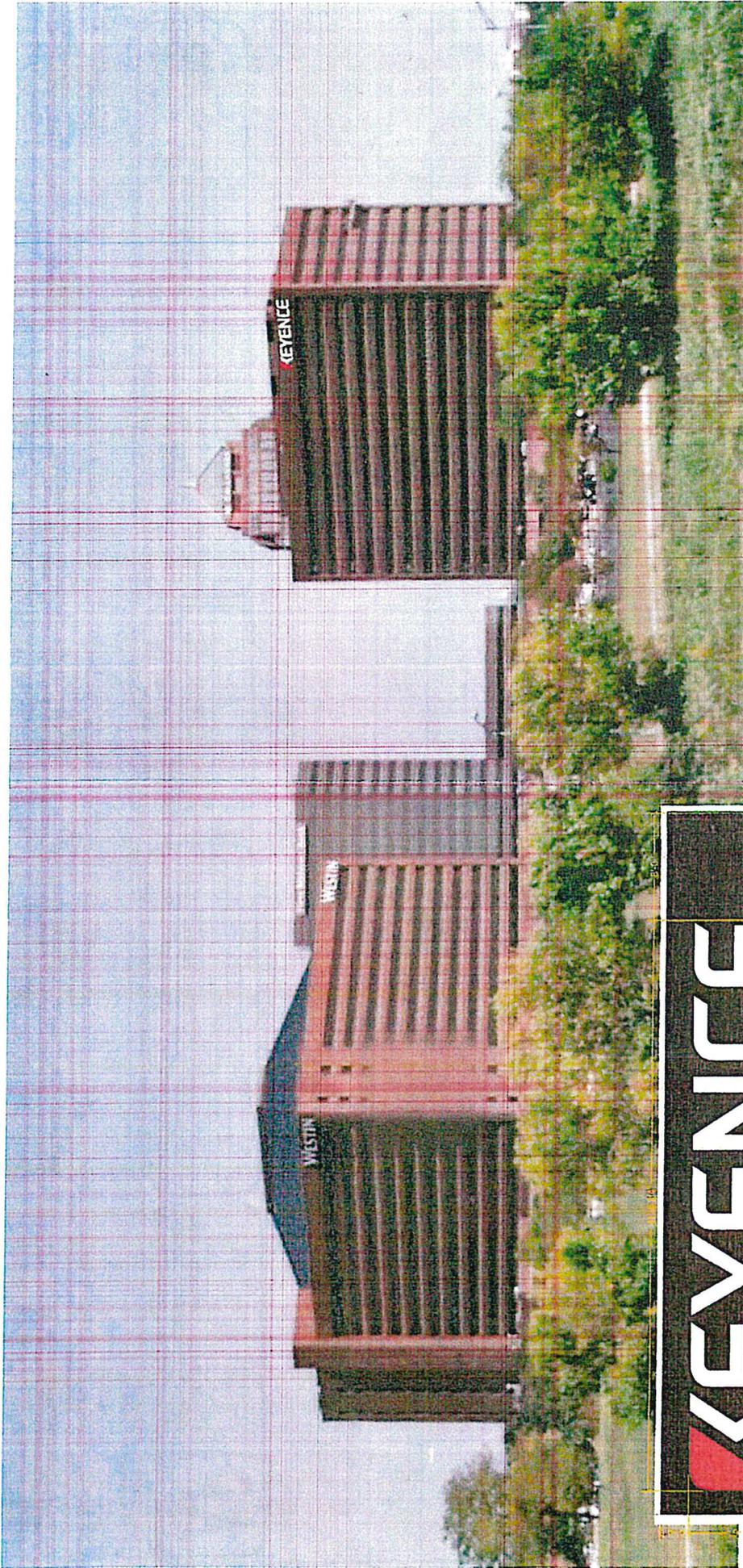
API
SIGNAGE
ADVERTISING PRODUCTS, INC.
600 FARGO AVENUE ETK. GROWL. IL 60007
P1066-774-0415 F: 047-437-0524

DATE	REVISION

CUSTOMER APPROVAL DATE
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CLIENT
KEYENCE
500 Park Blvd.
Itasca, IL 60143

DESIGNER KM **SALES** PD
SCALE: NOTED **DATE:** 8-24-16
DRWG. No. #15442 **SHEET No.** 1 of 2



313 SQ. FT.

Rec'd in Justice @
Public Hearing



Village of Itasca Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

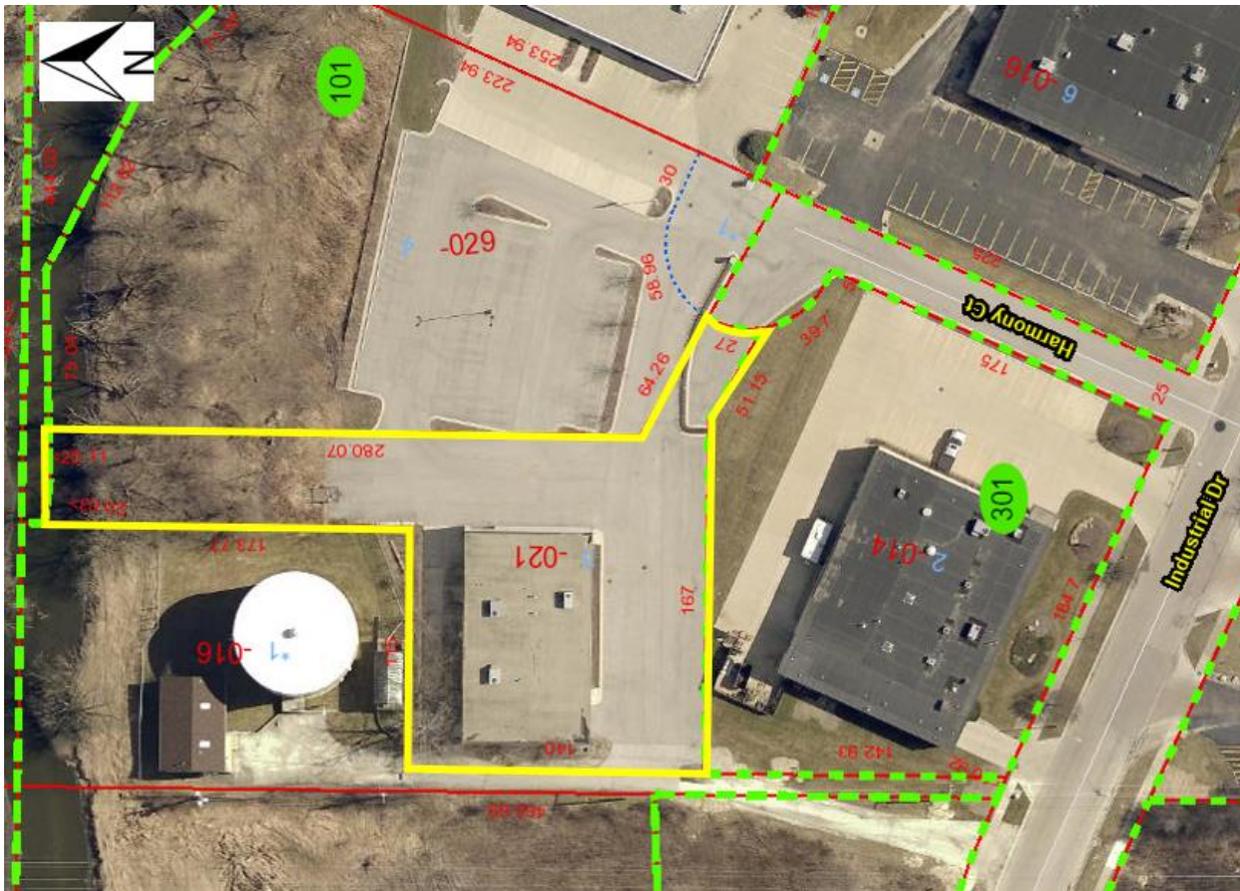
PUBLIC HEARING DATE: MARCH 18, 2020

PC 20-003

TITLE: Zain Investments – Outdoor Storage Special Use
ADDRESS: 1431 Harmony Ct.
PIN: 03-09-101-021

PROPOSAL: Michael Gasior, Petitioner, on behalf of the Owner, Zain Investments, are requesting the following:

1. Special Use in accordance with Section 11.02-3 & 14.11 of the Zoning Ordinance to Permit Outdoor Storage.
2. Class I Site Plan Review in accordance with Section 14.13-2-a



BACKGROUND

Platinum Auto Exchange is an online car dealership business. The business currently operates out of Mount Prospect, IL. Platinum Auto Exchange received their Zoning Certificate approval from the Village Board to use the subject property as an indoor storage facility in February 2020.

Platinum Auto Exchange wishes to use the outdoor pavement area for storage of their vehicles as well. Representatives from Platinum Auto Exchange have stated they would like to move the business's main operations to this location in Itasca.

PLANNING & ZONING ANALYSIS

The subject property is located on the cul-de-sac of Harmony Court, which is off Industrial Dr. and is Zoned M, Limited Manufacturing District. The subject property is approximately 0.76 acres or 37,800 square feet and is improved with an approximately 8,000 square feet two-story warehouse building and surface parking lot. The building was constructed in 1981. The adjacent properties are all Zoned M, Limited Manufacturing District.

The existing use of warehouse/storage facility and the proposed use of a car dealership are both permitted by right in the M, Limiting Manufacturing, Zoning District [Sec. 11.03-1-x/-k], provided that all storage occurs indoors.

Section 11.02-3 of the Zoning Ordinance states "All activities and operations, including material and equipment storage, shall be within completely enclosed buildings. The outside storage of materials and equipment may be allowed only by Special Use Permit obtained in accordance with the provisions of Section 14.11 of the Itasca Zoning Ordinance.

There are several Zoning, Building, and Fire Code requirements and regulations that must be met and maintained, such as drive aisle widths, fire safety apparatus access, and parking lot/storage area setbacks. If the request for the Special Use is approved, Staff has provided a proposed Site Plan as to where outdoor storage of vehicles shall be limited to in order to be compliant with all the various code regulations, see Exhibit B.

Section 12.05-2-f states the following parking requirements for Motor Vehicle Sales businesses:

1. One (1) space per five hundred (500) square feet of enclosed sale/rental floor area; and,
2. One (1) space per thousand (1,000) square feet of gross open sales/rental display lot area, and,
3. Two (2) spaces per service bay; and,
4. One (1) space for each employee.

Based on the parking requirements, a minimum of 13 parking stalls must be provided on-site, including 1 accessible stall, for just the use of the building. Based on the proposed site plan, if the

Special Use is approved an additional 3 parking spaces would need to be provided. The subject property provides 20 parking stalls, including 1 accessible stall. The parking requirement calculations are provided below:

Description	Requirement	Quantity	Parking Spaces Required
Enclosed Sale/Rental Floor Area	1 per 500 SF	5,476 SF	11
Number of Employees	1 per Employee	2 Employees	2
Outdoor Sale/Rental Floor Area	1 per 1,000 SF	2,625 SF	3
Total:			16

Section 14.13-2-a requires that a Class I Site Plan Review occur when considering any Special Use Permit. Majority of the Standards for Review for the Class I Site Plan Review are not applicable as there is no proposed improvements being made to the property nor the building. The two applicable sections are related to Access & Circulation [Sec. 14.13-7-e] and Public Services & Utilities [Sec. 14.13-7-f].

Though the subject property meets the minimum parking requirements, the size of the subject property provides concerns regarding adequate access to the site by both customers and fire safety apparatus. The subject property was designed with off-street parking for longer term office/warehouse use and not a car dealership use where there is not only a higher turnover of vehicles coming and going and competing with limited space due to vehicles being stored outside if the Special Use is approved.

With the storage of vehicles indoors and outdoors and the need to move cars around throughout the day, it may block access to the building or other areas of the property in case of an emergency. The movement of vehicles may also cause a potential safety hazard for customers on-site since there are no dedicated walkways on the site and the area of vehicle storage and customer/employee parking is all one in the same.

SUMMARY

The proposed use of a Motor Vehicle Sales business with accompanying outdoor storage at the subject property raises concerns regarding safe and adequate off-street parking and circulation and the potential for inadequate access by emergency vehicles to the site.

STANDARDS FOR CLASS I SITE PLAN REVIEW

Section 14.13-7 sets forth the following Standards for Class I Site Plan Review:

In reviewing and evaluating Class I site plans, the Plan Commission, Village Board, and Zoning Administrator shall consider those factors listed below which it determines to be applicable to a given plan. These standards are guidelines to enable new development, redevelopment and major alterations to further the Village's long term goals. Variations from these standards may be allowed by the Village Board.

a. The application shall comply with the provisions of this ordinance and other ordinances of the Village and of any other applicable laws.

b. The plan shall be in a reasonable conformity with the Comprehensive Plan.

c. Site and Building Design: Adequate provision shall be made to ensure that the proposed development shall be integrated with and enhance the character of the streetscape, the surrounding context and the neighborhood in terms of scale, massing, site layout and site and building design, including:

(1) Relationships of Buildings to Site:

(a) The site should be planned to achieve a desirable transition to the street, with buildings and landscaping fronting on and reinforcing the streetscape to the greatest extent practicable, and encouraging safe pedestrian movement.

(b) Parking, loading, storage and service areas, utility structures and machinery should not be visible from public ways and surrounding areas. Shared parking lot access shall be promoted where practical. Substantial and immediately effective perimeter screening and interior lot landscaping should be provided to break up large expanses of asphalt with plant and other landscape materials.

(c) Without restricting the permissible limits of the applicable zoning district, the height, massing and scale of each building should be integrated with its site, the existing terrain, surrounding landscape and existing (or anticipated) adjoining buildings.

(2) Building Design:

(a) Proposed buildings and structures should be encouraged to generally enhance or relate to the surrounding buildings and local context, or in any case, not have an adverse impact on these. The scale, proportions, massing, articulation and design features of structures should enhance the continuity of the streetscape, emphasize the human scale and integrate with the surrounding landscape.

(b) Entrances should be articulated. Long, uninterrupted wall or roof planes should be avoided and signs, lighting, utilities and services should be integrated with the building design.

(c) Building materials should be of durable quality, suitable for the building type and design and related to surrounding buildings and the local context.

(3) Signs: All signage shall be in strict accordance with the Village of Itasca Municipal Code and shall conform with the following:

(a) Every sign should be designed as an integral architectural element of the building and site to which it principally relates.

(b) The colors, material and illumination of every sign should be compatible and harmonious with the building and site to which it principally relates.

(c) Each sign should be compatible with signs on adjoining premises and should not compete for attention.

(d) Signs and other site graphics should be minimized in size and number to promote their effectiveness. Such signs and site graphics should be integrated with architectural and landscape features.

(4) Lighting:

(a) Exterior lighting should be part of the architectural concept. Fixtures, standards and exposed accessories should be integrated with the building design.

(b) Adequate provision should be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across any property line, the performance standards for illumination shall be met.

d. Open Space and Landscaping:

(1) Maximize retention of open space and preserve scenic views from publicly accessible locations.

(2) Configure open space to be usable, functional and appropriate to the development proposed. Address the functional aspects of landscaping such as drainage control, erosion prevention, screening, provision of shade and reduction of glare, energy conservation, windbreaks, as well as the enhancement of architectural and site features.

(3) Minimize tree, vegetation and soil removal. Existing mature trees of five (5) inches or more in diameter, measured on the trunk three (3) feet from grade and shrubs shall be maintained to the greatest extent practicable; if evidence supports removal of these, indicate the specific procedure, types and sizes for replacement.

(4) Landscape design should provide an aesthetically pleasing design, create a logical transition to adjoining development, screen incompatible uses, screen unsightly activities from public view and break up large expanses of asphalt with

plant materials. Plant materials shall be selected so as to withstand Itasca's climatic conditions and the specific constraints imposed by adjacent functions.

e. Access and Circulation:

(1) Streets, sidewalks and bike paths should, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

(2) Adequate access roads or entrance or exit drives should be provided and should be designed and improved so as to prevent traffic hazards or problems, to minimize traffic congestion in public streets and to encourage pedestrian access.

(3) Design should ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on and off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

(4) Any building or structure should be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

f. Public Services and Utilities: Provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, schools, drainage, structures, refuse disposal, water, sewer, and electricity. Impact on these services should be as minimal as practicable.

g. Environmental Considerations:

(1) Adequate provision should be made to minimize the impact on existing or developing wetlands, steep slopes, flood plains and hilltops.

(2) The obstruction of natural watercourses shall be discouraged.

(3) The development should incorporate measures that are adequate to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased rates of runoff, and minimize potential for flooding.

(4) Drainage should be designed so that groundwater recharge is maximized, and at the project boundaries the rate of runoff shall not be increased.

(5) Adequate provision shall be made for the collection and disposition of all on and off-site storm water and natural water, including but not limited to, on-site drainage retention facilities.

(6) Adequate provision shall be made to control the slippage, shifting, erosion, accretion and subsidence of soil, as well as the slipping and shifting of buildings and structures.

(7) Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the Zoning Administrator to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

h. Preservation: Adequate provision should be made to preserve unique architectural, cultural, environmental and historical resources. Development designs and treatments that respect such desirable resources on adjacent properties are also encouraged.

i. Downtown Design Guidelines: All developments located in the Traditional Downtown area (B-4, B-5 and B-6 zoning districts) shall be compatible with the Downtown Design Guidelines, as defined in Section 3.02 Definitions. Site plans should also be forwarded to the Downtown Itasca Advisory Committee (DIAC) and the Historic Preservation Commission for review and comment prior to Plan Commission recommendation.

STANDARDS OF APPROVAL FOR SPECIAL USE

Section 14.11-4 sets forth the following Standards of Approval:

No Special Use shall be granted by the President and Board of Trustees unless the Special Use:

- a. is deemed necessary for the public convenience at the location;
- b. is so designated, located and proposed to be operated such that the public health, safety and welfare will be protected;
- c. will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the Plan Commission and approved by the President and the Board of Trustees, and conforms, except in the case of a planned develop

REQUIRED FINDINGS OF FACT FOR SPECIAL USE

Section 14.11-7 requires the Plan Commission to consider the following Findings of Facts for Special Uses.

The Plan Commission shall make written findings of fact and shall submit same together with its recommendations to the Village Board within sixty (60) days following the date of concluding the public hearing on each application, unless said application is withdrawn or tabled by the petitioner.

- a. The Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:
 - (1) the approval of such Special Use is in the public interest and is not solely for the interest of the applicant; and

(2) that the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

(3) that such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity or injurious to property values or improvements in the vicinity.

(4) that the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The Petitioner has addressed these Standards and Findings of Fact as part of their Petition for Special Use.

RECOMMENDATION CONDITIONS OF APPROVAL

Staff recommends the following conditions be placed upon any favorable recommendation by the Plan Commission.

1. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, the DuPage County Stormwater Ordinance, and Standard Development Specifications in place at the time of permit application.
2. Outdoor Storage shall be limited to areas identified on Exhibit B – Proposed Site Plan for Platinum Auto Exchange, 1431 Harmony Ct.
3. Outdoor Storage shall be limited to vehicles for sale.
4. Storage of Inoperable Vehicles shall not be permitted outdoors.
5. Repairs or Maintenance of any Vehicle shall not be permitted outdoors.

DOCUMENTS ATTACHED

1. Exhibit A – Petition for Subdivision, dated January 9, 2018
2. Exhibit B – Plat of Survey, dated October 28, 2019
3. Exhibit C – Proposed Site Plan for Platinum Auto Exchange, 1431 Harmony Ct.,

PETITION FOR SPECIAL USE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: February 7, 2020

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 1431 Harmon Court, Itasca, IL 60143

Owner(s) of Property: Lual Abuhilal

Petitioner(s) (if other than owners): Michael T. Gasior, GASIOR LAW OFFICE, LLC, on Behalf of the Property Owner

Existing Use: Space is currently vacant, located in the Manufacturing District Zoning: (M) Manufacturing Zoning District

P.I.N. #(s): 93-09-101-023 Lot Size (sq. ft.): 31,560, approximately

Please answer the following questions (you may attached additional sheets if needed):

1.) Please provide a detailed description of the use requested.

- Please see attached.

2.) Please explain how the special use requested is in the interest of the public and is not solely for the interest of the applicant.

- Please see attached.

3.) Explain the reasons why the special use is necessary or desirable for the public convenience and how it will contribute to the general welfare of the neighborhood or community at this location.

- Please see attached.

4.) Will the special use be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity? Please explain your answer.

- Please see attached.

5.) What effect will the use have on property values and improvements in the vicinity? Please explain your answer.

- Please see attached.

Owner's Name(s): Zain Investments, LLC

Address: 323 Brentwood Place Phone: 630-699-9000

Downers Grove, IL 60515 Email: labuhilal@gmail.com

Petitioner's Name(s): Gasior Law Office, LLC, Michael T. Gasior on Behalf of Zain Investments, LLC

Address(es): 3701 Algonquin Rd., Suite 715 Phone: 847-894-8159

Rolling Meadows, IL 60008 Email: mgasior@gasiorlaw.com

Agent or Attorney (if applicable) Site Planner or Engineer (if applicable)

Name: Michael T. Gasior, Attorney at Law Name: Not Applicable

Firm: Gasior Law Office, LLC Firm: N/A

Address: 3701 Algonquin Rd., Suite 715 Address: N/A

Rolling Meadows, IL 60008 N/A

Phone: 847.894.8159 Phone: N/A

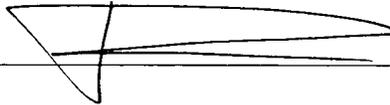
Email: mgasior@gasiorlaw.com Email: N/A

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- ~~Architectural renderings of new or altered structures (if applicable).~~ *N/A*
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- ~~If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.~~ *N/A*

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE Zain Investments, LLC. DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature:  _____

Date: 2/6/2020

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 6th DAY OF February, 20 20



NOTARY PUBLIC

Petition for Special Use

Village of Itasca Plan Commission
c/o Community Development
550 W. Irving Park Rd.,
Itasca, IL 60143

Date:
February 7th, 2020

Property address:
1431 Harmony Court, Itasca, IL 60143

Property Owner:
Zain Investments, LLC.
325 Brentwood Place
Downers Grove IL 60515

Please find below, answers for questions in regard to Petition for Special Use on behalf of Zain Investments for the property Located at:

1431 Harmony Court, Itasca IL 60143.

- 1) We are requesting a special use permit to allow for online (internet) vehicle sales at the aforementioned property. We would like the use the property to house vehicles inside and outside of the facility prior to being sold. Outside storage and parking of the vehicles will ONLY be contained to designated and marked parking spaces/areas. The proposed occupant currently operates a company that sells vehicles online. The vehicles are marketed and sold exclusively on-line. The property would be used to house and store the vehicles until they are sold to a customer. Minimal on-site customer interaction requires that the customer visits the property to complete the vehicle purchase.
- 2) The special use is in the interest of the public because it allows for a safe and secure location to purchase a vehicle. The area is located in an industrial part of Itasca designated for commercial use, manufacturing, and sales. It is not in close proximity to any residential use properties. The special use allows the consumer the choice to complete an online transaction safely and securely.
- 3) The special use is necessary for public convenience because it allows the public to visit a safe and secure location. It is a designated area that is well maintained, and accessible from centrally located streets, major highways, and public transportation. The area is located in the Manufacturing Zoning District (M),

which include industrial and commercial buildings. There are no residential properties in the area.

Additionally, 1431 Harmony is located at the end of a street in “cul-de-sac”, which allows for minimal traffic to the surrounding businesses and vehicles using Industrial Drive. The special use will also contribute to the general welfare of the area because the building will continue to be well maintained, well-lit, and occupied, which further enhances the area and surrounding businesses. Commercial properties are always more valuable when they are fully occupied.

- 4) The special use will NOT be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity. The product being sold is commonplace, these are high-end vehicles that are purchased on-line. The property will simply be used to finalize and complete the transaction. The tenant already has a well-established business on Mount Prospect, Illinois and desires to move their business to Itasca, Illinois.
- 5) The special use will definitely have a positive effect on the property values and vicinity. The property will be occupied and professionally maintained and managed. This will allow neighboring businesses to have a neighbor that is committed to the aesthetics, appearance, and long-term commitment to the property.

Respectfully Submitted,

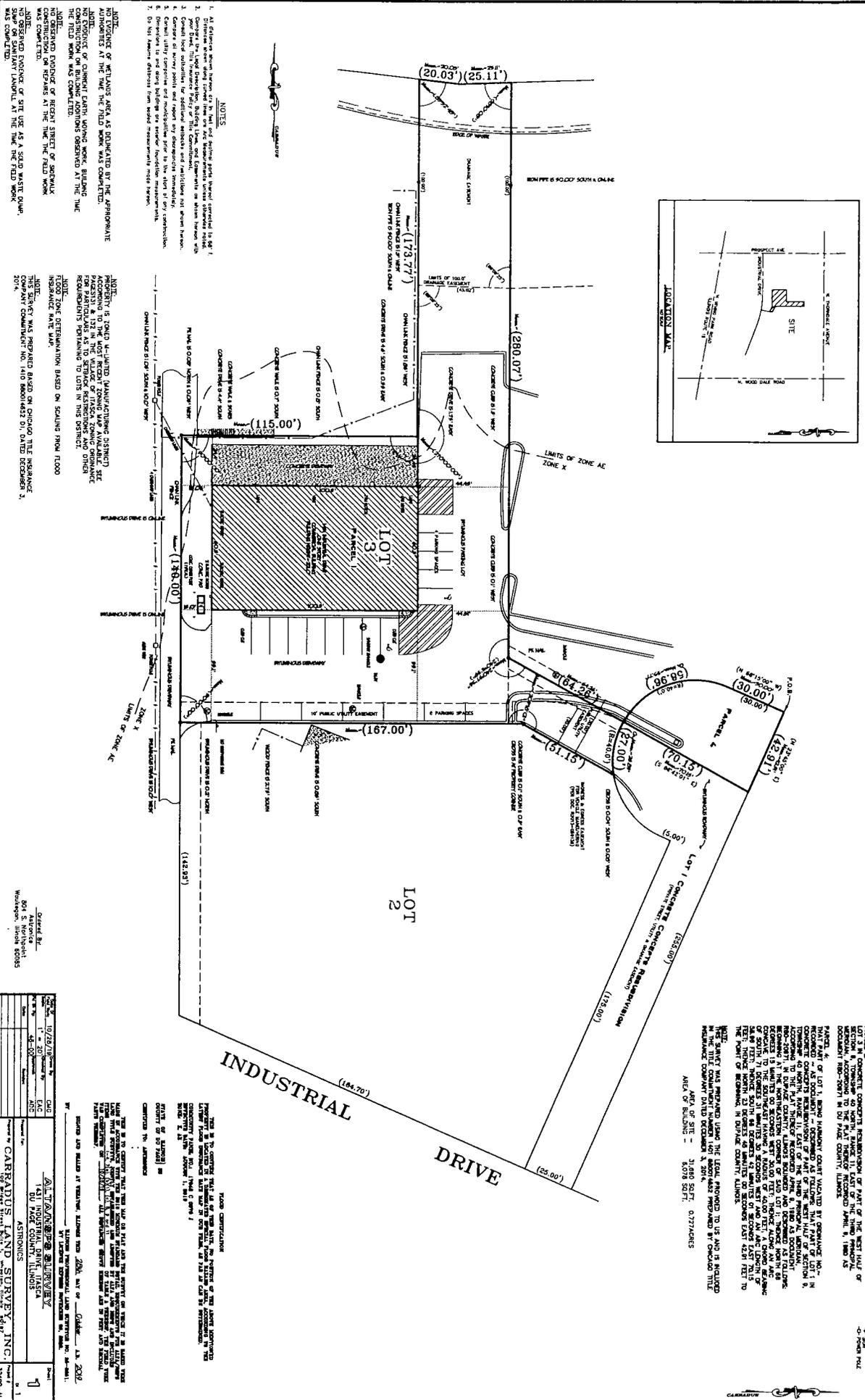
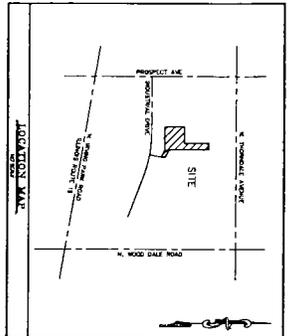
Michael T. Gasior

Michael T. Gasior, Attorney at Law
GASIOR LAW OFFICE, LLC.
On Behalf of Zain Investments, LLC.

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LEGEND



NOTES

1. All distances shown between any lot and another point herein are contained in the notes.
2. The bearings and distances between any lot and another point herein are contained in the notes.
3. The bearings and distances between any lot and another point herein are contained in the notes.
4. The bearings and distances between any lot and another point herein are contained in the notes.
5. The bearings and distances between any lot and another point herein are contained in the notes.

NOTES

PROPERTY IS ZONED UNLIM-1 (MANUFACTURING DISTRICT) ACCORDING TO THE MOST RECENT ZONING MAP AVAILABLE. THE SIZE FOR PARTICULARS AS TO SETBACK RESTRICTIONS AND OTHER REQUIREMENTS PERTAINING TO LOTS IN THIS DISTRICT.

NOTE: ZONE DETERMINATION BASED ON SCALING FROM 1:1000 INSURANCE RATE MAP.

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY'S COMBINED 100, 140 AND 200 SQUARE FOOT SURVEY RECORDED IN 2014.

Ordered By:
 801 S. Northport
 Waukegan, Illinois 60095

DATE	10/29/2012	BY	ALTA SURVEY
TIME	10:00 AM	PROJECT	CARREVAUS LAND SURVEY, INC.
SCALE	AS SHOWN	CLIENT	ALTA SURVEY
PROJECT	CARREVAUS LAND SURVEY, INC.	DATE	10/29/2012
BY	ALTA SURVEY	PROJECT	CARREVAUS LAND SURVEY, INC.
DATE	10/29/2012	BY	ALTA SURVEY

10/29/2012

Outdoor Storage Site Plan - 1431 Harmony Ct.

Outdoor Storage Area

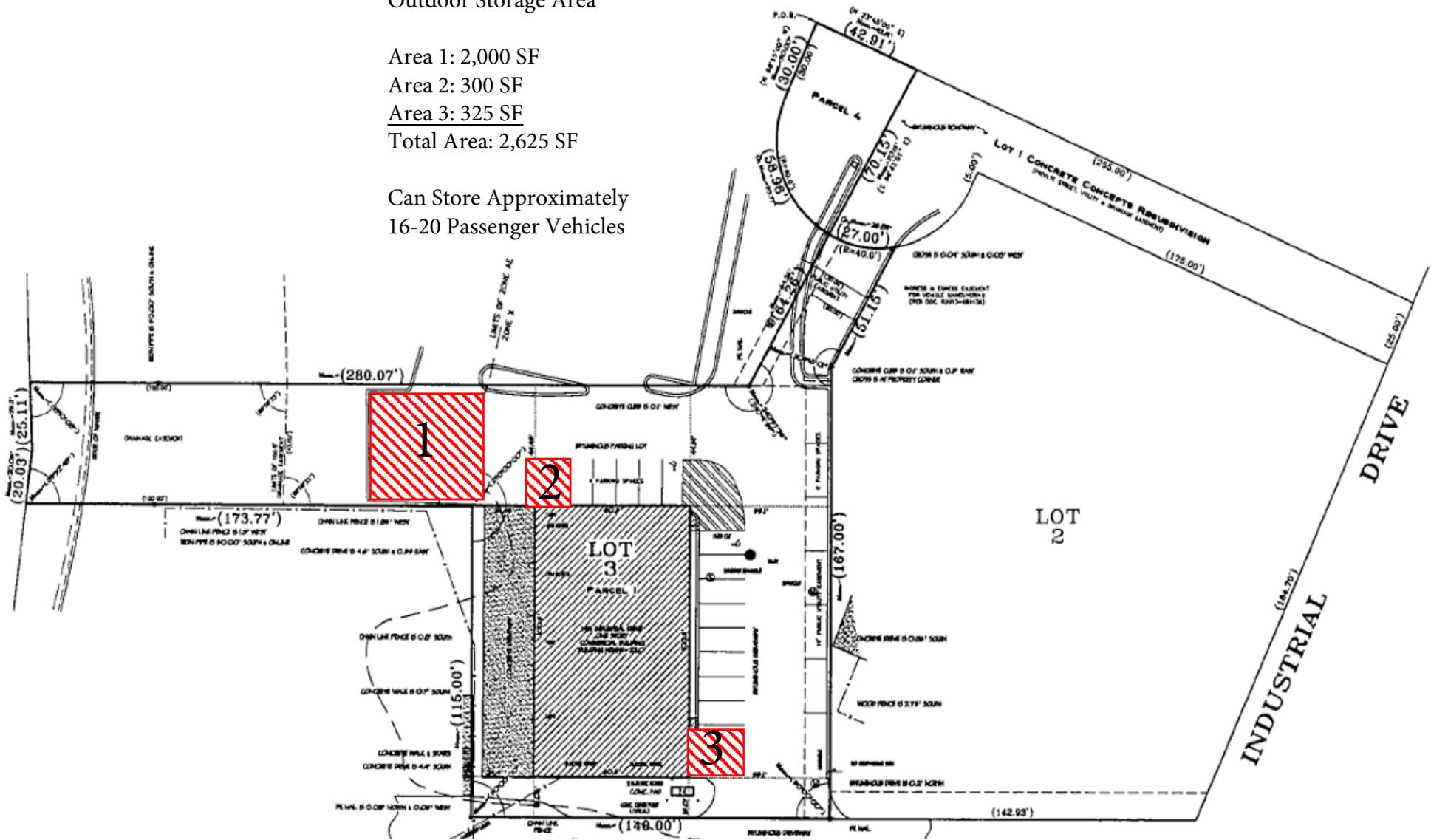
Area 1: 2,000 SF

Area 2: 300 SF

Area 3: 325 SF

Total Area: 2,625 SF

Can Store Approximately
16-20 Passenger Vehicles





Village of Itasca Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: MARCH 18, 2020

PC 20-004

TITLE: Itasca Bank & Trust – Dynamic Sign Variances
ADDRESS: 308 W. Irving Park Road
PIN: 03-08-300-001; 03-08-129-013; 03-08-129-014

PROPOSAL: Itasca Bank & Trust, petitioner and owner of the property located at 308 W. Irving Park Road, is requesting the following:

1. Variation to Section 13.01-27-i to allow for Dynamic Signs in the B-6 Zoning District to remain operational 24 hours a day, 7 days a week.



Signs
proposed to
be
operational
24/7.

BACKGROUND

Itasca Bank & Trust, petitioner and owner of the property located at 308 W Irving Park Road, previously received Village Board approval for 8 variances, allowing for two Dynamic Display signs, at various sizes and setbacks, in the B-6 Zoning District (Ordinance 1934-20). These dynamic display signs will be the new main business sign as well as the directional ATM Sign. The Bank's ATMs were recently relocated towards the back of the bank resulting in a changed traffic pattern. Ord. 1934-20 limits the display boards for the ATM sign to be changed twice per day. The Petitioner is seeking a variance to Section 13.01-27-I to allow for approved dynamic signs to remain operational 24 hours a day, 7 days a week.

The Petitioner states the variance request is due to safety concerns for motorists approaching the Bank on Irving Park Road and to let their customers know if the Drive-up is open or if it is closed for efficient traffic flow. The Drive-up Teller Window is opened at 6:50 am, earlier than when the Bank opens.

PLANNING & ZONING ANALYSIS

The subject property is zoned B-6, Irving Park Road District. This district does not allow dynamic signs; however, Itasca Bank and Trust was granted two dynamic signs by variance (see PC 20-001, Ord 1934-20). The property is adjacent to a mixed-use property with residential units to the West, an automobile repair shop to the East, and the Itasca Metra station parking lot to the North.

Currently, Dynamic Display signs are to be powered off between the hours of 10pm and 7am.

There are no dynamic signs currently on any property located in the Downtown Zoning Districts of B-4, B-5, and B-6, except for the dynamic sign located on the Metra Property, which is primarily used for informing the public of various community events and general information.

The Standards of Approvals for Variances as stated in Section 14.09-3 of the Zoning Ordinance are met by the Petitioner. The regulations set forth in Section 13.01-27 are a one size fits all and does not take into consideration the operations of different types of businesses.

The banking business is unique in that different components of the business operate at different hours. The ATM machines are meant to provide convenience to customers by being available 24 hours a day. Limiting the ATM dynamic sign to operated between the hours of 7 AM & 10 PM may cause confusion for the bank's customers. Furthermore, by allowing the ATM sign to be operational 24 hours a day, it will allow customers to know where the entrance for the ATM machines are since it is a different entrance from the main entrance driveway.

Due to the unique operation of Itasca Bank & Trust, where the drive-up teller window opens for operation prior to the main business, allowing for the main business sign to be operational consistent with their business hours would be within the intent and nature of the sign code to allow for businesses to use signage to notify the public and their customers of their business operation.

Regardless of approval of this request by the Village Board, the following regulations for dynamic signs will still be applicable per Section 13.01-27, including but not limited to:

1. Limits the type of display to a static message (no videos or moving images);
2. Frequency of the changing message;

3. Illumination controls; and,
4. Limits on off-premise advertising

SUMMARY

The Petitioner is requesting a variance to the Zoning Ordinance to permit 24 hours of operation of their Dynamic Signs. The Petitioner states that the signage will allow for better visibility and help control and contribute to traffic safety. The variance would also allow for the Bank to alert customers that their drive-up window is open before the bank opens.

Public Comments

As of March 12, 2020, the Village has not received verbal or written comments from the public or adjacent property owners.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be included if a favorable recommendation is made by the Plan Commission:

1. The proposed sign must comply with all Village Ordinances and Building Codes in place at the time of permit application.
2. Main Business Sign shall be operated between the hours of 6:30 AM – 8 PM.
3. ATM Sign shall be permitted to operate 24 hours a day.
4. Conditions as part of Ordinance # 1894-18 shall still be applicable.

REQUIRED STANDARDS OF APPROVAL FOR VARIANCES

Section 14.09-3 sets forth the following standards for variances:

No Variance shall be granted by the President and Board of Trustees unless the specific standards of approvals are met based on the evidence presented to the Plan Commission:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. The plight of the owner is due to unique circumstances, and
3. The variation, if granted, will not alter the essential character of the locality.

In making this determination, the Plan Commission shall consider whether there are particular difficulties or particular hardships, and take into consideration whether the following facts have been established by evidence:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;
2. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;

3. The purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;
4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
6. That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The petitioner has responded to the findings within the applications for special use as part of his application (see attachment).

DOCUMENTS ATTACHED

1. Exhibit A - Variance request cover letter, dated 02/07/2020
2. Exhibit B - Petition for Variance Application, dated 02/07/2020
3. Exhibit C - Plat of Survey, dated 9/10/2018
4. Exhibit D - Ord. # 1894-18 – Dynamic Sign Text Amendment

February 7, 2020

Village of Itasca
550 W. Irving Park Road
Itasca, Illinois 60143

Petition for Variance

Itasca Bank and Trust Co., is respectfully seeking a variance from Section 13.01-27-I of the Zoning Ordinance. The Bank is requesting that the Dynamic Signs on the Bank's property be lit 24-hours, 7-days a week.

As a privately owned community bank that has been in existence in Itasca for over 72 years, we believe in working to help sustain and strengthen our community by creating a culture of caring for others through the donation of funds and the sharing of our knowledge and skills; while working hard to create an environment in which individuals, families and businesses thrive. From the time we opened, Itasca Bank & Trust Co. has supported the Itasca community and will continue to do so. Most recently, the Bank has invested in a \$3.7M remodeling project which is not only a commitment of our intent to remain a solid business in Itasca; but as an investment in the community. While many bank branches are closing, we are thriving and intend on continuing our unique partnership with the village.

To date, two ATMs have been located in the east parking lot, visible from Irving Park Road and have been lit 24 hours, 7 days a week in order for traffic on Irving Park Road to see the location. The Bank sign has also been lit 24 hours, 7 days a week to indicate the Bank's location.

Once the building is remodeled, there will be a new main entrance to the Bank and a second entrance for customers accessing the ATM and Drive-up teller windows. A new ATM has been built in the back of the Bank building and will not be visible from Irving Park Road. The ATMs in the east parking lot will no longer be in use.

We are requesting that the Dynamic Signage for the ATM and Drive-up teller in the B-6 Zoning District remain lit 24 hours. As previously agreed, the ATM and Drive-up sign message will only change twice a day; so even though it is technically a dynamic sign, it will not be used for frequently changing messages. This will minimize the impact of the additional hours. Without proper signage and proper direction, safety would be an issue. It is vital for safety factors and proper traffic flow. The current signs have been in place for decades. Due to the busy roadway, signs are necessary for safety reasons to direct motorists in time to react to the correct entry to the Bank; for the Drive-up or ATM. As a service to our customers, we open our Drive-up teller line at 6:50 a.m. Many customers rely on that early advantage to do their banking. Without the sign being lit, customers may not be aware the Bank Drive-up is open. The Bank's ATM is a convenient service for many people--customers and non-customers alike. The ATM is a service that is available 24 hours a day, seven days a week. It never closes. Without signage in later evening hours and early morning hours, the ATM availability would not be prominent.

Having just our name on a sign doesn't signify, educate or inform our consumers that we are open; offer a 24-hour ATM; or offer Drive-up teller windows that are conveniently open 12 hours a day. Dynamic signs are a trend with community banks to create a contemporary look. The Bank signs will inform the public about products, hours of business, current rates and community events that the Bank sponsors such as: Free Shredding Event for the Itasca community, Itasca Fest, Itasca Cares Family Day, Itasca Park District Events, Shape of Itasca, Itasca National Night Out, Itasca Library events, Itasca Lions Club

events, Itasca Memorial Day Parade, District 10 school events; plus numerous other civic and religious organizations. The Bank sign must be visible 24-hours a day, 7 days a week to indicate our location.

One requested Variance is as follows:

#1 Variation to Sec. 13.01-27-i. to allow Dynamic Signs in the B-6 Zoning District to remain lit 24 hours, seven days a week.

It is requested that the dynamic sign on the West side of the Bank building remain lit 24 hours, seven days a week so the public would be informed of the 24-hour ATM in the back of the Bank building and would be aware when the Drive-up teller windows located at the rear of the building are open. It is requested that the dynamic sign on the East side of the Bank building remain lit 24 hours, seven days a week to indicate location. This particular B-6 zoning district is in a unique section of the village on the Irving Park Corridor. Traffic travels at a high rate of speed. Signage is imperative to notify drivers of an available ATM, Drive-up teller window and to communicate traffic patterns and show the driveway for the Bank and the separate driveway for the ATM and Drive-up teller window. This variance would not have a negative impact since it is a large piece of property where the signs would not negatively impact residents or alter the character of the surrounding area. The Bank has been in the same location for decades and the sign has always been lit so it could be identified.

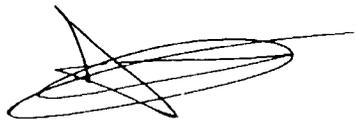
Overall, the Dynamic Signs must be lit as they are important to identify the two different Bank entrances to keep the traffic flow moving correctly and provide for the safety of those patronizing the Bank.

As an independent community bank, it is important for us to create a building that will facilitate the way banking is being done today while accommodating our customers' needs for the future. When completed, the Bank building will portray a refreshed, modern image as the public drives down West Irving Park Road and we want to be sure all services are being utilized and accessed safely.

We intend to be a part of Itasca for years to come and we have invested in a \$3.7M remodeling project to create a building with signage that will offer safe traffic patterns and a contemporary look that everyone in the village will be proud of.

Thank you for your time and consideration of the variance that Itasca Bank & Trust Co. is requesting.

Sincerely,

A handwritten signature in black ink, appearing to read 'James R. Mensching', with a long horizontal flourish extending to the right.

James R. Mensching
President

PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: 2/7/2020

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 308 West Irving Park Road, Itasca, Illinois 60143

Owner(s) of Property: Itasca Bank & Trust Co.

Petitioner(s) (if other than owners): Itasca Bank & Trust Co. (Jim Mensching, President representing the Bank)

Existing Use: Bank with ATM Zoning: B-6

P.I.N. #(s): 03-08-129-013 Lot Size (sq. ft.): 122,810 sq. ft.

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.
The variance sought is from Section 13.01-27-i of the Zoning Ordinance. Itasca Bank and Trust Co., is respectfully requesting the Dynamic Signs on the Bank's property be lit 24 hours a day, 7 days a week.

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.
The Bank intends to have two Dynamic Signs; one on the East side of the building to provide high visibility allowing passing motorists time to safely react to the correct entry and exit from the building. This sign will also have a message board that will inform the public of Bank hours; community events and other appropriate messages regarding products/services. Another sign on the West side of the building will indicate the entrance for the 24-hour ATM and 12-hour Drive-up teller windows--both of which will be located at the rear of the Bank building. For decades, the ATM has been located in the Bank's parking lot which is visible from Irving Park Road and has been lit for 24 hours. The new ATM is not visible from the street and the Bank must rely on signage to let customers and those driving on Irving Park know how to access the ATM and Drive-Up teller windows. The traffic pattern will be new once the Bank's remodeling is complete and this would be a matter of safety as well as patronage. This particular B-6 zoning district is in a unique section of the village on the Irving Park Corridor. Traffic travels at a high rate of speed. Signage that is lit and noticable is imperative to communicate traffic patterns. This variance would not have a negative impact since it is in an area where the lit signs would not negatively impact residents or alter the character of the surrounding area. The Bank has historically had a 24-hour lit sign.

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

Both the sign on the East sides of the building as well as the sign on the West side of the building will direct customers to the Bank. The sign on the West side of the building will direct the public to the Bank's ATM and drive-up teller windows; both of which will be located behind the Bank building after the remodeling. The Bank has spent over \$3.7 million on the new remodeling project and if the ATMs and Drive-thru access are not clearly noticable, these valuable services will not be visible and usage may be reduced causing a reduction in business for the Bank. The signs must be lit at all hours of the day to allow access to the 24-hour, 7-day-a-week ATM and the 12 hour availability of the Drive-up lanes. Even though the Bank promotes the hours of 7:00 a.m. to 7:00 p.m. for the Drive-up lanes, they are always open ten minutes prior to official opening and remain open ten minutes after official closing as a service to our customers. A sign identifying the Bank has been lit in the past and would need to be lit to let the public know where to turn for entering the Bank. In addition, the Bank property is very large and needs to be identified at all hours. If people cannot find the Bank or become frustrated with entrances not marked appropriately, they may decide to not patronize the Bank. As a business on a very large piece of property located on a busy roadway and across the street from the Metra train, the Bank must be visible 24-hours a day.

- 4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.
The Bank property is large and the Bank sign will provide identification of the business and will provide information relevant to the community and to the business of the Bank. The Bank is on a very busy roadway. When the remodeling project is complete, there will be two distinct driveways; one for customers driving into the parking lot and parking and one for the ATM and Drive-up lanes. For decades, a certain traffic pattern has existed. Once the remodeling is complete there will be a new traffic pattern and correct signage and visibility of the signage is imperative as a safety issue as well as a patronage issue. It would be a hardship for the Bank if the ATM could not be identified and used 24 hours a day, everyday. It would be a hardship for customers if they did not know the Drive-up lanes were opened at 6:50 a.m. In addition, the Bank must be identified as a business so it can be easily viewed from the busy roadway.

- 5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.
The Bank property is large and it is located on a very busy roadway. It is in a unique zone. No other busines in the zoned area has the amount of property with two driveways that need to be well-lit. There is a safety issue as well. The lit signs will allow greater visibility of access to either the main Bank entrance or the ATM/Drive-up teller windows in plenty of time for motorists to react safely; allowing them time to turn into the correct driveway.

- 6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.
Traffic in front of the Bank moves at a high rate of speed. The Bank sign must be lit to identify it. The current Bank sign is lit 24-hours a day. A lit sign allows the public to be informed of the entrances to use for the Bank and for the ATM service and the Drive-Up Lanes. The ATM in the parking lot is currently lit 24 hours a day, 7 days a week. The location of the sign would be altered but would not have any other negative effects on the character of the neighborhood or property values since the Bank owns such a large piece of property. The signs would be static throughout the evening and early morning hours. This will not alter the essential character of the localtiity as it is a Bank and, as such, offers convenient services that the community uses and patronizes regularly.

Owner's Name(s): Itasca Bank & Trust Co.

Address: 308 W. Irving Park Road

Phone: 630-773-0350

Itasca, IL 60143

Email: jimmensing@itascabank.com

Petitioner's Name(s): James R. Mensching, President

Address(es): 308 W. Irving Park Road

Phone: 630-773-0350

Itasca, IL 60143

Email: jimmensing@itascabank.com

Agent or Attorney (if applicable)

Site Planner or Engineer (if applicable)

Name: _____

Name: Steve Gruber

Firm: _____

Firm: Targin Signs

Address: _____

Address: 160 East Irving Park Road

Wood Dale, IL 60191

Phone: _____

Phone: Cell: (630) 240-7707

Email: _____

Email: planetsign@sbcglobal.net

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE Itasca Bank & Trust Co. DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: _____

[Handwritten Signature]

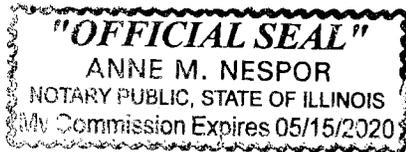
Date: _____

2-4-20

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 4th DAY OF February, 2020

[Handwritten Signature]
NOTARY PUBLIC



ORDINANCE NO. 1894-18

AN ORDINANCE AMENDING CHAPTER 13 OF THE ITASCA ZONING ORDINANCE

WHEREAS, the Village of Itasca has received an increasing number of petitions for variances to allow dynamic display signs which are currently prohibited by the Itasca Zoning Ordinance; and

WHEREAS, the Village of Itasca wishes to amend its Zoning Ordinance to permit dynamic display signs in certain districts and limitations; and

WHEREAS, a public hearing was held before the Itasca Plan Commission on September 19, and October 17, 2018, pursuant to public notice as required by law; and

WHEREAS, the Village of Itasca Plan Commission voted to recommend that the Village authorities approve the text amendments to the Village Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: Section 13.01(14) of the Village Zoning Ordinance shall be amended as follows:

14. ~~No Dynamic Display Prohibited~~ Signs. ~~No dynamic display signs,~~ flashing, ~~moving, rotating, or animated signs,~~ or revolving beacons shall be permitted.

SECTION TWO: A new subsection, (27), shall be added to Section 13.01 and will read as follows:

27. Dynamic Display signs, as defined in Section 3 of the Zoning Ordinance, are subject to the following, in addition to other applicable regulations and restrictions contained in this ordinance, regardless of the content of the messages on said signs:

a. Dynamic Display signs are permitted by right in B-1, B-2, B-3, ROC, O-R, and M Zoning Districts when lot lines do not directly adjoin an existing residential use or property.

b. Dynamic Display signs may be allowed by Special Use Permit in accordance with the provisions of Section 14 of the Zoning Ordinance on property featuring school, church, governmental, or other similar institutional uses in R-1, R-2, and R-3 zoning districts and those lots in the B-1, B-2, B-3, ROC, O-R, and M Zoning Districts which are adjacent to existing residential use or property.

c. The dynamic display component of a sign shall comprise no more than 40% of the total allowable sign face area and may only be installed in monument style signs. Such panels may not be installed in other types of signs such as pole, pylon, wall, window signs, etc.

d. The dynamic display component of a sign must be accessory to the primary ground

sign; the panel must be mounted or located below the primary business/location identification area.

e. All messages, images, and transitions must be static- without motion, illusion of motion, animation, flashing, video, or other special effects. No live or pre-recorded video is permitted.

f. All transitions between messages must be instantaneous.

g. Messages must be complete in and of themselves, without continuation of content or sequencing from one message to the next.

h. Messages cannot change more than once every 60 seconds.

i. Dynamic display signs adjacent to or located within residential uses or property are to be powered off between the hours of 10pm and 7am.

j. The dynamic display portion of the sign shall include a control panel to regulate the intensity of illumination. The module must include dimmer controls which can be adjusted to meet Village light emission standards and eliminate any light spillover at the lot line. Proof of such module controls must be presented at the time of permit application. The dynamic display portion of the sign shall have the same appearance in terms of brightness as non-dynamic display signs at all times of day and under all weather conditions. No dynamic display sign shall be of such intensity or brilliance as to impair the driver's operation of a motor vehicle or interfere with the effectiveness of an official traffic sign, control device, or signal. Dynamic display signs shall be dimmed after sunset and adjusted seasonally to account for dusk.

k. The dynamic display sign shall be designed and equipped so that if the display should fail, the display shall immediately discontinue, turn black, or shut off until the appropriate repair can be made.

l. Off premise advertising is prohibited by Section 13.01(13) of the Zoning Ordinance.

m. Failure to comply with the standards of the Village ordinances and conditions of approval will require that the owner immediately discontinue the use of the dynamic display portion of the sign.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provision of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect on November 21, 2018 and after its passage, approval, and publication in pamphlet form.

AYES: TRUSTEES AIANI HOWER LATORIA LEAHY MADARAS SANTORSOLA

NAYES: NONE

ABSENT: NONE

ABSTAIN: NONE

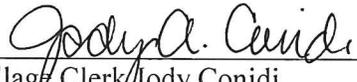
APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 20th day of November, 2018.

APPROVED:

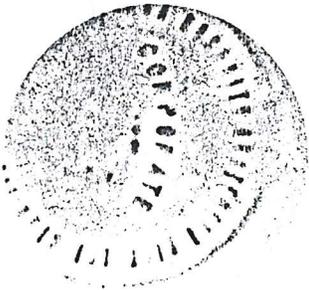


Village President Jeffrey J. Pruyn

ATTEST:



Village Clerk Jody Conidi





Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: MARCH 18, 2020

PC 20-005

TITLE: Text Amendments to Dynamic Sign Regulations

PROPOSAL: The Village of Itasca is requesting the following:

1. Text Amendment to Section 13.01-27 of the Zoning Ordinance regarding Dynamic Sign Regulations pertaining to the following:
 - a. Minimum required duration/time of a single message.
 - b. Shut-off times for Dynamic Signs in or adjacent to residential zoning or uses.

BACKGROUND

In November 2018, the Village Board approved Ordinance 1894-18 amending Chapter 13 of the Itasca Zoning Ordinance related to Sign Regulations to permit either by right or special use Dynamic Signs in various parts of the community as well as associated regulations regarding the design/construction of such a sign and the manner in which dynamic signs can be operated.

Since the approval of the text amendment, there have been a number of dynamic signs that have been installed. There also have been a number of Special Use and Variance requests for the installation of dynamic signs, including:

1. Itasca Bank & Trust – 308 W. Irving Park Rd.
2. St. Luke’s Church – 410 S. Rush St.
3. St. Peter’s Church – 524 N. Rush St.
4. Lion’s Club – 128 W. Orchard

The construction of the dynamic signs at the above listed properties have raised concerns regarding whether they can effectively be used as dynamic signs and impacts the signs have on adjacent and nearby properties, especially in residential areas.

The current regulation requires that the sign remain static for a minimum of one minute before changing the messaging/image. The concern with this time period is that it does not allow for the sign to be effectively used as a dynamic sign since the messaging/image has to remain static for a minimum of one minute.

The one-minute restriction was placed based on safety concerns that signs changing too fast will distract drivers and lead to a higher number of vehicle crashes and pose a danger to other motorists and pedestrians.

The U.S. Department of Transportation – Federal Highway Administration conducted a recent study on the impact of dynamic (or electronic signage) on a driver’s attention and the potential safety impacts of such signage. The study found that signage that changed approximately every 10 seconds did not provide enough of a distraction to prevent the driver from focusing on their main task of operating a vehicle. However, the study acknowledges that there a multitude of variables that can occur and the study does not take into consideration all these variables and the impacts they have on a driver’s ability to safely operate the vehicle.

The second concern raised with the recent construction of dynamic signs specifically in or adjacent to residential zoning or uses is the brightness of the signs and the adverse impact they may have on residents. The current required shut-off time of 10 PM allows for the sign to be on sun set, especially in the winter months.

TEXT AMENDMENTS

Village Staff are proposing the following two text amendments to the dynamic sign regulations:

1. Amend Section 13.01-27-h to allow for messages to be static for a minimum of fifteen (15) seconds.
2. Amend Section 13.01-27-i to require dynamic signs in or adjacent to residential zoning or uses to be powered off between 8 pm and 7 am.

STAFF RECOMMENDATION

Staff recommends approval of the draft text amendments regarding dynamic sign regulations pertaining to the minimum time lime messages must be static and the shut-off times for signs in or adjacent to residential zoning or uses.

DOCUMENTS ATTACHED

1. Exhibit A: Red-Line Zoning Ordinance Text Amendments – Section 13.01-27
2. Exhibit B: Clean Copy Zoning Ordinance Text Amendments – Section 13.01-27
3. Exhibit C: Excerpt of *CEVMS and Driver Visual Behavior Study - Peer reviewed report*

27. Dynamic Display signs, as defined in Section 3 of the Zoning Ordinance, are subject to the following, in addition to other applicable regulations and restrictions contained in this ordinance, regardless of the content of the messages on said signs:
- a. Dynamic Display signs are permitted by right in B-1, B-2, B-3, ROC, O-R, and M Zoning Districts when lot lines do not directly adjoin an existing residential use or property.
 - b. Dynamic Display signs may be allowed by Special Use Permit in accordance with the provisions of Section 14 of the Zoning Ordinance on property featuring school, church, governmental, or other similar institutional uses in R-1, R-2, and R-3 zoning districts and those lots in the B-1, B-2, B-3, ROC, O-R, and M Zoning Districts which are adjacent to existing residential use or property.
 - c. The dynamic display component of a sign shall comprise no more than 40% of the total allowable sign face area and may only be installed in monument style signs. Such panels may not be installed in other types of signs such as pole, pylon, wall, window signs, etc.
 - d. The dynamic display component of a sign must be accessory to the primary ground sign; the panel must be mounted or located below the primary business/location identification area.
 - e. All messages, images, and transitions must be static- without motion, illusion of motion, animation, flashing, video, or other special effects. No live or pre-recorded video is permitted.
 - f. All transitions between messages must be instantaneous.
 - g. Messages must be complete in and of themselves, without continuation of content or sequencing from one message to the next.
 - h. Messages cannot change more than once every 1560 seconds.
 - i. Dynamic display signs adjacent to or located within residential uses or property are to be powered off between the hours of 8 P.M. and 7 A.M.~~10pm and 7am.~~
 - j. The dynamic display portion of the sign shall include a control panel to regulate the intensity of illumination. The module must include dimmer controls which can be adjusted to meet Village light emission standards and eliminate any light spillover at the lot line. Proof of such module controls must be presented at the time of permit application. The dynamic display portion of the sign shall have the same appearance in terms of brightness as non-dynamic display signs at all times of day and under all weather conditions. No dynamic display sign shall be of such intensity or brilliance as to impair the driver's operation of a motor vehicle or interfere with the effectiveness of an official traffic sign, control device, or signal. Dynamic display signs shall be dimmed after sunset and adjusted seasonally to account for dusk.
 - k. The dynamic display sign shall be designed and equipped so that if the display should fail, the display shall immediately discontinue, turn black, or shut off until the appropriate repair can be made.
 - l. Off premise advertising is prohibited by Section 13.01(13) of the Zoning

Ordinance.

- m. Failure to comply with the standards of the Village ordinances and conditions of approval will require that the owner immediately discontinue the use of the dynamic display portion of the sign.

27. Dynamic Display signs, as defined in Section 3 of the Zoning Ordinance, are subject to the following, in addition to other applicable regulations and restrictions contained in this ordinance, regardless of the content of the messages on said signs:
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 - f. All transitions between messages must be instantaneous.
 - g. Messages must be complete in and of themselves, without continuation of content or sequencing from one message to the next.
 - h. Messages cannot change more than once every 15 seconds.
 - i. Dynamic display signs adjacent to or located within residential uses or property are to be powered off between the hours of 8 P.M. and 7 A.M.
 - j. The dynamic display portion of the sign shall include a control panel to regulate the intensity of illumination. The module must include dimmer controls which can be adjusted to meet Village light emission standards and eliminate any light spillover at the lot line. Proof of such module controls must be presented at the time of permit application. The dynamic display portion of the sign shall have the same appearance in terms of brightness as non-dynamic display signs at all times of day and under all weather conditions. No dynamic display sign shall be of such intensity or brilliance as to impair the driver's operation of a motor vehicle or interfere with the effectiveness of an official traffic sign, control device, or signal. Dynamic display signs shall be dimmed after sunset and adjusted seasonally to account for dusk.
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CEVMS and Driver Visual Behavior Study - Peer reviewed report

General Discussion

This study was conducted to investigate the effect of CEVMS on driver visual behavior in a roadway driving environment. An instrumented vehicle with an eye tracking system was used. Roads containing CEVMS, standard billboards, and control areas with no off-premise advertising were selected. The CEVMS and standard billboards were measured with respect to luminance, location, size, and other relevant variables to characterize these visual stimuli. Unlike previous studies on digital billboards, the present study examined CEVMS as deployed in two United States cities and did not contain dynamic video or other dynamic elements. The CEVMS changed content approximately every 8 to 10 seconds, consistent within the limits provided by FHWA guidance.⁽²⁾ In addition, the eye tracking system used had nearly a 2-degree level of resolution that provided significantly more accuracy in determining what objects the drivers were gazing or fixating on as compared to some previous field studies examining CEVMS.

Conclusions

Do CEVMS attract drivers' attention away from the forward roadway and other driving relevant stimuli?

Overall, the probability of looking at the road ahead was high across all conditions. In Reading, the CEVMS condition had a lower proportion of gazes to the road ahead than the standard billboard condition on the freeways. Both of the off-premise advertising conditions had a lower proportion of gazes to the road ahead than the control condition on the freeway. The lower proportion of gazes to the road ahead can be attributed to the overall distribution of gazes away from the road ahead and not just to the CEVMS. On the other hand, for the arterials the CEVMS and standard billboard conditions did not differ from each other, but both had a lower proportion of gazes to the road ahead compared to the control. In Richmond there were no differences among the three advertising conditions on the arterials. However, for the freeways the CEVMS and standard billboard conditions did not differ from each other but had a lower proportion of gazes to the road ahead than the control.

The control conditions differed across studies. In Reading, the control condition on arterials showed 92 percent for gazing at the road ahead while on the freeway it was 86 percent. On the other hand, in Richmond the control condition for arterials was 78 percent and for the freeway it was 92 percent. The control conditions on the freeway differed across the two studies. In Reading there were businesses off to the side of the road; whereas in Richmond the sides of the road were mostly covered with trees. The control conditions on the arterials also differed across cities in that both contained businesses and on-premise advertising; however, in Reading arterials had four lanes and in Richmond arterials had six lanes. The reason for these differences across cities was that these control conditions were selected to match the other conditions (CEVMS and standard billboards) that the drivers would experience in the two respective cities. Also, the selection of DCZs was obviously constrained by what was available on the ground in these cities.

The results for the off-premise advertising conditions are consistent with Lee et al., who observed that 76 percent of drivers' time was spent looking at the road ahead in the CEVMS scenario and 75 percent in the standard billboard scenario.⁽⁹⁾ However, it should be kept in mind that drivers did gaze away from the road ahead even when no off-premise advertising was present and that the presence of clutter or salient visual stimuli did not necessarily control where drivers gazed.

Do glances to CEVMS occur that would suggest a decrease in safety?

In DCZs containing CEVMS, about 2.5 percent of the fixations were to CEVMS (about 2.4 percent to standard billboards). The results for fixations are similar to those reported in other field data collection efforts that included advertising signs. ^(12,11,9,13) Fixations greater than 2,000 ms were not observed for CEVMS or standards billboards.

However, an analysis of dwell times to CEVMS showed a mean dwell time of 994 ms (maximum of 1,467 ms) for Reading and a mean of 1,039 ms (maximum of 2,270 ms) for Richmond. Statistical comparisons of average dwell times between CEVMS and standard billboards were not significant in Reading; however, in Richmond the average dwell times to CEVMS were significantly longer than to standard billboards, though below 2,000 ms. There was one dwell time greater than 2,000 ms to a CEVMS across the two cities. On the other hand, for standard billboards there were three long dwell times in Reading; there were no long dwell times to these billboards in Richmond. Review of the video data for these four long dwell times showed that the signs were not far from the forward view when participants were fixating. Therefore, the drivers still had access to information about what was in front of them through peripheral vision.

As the analyses of gazes to the road ahead showed, drivers distributed their gazes away from the road ahead even when there were no off-premise billboards present. Also, drivers gazed and fixated on off-premise signs even though they were generally irrelevant to the driving task. However, the results did not provide evidence indicating that CEVMS were associated with long glances away from the road that may reflect an increase in risk. When long dwell times occurred to CEVMS or standard billboards, the road ahead was still in the driver's field of view.

Do drivers look at CEVMS more than at standard billboards?

The drivers were generally more likely to gaze at CEVMS than at standard billboards. However, there was some variability between the two locations and between type of roadway (arterial or freeway). In Reading, the participants looked more often at CEVMS when on arterials, whereas they looked more often at standard billboards when on freeways. In Richmond, the drivers looked at CEVMS more than standard billboards no matter the type of road they were on, but as in Reading the preference for gazing at CEVMS was greater on arterials (68 percent on arterials and 55 percent on freeways). The slower speed on arterials and sign placement may present drivers with more opportunities to gaze at the signs.

In Richmond, the results showed that drivers gazed more at CEVMS than standard billboards at night; however, for Reading no effect for time of day was found. CEVMS do have higher luminance and contrast than standard billboards at night. The results showed mean luminance of about 56 cd/m² in the two cities where testing was conducted. These signs would appear clearly visible but not overly bright.

Summary

The results of these studies are consistent with a wealth of research that has been conducted on vision in natural environments. (26,22,21) In the driving environment, gaze allocation is principally controlled by the requirements of the task. Consistent results were shown for the proportion of gazes to the road ahead for off-premise advertising conditions across the two cities. Average fixations were similar to CEVMS and standard billboards with no long single fixations evident for either condition. Across the two cities, four long dwell times were observed: one to a CEVMS on a freeway in the day, two to the same standard billboard on a freeway (once at night and once in the daytime), and one to a standard billboard on an arterial at night. Examination of the scene video and eye tracking data indicated that these long dwell times occurred when the billboards were close to the forward field of view where peripheral vision could still be used to gather visual information on the forward roadway.

The present data suggest that the drivers in this study directed the majority of their visual attention to areas of the roadway that were relevant to the task at hand (i.e., the driving task). Furthermore, it is possible, and likely, that in the time that the drivers looked away from the forward roadway, they may have elected to glance at other objects in the surrounding environment (in the absence of billboards) that were not relevant to the driving task. When billboards were present, the drivers in this study sometimes looked at them, but not such that overall attention to the forward roadway decreased.

Limitations of the Research

In this study the participants drove a research vehicle with two experimenters on board. The participants were provided with audio turn-by-turn directions and consequently did not have a taxing navigation task to perform. The participants were instructed to drive as they normally would. However, the presence of researchers in the vehicle and the nature of the driving task do limit the degree to which one may generalize the current results to other driving situations. This is a general limitation of instrumented vehicle research.

The two cities employed in the study appeared to follow common practices with respect to the content change frequency (every 8 to 10 seconds) and the brightness of the CEVMS. The current results would not generalize to situations where these guidelines are not being followed.

Participant recruiting was done through libraries, community centers and at a university. This recruiting procedure resulted in a participant demographic distribution that may not be representative of the general driving population.

The study employed a head-free eye tracking device to increase the realism of the driving situation (no head-mounted gear). However, the eye tracker had a sampling rate of 60 Hz, which made determining saccades problematic. The eye tracker and analyses software employed in this effort represents a significant improvement in technology over previous similar efforts in this area.

The study focused on objects that were 1,000 feet or less from the drivers. This was dictated by the accuracy of the eye tracking system and the ability to resolve objects for data reduction. In addition, the geometry of the roadway precluded the consideration of objects at great distances.

The study was performed on actual roadways, and this limited the control of the visual scenes except via the route selection process. In an ideal case, one would have had roadways with CEVMS, standard billboards, and no off-premise advertising and in which the context surrounding digital and standard billboards did not differ. This was not the case in this study, although such an exclusive environment would be inconsistent with the experience of most drivers. This presents issues with the interpretation of the specific contributions made by billboards and the environment to the driver's behavior.

Sign content was not investigated (or controlled) in the present study, but may be an important factor to consider in future studies that investigate the distraction potential of advertising signs. Investigations about the effect of content could potentially be performed in driving simulators where this variable could be systematically controlled and manipulated.