

**VILLAGE OF ITASCA
PLAN COMMISSION REGULAR MEETING
FINAL MINUTES
January, 16 2019**

CALL TO ORDER

The Village of Itasca Plan Commission Meeting was called to order by Chairman Mark Kischner at 7:00 p.m.

ROLL CALL

Present: Chairman Mark Kischner, Commissioners Brendan Daly, Eric Swets, Krista Ray and Lori Drummond

Absent: Commissioners Jeffrey Holmes and Frank Carello

Also Present: Shannon Malik Jarmusz, Senior Planner; Yordana Wysocki, Village Attorney; Amanda Melone, Recording Secretary

PUBLIC HEARING

1. Case #PC 19-001
Petitioner: Joe Haider of the Redmond Company
Owner: Itasca Bank & Trust
Location: 308 W. Irving Park Rd.
Request: Special use, variances, and class I site plan approval for a small addition and site circulation improvements in the B-6 Irving Park Road District

Itasca Bank and Trust is proposing a new design for their building including a small addition that addresses the safety concerns that have arisen from a back entrance and addresses modern banking needs which result in less lobby area being necessary.

The proposed changes to the current Itasca Bank and Trust Design are as follows:

- The original design for the Irving Park Road location was built to have a back entrance. The current East entrance would now service as the main entrance and allow customers to walk in without the walking through the drive through area.
- An existing parking area south of the drive through lanes will now be designated employee only.
- Special Use for Itasca Bank and Trust drive through.
- Variance for vehicle stacking requirements for banks.
- Variance to exceed maximum height of sign above curb level.

The Community Development staff and the Plan Commission members are concerned with the width of an existing drive aisle lane which appears to measure 15 feet where 24 feet is required by Code. There are concerns with emergency vehicle access and sharp turns for passenger vehicles.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

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

1. Permit documents must be in substantial compliance with the Plan Commission and Village Board submittals.
2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
3. The variances will become null and void if permits have not been applied for or an occupancy certificate has not been issued within one year.
4. Approval is subject to final engineering.
5. Approval is subject to Itasca Fire District review and approval.
6. Approval is subject to the recommendations of the Historical Commission.
7. Staff recommends elimination of the illuminated acrylics decorative fin proposed below the new sign.
8. Required bicycle parking marked must comply with section 12.09 (a) of that zoning ordinance.

Shannon Malik Jarmusz stated that the Village of Itasca has received one inquiry from the public from the resident at 317 Grove St. to review plans with no formal feedback. She then took a voice vote polling all of the members and they all were in agreement with the findings of facts for both the variance and special use.

PUBLIC COMMENT

No audience comment.

MOTION

A motion was made by Commissioner Lori Drummond, seconded by Commissioner Swets to approve 19-001 Conditions 1-8, with the exception of the #6's elimination of lighting. The lighting was approved with restrictions including: no color change. The Special use, variances, and class I site plan approval for a small addition and site circulation improvements in the B-6 Irving Park Road District. Whereas the vote was unanimous and the motion passed.

2. Case #PC 19-002
Petitioner: Mark Dudek of Gullo International Development Corporation
Owner: Itasca Centro LLC
Location: 360 N. Rohlwing Rd., 1215 and 1251 W. Irving Park Rd.
Request: Special use and variances for off-site semi-truck and trailer parking and screening in the B-2 Community Business District and B-3 Service Business District.

Gullo International gave a brief presentation to the Plan Commission about obtaining a special use for a parking lot to have truck storage. This would be a temporary use of the land to offset costs of planning for a long term residential and commercial redevelopment on the site.

Originally two variances were proposed for the fencing and the front yard setback. The plan was modified to eliminate the need for the variance related to parking in the front yard setback.

Numerous residents expressed their concern with the truck parking temporary use because of traffic potentially increasing and potentially cutting through residential areas.

Some Plan Commission members expressed the willingness to work with the developer as the area discussed has been in bad shape for some time and needs to be redeveloped. There have been other requests for development on the site and the residents have not been supportive of any redevelopment concepts to date and the site will not remain vacant forever.

After some discussion, the Plan Commission explained to the developer that they could address the concerns of the Commission and residents and come back to the next meeting with solutions. The Plan Commission could then vote on the topic at the next meeting.

The other option for the developer is to request a vote today based on the information presented and the testimony of the petitioner and public. The developer chose to bring this item back to the Commission in one month at the next Plan Commission meeting on February 26, 2019.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Should the Plan Commission make a recommendation of approval, staff suggests including the following conditions, which are consistent with typical Village approvals. The recommended conditions are also based in part on guidance within the Zoning Ordinance on the operation of truck terminals:

1. Permits are required for fence installation and parking lot striping. Permit documents must be in substantial compliance with Plan Commission/Village Board submittal.
2. The project must comply with all Village Ordinances, Building Codes, and the DuPage County Stormwater Ordinance.

3. The Special Use is for the current property owner only. Should the current owner, Itasca Centro LLC, DBA Gullo International Development Corporation cease to operate and manage the off-site parking at this location or sell the property, the special use will become null and void and subsequent owners would need to reapply for special use consideration.
4. Ample backing, turning, parking, and drive aisle areas must be maintained.
5. The property, including the parking lot and fence, must be maintained in good condition at all times. Parking spaces and drive aisles should be clearly delineated with striping, potholes and debris must be removed. Prior to Village Board consideration, please provide details on how waste will be managed.
6. This special use is subject to the M Limited Manufacturing District performance standards of the Zoning Ordinance which prohibit objectionable noise, odor, dust, smoke, gas fumes and vapor.
7. The number of vehicles with engines operating at one time shall not exceed four.
8. There shall be no motor vehicle maintenance or engine work on the lot.
9. No vehicle fueling may occur on site. No tanker trailers shall be permitted.
10. No parking or standing of trucks is permitted on public streets; the weight of trucks using public streets is regulated by the Village of Itasca Municipal Code.
11. Semi-trailers are limited to the Design Vehicle Dimensions established by the Illinois Department of Transportation.
12. Operational hours are limited to 6:00am- 8pm Monday through Friday and Saturday 8am- 12noon.
13. Sleeping on the premises or in vehicles is prohibited.
14. No visitors or delivers may be received by truck operators.
15. Provide an updated site plan to address the following prior to being scheduled for Village Board consideration:
 - a. The existing westernmost access point along Irving Park Rd. should be closed due to conflicts with the proposed parking.
 - b. Eliminate all parking spaces proposed within the public right-of-way and 25' front yard setback.
 - c. The proposed screening fence should not encroach over any lot line or into the public right-of-way, which is under IDOT control. Please clarify how this will function and eliminate encroachment. Modify proposed fence from 6' in height to 8'.
16. Parking will be limited to the number of spaces indicated on the approved site plan. Clarify how many individual lease agreements will be granted for off-site parking. Lease agreements are null and void upon expiration of the special use period or if the special use is revoked at any time.
17. Approval of this interim use is intended to facilitate the overall comprehensive redevelopment of this site with a mixed use residential townhome and commercial project. The applicant must be working toward a redevelopment plan during the special use period.
18. The special use will expire no later than 24 months from the date of Village Board approval. Any request to extend the special use shall be submitted in writing to the

Community Development Director along with a progress report on the site development plan, demonstrating substantial progress toward redevelopment. Such request and progress report must be submitted with six months' notice to allow for ample time to review the request and schedule required public meetings.

19. The screening fence must be removed within 30 days of the expiration or revocation of the special use.
20. Any vehicles, trailers, equipment, or fencing remaining on site following the conclusion or revocation of the special use will be subject to a penalty of \$750 per item, per day.
21. Failure to comply with the conditions of the special use permit will result in immediate revocation of the special use.

PUBLIC COMMENT

Numerous members of the public came in with concerns with trucks in there residential neighborhoods and concerns about the eye sore it would cause for the Village of Itasca. They felt that it was a safety issue because this really aren't any safety procedures that have been discussed in regards to overnight security, the type of people this will bring to town, and the concern big trucks traveling on streets with no sidewalks.

MOTION

The Commission member Krista Ray, seconded Commissioner Brendan Daly made a motion to continue the discussion of the Special use and variance for offsite semi-truck and trailer parking and screening in the B-2 Community Business District and B-3 Service Business District with Gullo international. All members were in approval and the motion passed.

REGULAR MEETING AGENDA

ROLL CALL

Present: Chairman Kischner, Commissioners Daly, Swets, Drummond and Ray

Absent: Commissioner Holmes and Carello

MINUTES

Commissioner Daly made a motion to approve the minutes from December 19, 2018 as amended to change the mention of Mark Kischner as making a motion and deleting an old piece of information from a prior meeting, Commissioner Krista Ray seconded the motion. Motion carried by unanimous voice vote by the members present.

NEW BUSINESS

No report.

PUBLIC COMMENT

No audience comment.

ADJOURNMENT

Commissioner Krista Ray moved to close the meeting. Commissioner Swets seconded the motion. The motion carried with unanimous approval and the December 19, 2018 meeting adjourned at 10:14 p.m.

NEXT SCHEDULED MEETING

The next regular meeting is scheduled for Tuesday, February 26, 2019 at 7:00 p.m.