



Village of Itasca
Community Development Committee Workshop
Tuesday, January 26, 2021
7:00 p.m.
Itasca Municipal Complex, Board of Trustees Room

1. Call to Order

Mayor Pruyn called to order the Community Development Committee Workshop at 7:05 p.m.

2. Roll Call

PRESENT: Mayor Jeff Pruyn, Trustee Mike Latoria (Chair), Trustee Dino Gavanis (Co-Chair), Trustee Ellen Leahy, Trustee Jeff Aiani, Trustee Frank Madaras.

ABSENT: None.

VIA ZOOM: Trustee Kathy Linsner.

Others Present: Bridge Development Partners Senior Vice President of Development Mark Houser and Partner of Chicago Region Nick Siegel, Community Development Director Shannon Malik Jarmusz, Village Administrator Carie Anne Ergo, Deputy Clerk Deanne Curelo, Village Clerk Jody Conidi.

3. Pledge of Allegiance

Mayor Pruyn led the Pledge of Allegiance.

6. New Business

a. Itasca Data Center Campus Proposal – 400 East Orchard Street

Village Attorney Hervas explained committee workshops are informal advisory opportunities for developers to see how boards feel about proposals whereas public hearings are part of a formal process involving Plan Commission review and legally posted public hearings.

Bridge Development Partner Siegel presented a proposal from Bridge Digital Infrastructure for the Itasca Data Center Campus on property to be purchased from the Itasca Country Club, 400 East Orchard Street. The Itasca Data Center Campus covers 34 acres of Itasca Country Club property along Prospect Avenue and includes three buildings with Building 1 being built first and Buildings 2 and 3 over time. Heavily landscaped setbacks will hide the view of the buildings with 200' setbacks on the west sides of Buildings 1, 2, and 3 and a 100' setback on the north side of Building 3. Outdoor equipment will be screened and located on the east side of the buildings. The campus will have 300 parking spaces with 68 spaces on the west and 32 spaces on the east sides of each building. The buildings will feature glass and brick material in neutral colors. Each building will have two interior stories, 100,000 square feet of indoor space, a 44' clear height (interior flooring to ceiling), six feet of additional roof height, and a total exterior height of 50'.

Partner Siegel reported the Itasca Country Club owner confirmed if a data center is approved the remaining property would remain open space and the deed would

restrict the site to only being used as a golf course, but if the data center was denied, the entire property would be sold for residential development.

Mayor Pruyn, Trustee Leahy, and Trustee Aiani expressed the best use of the property for the Village would be for the property to remain zoned R-1 for low density housing. Mayor Pruyn reported R-1 would support the economic development by adding heads in beds to support local businesses. Trustee Aiani will not support any data center proposal on an R-1 site.

Trustee Gavanis is concerned about the location, amount of acreage, and environmental impacts, and wants more residents in the downtown area to support the long-term goals to increase density downtown.

Trustee Linsner would not support a data center because residents bought property along the Itasca Country Club knowing the club was zoned R-1 unless residents preferred a data center to more homes and the footprint was decreased.

Partner Siegel expressed an interest in making changes to the proposal to gain more support including reducing size, footprint, heights, and number of buildings, and having a workshop to address homeowner concerns.

4. Audience Participation

Fourteen residents and one non-resident provided comments opposed the proposal, which included:

- Having purchased property next to the Itasca Country Club as zoned R-1
- The data center could be smaller and relocated
- The data center is too large and would be visible
- A data center would have a negative impact
- The footprint of the second proposal is larger than the first
- The renderings indicate the property is flat but the land is not flat and Building 1 would be much higher than Building 3
- Water flow from the neighborhood naturally flows through that property
- Residential property values would decrease
- A data center is out of place for that location
- Back yards north of the property experience flooding and a development would cause basement flooding
- The proposal did not address how it would benefit residents
- The proposal needs to address storm water and direct economic development
- The owner is threatening a residential development if the data center is denied
- The Itasca Country Club is a crown jewel
- Residents live here because of the community not lower taxes
- Wanting to support developments that bring vitality and business to downtown
- An area of the Public Works property would be a better site

2 residents provided comments in favor of the proposal, which included:

- A \$27 million referendum was passed to help schools and more homes would increase enrollment
- The owner does not owe the Village anything and has the right to remove all green space
- The proposal would increase tax dollars for all taxing bodies.

Village Administrator Ergo reported data centers are projected to be in a growth mode and data centers range considerably in size and scope. This proposal is for one of the largest sized data centers.

5. Old Business

No Old Business.

7. Closed Session

No Closed Session.

8. Adjournment

Trustee Gavanis moved to adjourn the Community Development Committee Workshop at 8:48 p.m. Trustee Aiani seconded.

Roll Call:

Aye – Trustees Aiani, Gavanis, Latoria, Leahy, Linsner, Madaras.

No – None.

Absent – None.

MOTION APPROVED.

Submitted this 26th day of January 2021:



Jody A. Condi, Village Clerk