



Village of Itasca  
Community Development Committee Meeting Minutes  
Tuesday, February 11, 2020  
6:00 p.m.  
Itasca Municipal Complex, Board of Trustees Room

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**1. Call to Order**

The Community Development Committee Meeting was called to order by Trustee Latoria at 6:04 p.m.

**2. Roll Call**

PRESENT: Mayor Jeff Pruyn, Trustee Mike Latoria (Chair), Trustee Ellen Leahy, Trustee Jeff Aiani.

ABSENT: Trustee Kathy Linsner, Trustee Frank Madaras, Trustee Dino Gavanis (Co-Chair).

Others Present: Community Development Director Shannon Malik Jarmusz, Village Administrator Carie Anne Ergo, Village Attorney Chuck Hervas, Village Clerk Jody Conidi.

**3. Pledge of Allegiance**

Trustee Latoria led the Pledge of Allegiance.

**4. Audience Participation**

No Audience Participation.

**5. Meeting Minutes**

**a. Community Development Committee Meeting Minutes – December 17, 2019**

Trustee Aiani moved to approve the Community Development Committee Meeting Minutes for December 17, 2019. Trustee Latoria seconded. Motion carried by unanimous voice vote.

**6. Old Business**

**7. New Business**

**b. Zoning Districts Discussion**

Village Administrator Ergo introduced resident Larry Swets, 516 North Arlington Heights Road, representing Itasca Country Club for discussion and direction on redeveloping and rezoning the property zoned R1 to allow a data center on the east side of the property with designated green space in the middle.

Trustee Linsner arrived at 6:08 p.m.

Swets provided a history of purchasing the Itasca Country Club five years ago to avoid foreclosure, entering a five-year no development agreement with the club's members that expired in September 2019, and having received offers over the years from home builders to build up to 288 new homes without the need for any variances or zoning changes. Swets explained the game of golf has changed from a

five-hour 18-hole game to a shorter game or practice and the club opened a public restaurant to recover lost golf revenue.

Trustee Aiani stated although development is inevitable he does not support industry on the property and zoning should stay R1.

Swets stated the Itasca Country Club has 500 members, wanting to know the interest level of the Village Board before opening discussions with the members to narrow any uncertainty, and an interest in a conservation easement on the remaining area east of the clubhouse to retain the green space.

Mayor Pruyn stated only supporting business zoning for a data center with a 300-foot buffer between the data center and existing houses, a residential development would cost the Village money, the existing homeowners on the golf course would benefit from a data center versus additional homes, and the school district would prefer a data center.

Trustee Madaras arrived at 6:20 p.m.

Trustee Latoria stated Swets has kept his word and done everything he said he would do with the golf course, a data center is less intrusive and noisy with less traffic than new homes, and an openness to a data center depending on exact location.

Swets reported Microsoft purchased 40 acres in Elk Grove Village for a data center and will build two more within an eight-mile radius, the ComEd site on Prospect Avenue is a premium site in Illinois, and building across from the ComEd site and the Wastewater Treatment Plant would save Microsoft millions in connection costs for electricity and water.

Trustee Latoria is open to a data center because the property will be developed, the data center benefits the Village, and a data center is quieter than additional houses or other buildings.

Mayor Pruyn does not want other types of businesses.

Swets stated most houses in the northern area of the property currently have an obstructive view of the golf course; after the data center, houses in the northeast would view a landscaped park, houses with backyards facing east toward golf course hole 12 would view a berm with trees, and houses with backyards toward golf course hole 11 would have no view change.

Swets reported there is a plan for a meaningful investment into the club to enhance recreational experiences including expanding the cart shed north to bring the pool into a more central location, moving from a long golf game to putting and driving areas, adding golf simulators, three bar curling courts, and an ice rink, and having a snow making machine for sledding and cross country skiing with one- and two-mile trails. The country club has 120 acres with 80 acres from the creek to Prospect Avenue to allow a conservation area under a steward with a 99-year lease and the conservation area would end at the creek and would not include the clubhouse.



Village Administrator Ergo reported the data center be on Prospect Avenue located across from Wastewater Treatment Plant and would be a very non-descriptive 2-3 story building, data centers use lots of energy and water to cool down equipment, the property is recommended R1 with B2 across street, the Village Board can approve a data center in B2 as a special use and do conditional period of B2 to allow construction to begin, data center owners will not consider this site until knows can build by spec, and the concern for the Village is approving conditional zoning and a plan and then the project does not move forward so there needs to be a reversion so the property does not stay B2.

Trustee Leahy is open to a data center but is concerned for impacted residents.

Swets reported the end users of the building are committed to the building being more camouflaged than residents would want by adding the berms and landscaping.

Trustee Latoria is open to a data center and the benefits outweigh the negatives especially with a conservation area.

Swets stated the conservation easements would be triangulated south of the data center and along Prospect Avenue, and site plan can have conditions for berms and landscaping.

Trustee Linsner prefers a data center over additional houses.

Village Administrator Ergo recapped 80 acres would be conserved, 40 acres would be used for a data center in the northeast quadrant of R1 zone, a data center would reduce the uncertainty of additional houses for a higher use of residential land, a data center would be a long-term sustainable business plan for the country club, a data center would offer as few access points as possible and only using Prospect Avenue, a parking lot of 30 parking spaces would have lighting focused on the ground and sides of the building, and staffing would be 15 full-time employees working three 8-hour shifts during a seven-day work week.

Swets reported owning parcels on South Maple Street and wanting to create a walkable dining experience in the 100 block of South Maple Street, the block has three houses and three vacant lots, a development would maintain the historical integrity from the street's perspective and include a micro distillery, entertainment, restaurants, and coffee shop on Maple and Walnut Streets with a walk path through the properties and a connection to the river walk, and the area is zoned B5 and R3.

Trustee Latoria supports the idea.

Mayor Pruyne recapped the four owners of the 100 block of South Maple and South Walnut are the Village, Trustee Madaras, resident Gerry Danzer, and resident Larry Swets and the four owners could redevelop the block.

Village Administrator Ergo added the alley from Gruber Lane to Grove Street would offer entrances into the buildings and any plans for downtown development would include the Maple Street area and the Itasca Country Club.

Trustee Leahy approved of the idea.

Trustee Leahy departed at 7:45 p.m.

**a. Dynamic Signs Discussion**

Village Administrator Ergo reported staff reviewed Ordinance 1894-18, "An Ordinance Amending Chapter 13 of the Itasca Zoning Ordinance", to show what was changed to the Zoning Ordinance in November 2018 and want to revisit dynamic signs for times between slides.

**8. Closed Session**

No Closed Session.

**9. Adjournment**

Trustee Latoria moved to adjourn the Community Development Committee Meeting at 7:55 p.m. Trustee Aiani seconded. Motion carried by unanimous voice vote.

Submitted this 11th day of February 2020:

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Jody A. Condi, Village Clerk