

**VILLAGE OF ITASCA
PLAN COMMISSION REGULAR MEETING
FINAL MINUTES
March 20, 2019**

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, Brendan Daly, Frank Carello, Eric Swets, Mark Kischner, Jeffery Holmes, Lori Drummond, and Krista Ray

Absent: None

Also Present: Shannon Malik Jarmusz, Director of Community Development; Tony Fioretti, Village Attorney; Paula Borowski, Recording Secretary; Nicole Espedito; Recording Secretary (in training)

PUBLIC HEARING

PC 19-002

Mark Dudek of Gullo International Development Corporation

Itasca Centro LLC

360 N Rohlwing Rd., 1215 and 1251 W Irving Park Rd

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

NOTE: This item was continued from the January 16, 2019 Plan Commission meeting and the petitioner has requested a third continuance to the May 15, 2019 Plan Commission meeting.

Mrs. Malik Jarmusz indicated that the item will be considered at the May 15, 2019 Plan Commission meeting to allow some additional time.

Motion

Commissioner Carello made motion to continue the January 16, 2019 meeting to May 15, 2019 regarding PC19-002, seconded by Commissioner Drummond, motion carried with unanimous approval.

Chairman Closed Public Hearing

REGULAR MEETING AGENDA

ROLL CALL

Present: Commissioners Brendan Daly, Frank Carello, Eric Swets, Jeff Holmes, Krista Ray, Lori Drummond and Chairman Kischner
Absent: None

MINUTES

Commissioner Swets made a motion to approve the minutes from February 26, 2019. Commissioner Holmes seconded the motion. Motion approved unanimously by voice vote.

Abstention: Commissioner Drummond

New Business

PC 19-006

John Florina Jr.

206 George Street

Preliminary Approval for 3 Lot Subdivision

John Florina reviewed his request for preliminary subdivision in October. Chairman Kischner asked what changes have been made since October. John Florina stated the representation is the same except for excluding the 17 feet of right-of-way on George. Mrs. Malik Jarmusz met with John Florina to review the subdivision so he could get started with building on the three lots as they all comply with the subdivision ordinance and no variances are requested.

Staff Recommended Conditions of Approval

1. Final subdivision plat and permit documents must be in substantial compliance with approved preliminary plat as approved by the Plan Commission and Village Board.
2. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, Standard Specifications, and the DuPage County Stormwater Ordinance. Stormwater Volume control BMP's may be required.
3. All Village Board approved proposals are subject to Final Engineering approval.
4. The Subdivision Ordinance requires that street trees be planted for properties affected by a request for subdivision. The requirement is one tree for every 50' of frontage. The new trees must be no smaller than 2" in caliper, measured 1' from the ground. Install new trees where they do not already exist and provide a plan indicating all existing and proposed trees, featuring species, quality, and location information.
5. Existing and proposed lot coverage calculation tables must be provided at the time building permit application. Include service sidewalks, decks, sheds, patios, and any other improvements other than landscaping or grass.
6. An existing tree plan and tree preservation plan is required prior to the development of individual lots.

Note: Mrs. Malik Jarmusz stated in relationship to condition #5 that lot coverage will be verified at the time of building permit submittal.

Commission Carello asked if petitioner was going to develop the lots or just sell them. Mr. Florina stated he always planned to sell lots and not build the homes. Commissioner Daly was concerned with the tree preservation plan and asked staff to verify that the trees planted would not interfere with any overhead wires. Mrs. Malik Jarmusz indicated this will be verified.

Audience Comments

Two audience members indicated their support.

Motion

Commissioner Drummond made a motion to approve a preliminary three lot subdivision subject to staff recommendations 1 thru 5.

The motion was seconded by Commissioner Daly

Roll Call Vote

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

Nays-None

Public Comment

Mr. Paul Petzold wanted to know the status of the WBBM towers.

Project Updates and Announcements

Mrs. Malik Jarmusz stated that the towers and out building were issued a demolition permit. Bridge is coming before the Plan Commission in May for final planned development and final subdivision approval. Chairman Kischner asked what type of demolition it would be. Mrs. Malik Jarmusz stated they have asked Bridge Development to ensure public safety during the demolition.

Starbuck's may be closing the location in Itasca to create a new location with drive-thru capabilities. The new location would be in Wood Dale and staff has received a lot of calls concerning the issue.

Mrs. Malik Jarmusz announced Paula Borowski is leaving her role as recording secretary, however, Nicole Espedito will be the new recording secretary and Paula will provide back up when necessary.

ADJOURNMENT

Commissioner Swets moved to close the meeting. Commissioner Drummond seconded the motion. The motion carried with unanimous approval and the March 20, 2019 meeting adjourned at 7:35 p.m.

NEXT SCHEDULED MEETING

The next regular meeting is scheduled for Wednesday, May 20, 2019 at 7:00 p.m.