



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

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**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**

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**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*

Approved on June 17, 2020

Mo Khan

Mo Khan, Village Planner