



**VILLAGE OF ITASCA
PLAN COMMISSION REGULAR MEETING MINUTES
WEDNESDAY, JUNE 17, 2020 - 7:00 P.M.
PLAN COMMISSION MEETING CONDUCTED THROUGH ZOOM**

REGULAR MEETING AGENDA

1. CALL TO ORDER

Chairman Kischner called the Village of Itasca Plan Commission Regular Meeting to order at 7:01 p.m. on June 17, 2020.

2. ROLL CALL

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

3. ADOPTON OF PLAN COMMISSION PUBLIC HEARINGS PROTOCOLS DURING COVID-19

Chairman Kischner asked if all the Commissioners had an opportunity to review the protocols presented for adoption and asked if they had any questions. Each Commissioner and staff confirmed that they understood the protocols and had no questions.

Call for Motion:

Chairman Kischner asked for a roll call vote to approve the adoption of Plan Commission Public Hearings Protocols during COVID-19.

Motion to approve the adoption of Plan Commission Public Hearings Protocols during COVID-19: Commissioner Swets

Second to Continue: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

Call for Motion:

In consideration of petitioner's time, Chairman Kischner asked for a motion to continue the regular meeting business to after the completion of the Public Hearings.

Motion to continue the regular meeting business to after the completion of the Public Hearings: Commissioner Swets

Seconded: Commissioner Carello

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

PUBLIC HEARINGS

CALL TO ORDER

Chairman Kischner called the Village of Itasca Plan Commission Public Hearings to order at 7:03 p.m.

ROLL CALL

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray; Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

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.

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 19-014 to the Wednesday, July 15, 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, Ray

Nay - None

Recused – Commissioner Swets

Motion Carried

2. Case #: PC-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, Ray; Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In

Petitioner Presentation: Mr. Mike Schatz made a presentation on behalf of the petitioner, Keyence. He noted that they currently have a sign on the southwest corner of the building (313 sq. ft.) and they are requesting a variance to install a duplicate sign on the northeast corner. He noted the western exposure provides great exposure to both I290 and I390 and the additional sign would give exposure to traffic traveling eastbound. He stated that the requested signage is similar to others in the immediate area, including the Westin.

Commission Discussion: Commissioner Carello asked for confirmation that the requested additional signage would be an exact duplication of the current one on the building and Mr. Schatz stated it would be identical. Commissioner Drummond asked for the combined signage square footage of the Westin and Mr. Mo Khan stated he did not have that information. Commissioner Swets noted while the current sign is a conventional size and comparable to others in the area but due to the length of the company name, it needed to be a bit larger. He added that based upon the size of the building and the fact that both signs would not be visible at the same time, he would be in favor of approving the request. Mr. Schatz added that Keyence currently occupied approximately 94% of the 500 Park building and added that whenever space becomes available, they request it to expand. Commissioner Drummond asked for confirmation of the proposed sign location and Mr. Schatz confirmed that the sign would be on the east wall of the north side of the building.

Staff Report: Mr. Khan stated the following:

- The requested second sign would be on the opposite facade of the building (not visible at the same time)
- It would be proportional to the building
- Is a unique circumstance that would not be applicable to others in the area
- Would be aesthetically appealing
- A variance had been granted for the original/current sign

Chairman Kischner agreed with the staff report and stated that he also supported the request; however, he raised a question regarding Conditions of Approval # 4, item 4 – allowing additional signs in the future. Mo Khan stated that if additional signs were requested in the future, they would have to go through the variance process. Attorney Wysocki stated that this variance could be written specific to this petitioner only and not as a per tenant ordinance if desired and the Commissioners noted that would be their preference. She reiterated that all future variance requests would be required to be brought before the Plan Commission for individual review and would be approved for specific square footage.

Public Comment: Commissioner Kischner asked if there were any public comments or concerns and with none were raised, closed the public comment portion of the hearing.

Legal Findings of Fact: Attorney Wysocki noted that the findings of fact required for a variance was available in the staff memorandum included in the meeting packet. She noted that the circumstances of this request were unique (location and size of building) and it would not alter the essential character of the locality.

Call for Roll Call Vote:

Chairman Kischner asked for a roll call vote to confirm agreement of Commissioners with Attorney Wysocki's findings.

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray; Chairman Kischner

Nay - None

Motion Carried

Call for Motion:

Chairman Kischner asked for a motion to approve the petition for variances.

Motion to Approve Case # PC 20-002, petition for variances to Section 13.03-4b and 13.03-4c to allow for two (2) wall signs with a total wall sign area of 626 square feet as described in the petition and attached documents and subject to staff recommended Conditions #1-4:

Commissioner Drummond

Seconded: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

Chairman Kischner advised the petitioner that the motion passed and to discuss with staff when they would appear before the Village Board. Mr. Khan advised that he would be in contact with them.

Call for Motion:

Chairman Kischner asked for a motion to close Public Hearing #PC 20-002.

Motion to close Public Hearing #PC 20-002: Commissioner Swets

Seconded: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

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, Ray, Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In

Petitioner Presentation: Mr. Michael Gasior began his presentation on behalf of the owner of Zain Investments. He stated that the purchased property is located in a limited manufacturing zoned district. They seek to lease it to a tenant that is currently running a successful car sales business in Mount Prospect that would like to open a location in Itasca. He noted that the primary sales are online, and the desire is to be able to store vehicles both inside and outside the facility. He provided a letter from the Village of Mount Prospect that stated that they are good tenants and in good standing with the Village.

Commission Discussion: Commissioner Drummond asked if there would be security implemented and Mr. Gasior stated that lighting had recently been updated but fencing would not be installed. He added that the majority of vehicles would be parked inside the facility with up to fifteen additional vehicles parked outside. Mr. Khan stated that the outside parking would serve as overflow parking, for inventory rotation during business hours and staff parking. Commissioner Drummond asked for confirmation of the number of outdoor parking spaces and asked if there were mandates concerning the indoor parking capacity. Mr. Khan confirmed the number of outdoor parking spaces and stated the only indoor parking requirement was their adherence to building code requirements. Commissioner Daly asked if any physical improvements were anticipated and Mr. Khan replied that there might be seal coating and painting but nothing additional. Commissioner Daly asked about the dumpsters that currently existed and Mr. Gasior stated they would be stored in the rear of the building. Additional concerns raised by Commissioner Daly included the access and egress of emergency vehicles and refuse disposal vehicles; Mr. Khan stated that both access and egress would be secured. Commissioner Swets asked if outdoor storage would be limited to cars only and would vehicles need to be licensed, in good condition and parked on paved surfaces. Mr. Khan stated that the Conditions of Approval addressed those concerns. Commissioner Holmes asked if all adjacent properties had been notified and Mr. Khan confirmed they had - the only response was the letter from the Forest Preserve District that he read into the record. The letter, addressed to Chairman Kischner from Mr. Kevin Stowe of the Forest Preserve District of DuPage County, thanked the Plan Commission for the opportunity to comment and voiced concern of potential gasoline and oil environmental hazards. Regarding a question raised about tax revenues to Itasca, Mr. Khan noted that Platinum would need to list this address, update their license, and noted that the sales tax revenue percentage is less than that of new vehicle sales. Chairman Kischner asked if a safety inspection of the indoor storage area had been conducted and Mr. Khan confirmed that safety inspections were routinely conducted in conjunction with the business license application process. The Chairman also asked if fencing is required and Mr. Khan responded that fencing is only required when adjacent or visible to residential properties. Commissioner Daly stated that cars parked in a parking lot falls beyond that requirement as it is not unusual. Commissioner Daly also asked if the Police and Fire Departments had looked at the exterior not from the perspective of risk/theft (up to the tenant's discretion) but from a personal safety standpoint; Mr. Khan stated he would forward the Commission's request for

review. Chairman Kischner stated that he would be supportive of approval based on the Police and Fire Department's recommendation. Chairman Kischner asked the petitioner if he agreed with the recommendations in Exhibit C and he confirmed that they did. Commissioner Daly added that ADA rules should also be followed and Mr. Khan shared where the designated ADA spaces were located on the property adding that no storage would be allowed in those spaces.

Staff Report: Mr. Khan presented the staff report noting that Platinum Auto Exchange, an online car dealership business received their Zoning Certificate approval from the Village Board to use the subject property as an indoor storage facility in February 2020. They have indicated that they would like to move the business's main operations to this location in Itasca pending the ability to use the outdoor pavement area for additional storage of their vehicles. Staff looked at parking and zoning ordinances and there were no separate requirements designated for online sales. He provided an overview of the Planning & Zoning Analysis prepared and in summary stated that the proposed use of a motor vehicle sales business with accompanying outdoor storage at the subject property raised concerns regarding safe and adequate off-street parking and circulation and the potential for inadequate access by emergency vehicles to the site. He then shared the Recommendation Conditions of Approval prepared by Village staff that sited five recommendations for approval.

Public Comment: Chairman asked if there were any additional questions or comments from the public and with none raised, he closed the Public Comment portion of the hearing.

Legal Findings of Fact: Attorney Wysocki stated that the Standards of Approval for Special Use and Required Findings of Fact for Special Use were included in the staff memorandum. She noted that the proposed use would assist in safely and securely allowing customers to purchase vehicles online, and to assist the petitioner to move a well-established business to the Village of Itasca. The property is located in a cul-de-sac, which allows for minimal traffic to the surrounding businesses. The special use allowing outdoor vehicle parking will not be detrimental to the health, safety, morals, or general welfare of person residing or working in the vicinity. The petitioner agrees to abide by the Zoning Ordinance and any Conditions made part of the authorization by the Board.

Call for Roll Call Vote:

Chairman Kischner asked for a roll call vote to confirm agreement of Commissioners with Attorney Wysocki's findings.

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

Call for Motion:

Chairman Kischner asked for to approve Case #PC 20-003.

Motion to Approve Case # PC 20-003, petition for Special Use and Class 1 Site Plan Review to permit outdoor storage as described in the petition and attached documents, and subject to staff recommended Conditions #1-5: Commissioner Drummond

Seconded: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

Chairman Kischner advised the petitioner that the motion passed and to discuss with staff when they would appear before the Village Board. Mr. Khan advised that he would be in contact with them.

Call for Motion:

Chairman Kischner asked for a motion to close Public Hearing #PC 20-003.

Motion to close Public Hearing #PC 20-003: Commissioner Swets

Seconded: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

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, Ray, Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In

Petitioner Presentation: Mr. Jim Mensching, President of Itasca Bank and Trust Company stated that he came before the Board in January for sign approval and noted that they are currently under construction. He was now coming before the Plan Commission with a petition regarding the Dynamic Sign Regulation in reference to shut-off time. He noted that the smaller sign on west side is for the Drive-up Teller and ATM usage - available to customers and non-customers. The Drive-up hours are 7:00 a.m. - 7:00 p.m. but are currently shortened due to COVID-19 pandemic. Mr. Mensching shared that the Drive-up sign is helpful to customers and would be changed twice a day – at the start and end of each day. With the main entrance moved to the east side of the building, the main (larger) sign has been moved to the east side of the property. The main sign advertises product and service offerings and provides event information/community announcements.

Commission Discussion: Commissioner Swets asked Mr. Khan why the Bank had to come back before the Commission, and he replied that the variance had not been publicly announced for the

last meeting. He added that Illuminated signs can be on 24 hours but dynamic (electronically changing signs) have time limitations. He confirmed that the petitioner is seeking a variance to allow approved dynamic signs to remain operational 24 hours a day, 7 days a week due to safety concerns for motorists approaching the Bank on Irving Park Road and to let their customers know if the Drive-up is open or closed for efficient traffic flow. He added that the Drive-up teller window is open at 6:50 a.m., earlier than when the bank opens. Commissioners Ray and Drummond did not understand that this request would be applicable to both signs. Mr. Khan stated the Bank would have usual banking hours on the main (large) sign from 10:00 a.m. – 7:00 p.m. that advertises services, product offerings and event/community information. The smaller sign would address the business operations for the ATM (24 hours) and specific hours for the Drive-up Teller. He noted that the Village staff recommends that the ATM/Drive-up sign for 24 hours per day and the main sign be operational from 6:30 a.m. - 8:00 p.m. The differences between a dynamic (moving) sign and a static (digital) sign were discussed and it was confirmed that the black screens on both signs were dynamic. It was also noted that the lumens of the LED lighting at night would need to be monitored as well. Mr. Steve Gruber (sign company) noted that the LEDs are programmable and stated that the ATM 24 HRS sign is dynamic but would remain static. Chairman Kischner noted Condition #3 – could operate 24 hours per day and allow two changes a day. Chairman Kischner polled the Commissioners asking for consensus of adding a Condition changing the Drive-up sign twice a day and the responses were as follows:

Yes: Commissioners Daly, Carello, Swets, Holmes, Ray

No: Commissioner Drummond

Staff Report: Mr. Khan provided an overview of the prepared Planning & Zoning Analysis and in summary noted that the petitioner was requesting a variance to the Zoning Ordinance to permit 24 hours of operation of their dynamic signs. The petitioner stated that the signage would allow for better visibility and help to control and contribute to traffic safety. The variance would also allow for the Bank to alert customers that their drive-up window was open before the Bank opens. He then outlined the four Staff Recommended Conditions of Approval.

Public Comment: Mr. Khan read a letter submitted in advance by residents Mr. Dave and Mrs. Paula Pattelli of 309 West Grove Street, Itasca regarding the elevated lit architectural sign on the east side of the Itasca Bank & Trust building. They stated that the glaring light is an eyesore that “changes the environment of that nature area”. They asked for consideration of adjustments such as shielding the light from the south side or changing the color from neon blue to a soft white. Two photographs taken from their yard on May 21 were presented to the Plan Commission. She stated that she understands she cannot force a change but hopes that consideration to the homes on Grove, the river walk, and nature walk path would be considered. Mr. Mensching stated that these were old photos - in the last two weeks the entire area had been landscaped that he believed would soften the lighting, but Ms. Pattelli responded that the issue was the light on the roof. He understood their concerns and responded that he would go back to see what might be done to make it better

Legal Findings of Fact: Attorney Wysocki clarified Condition #5 ATM-24 Hours sign (smaller sign on west side of building) stating it may be changed no more than twice a day. She noted that this is a request for a variance to Section 13.01-27 requiring certain Findings of Facts that were included in the staff memorandum. The proposed Finding of Facts stated that the west entrance

sign helps motorists to ensure safe traffic flow on Irving Park Road; the east entrance sign provides information on products, service offerings and community events. She also noted that the new signage compliments the Bank's newly remodeled building, it has a unique circumstance in that different components of the Bank's business has differing operating hours and the Bank operates different hours from other businesses in the downtown district. In order to fully serve its customers, the petitioner must keep the public informed of operating hours and traffic patterns. It would not have negative effects on the character of the neighborhood or property values and not alter the essential character of the locality.

Roll Call Vote:

Chairman Kischner asked for a roll call vote to confirm agreement of Commissioners with Attorney Wysocki's findings.

Call for Roll Call Vote:

Yes - Commissioners Daly, Carello, Holmes, Drummond, Ray

No - Commissioner Swets

Motion Carried

Call for Motion:

Chairman Kischner asked for a motion to approve Case #PC 20-004.

Motion to approve Case # PC 20-004, petition for variance to Section 13.01-27.i to allow for ATM Dynamic Signs in the B-6 Zoning District to remain operational 24-hours a day, 7 days a week and changed no more than twice a day and, the Main Dynamic sign to be operational from 6:30 a.m. and 8:00 p.m. as described in the petition and attached documents and subject to the staff Recommended Conditions #1-5: Commissioner Carello

Seconded: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Holmes, Drummond, Ray

No - Commissioner Swets

Motion Carried

Chairman Kischner advised the petitioner that the motion passed and to discuss with staff when they would appear before the Village Board. Mr. Khan advised that he would be in contact with them.

Call for Motion:

Chairman Kischner asked for a motion to close Public Hearing #PC 20-004.

Motion to close Public Hearing #PC 20-004: Commissioner Swets

Seconded: Commissioner Daly

Roll Call Vote:

Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

5. Case #: PC 20-005
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, Ray, Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In

Petitioner Presentation/Staff Report: Mr. Khan noted a concern among members of the Village Board and Plan Commission regarding the use of dynamic signs in residential areas. The Dynamic Sign ordinance was reviewing every 60 seconds to every 15 seconds. In addition, the operational hours in or adjacent to residential areas be modified from shutting off from 10:00 p.m. to 7 a.m. to 8:00 p.m. to 7:00 a.m. If approved by the Village Board, the current signs would be grandfathered but would also be asked to comply but not mandated.

Commission Discussion: Commissioner Swets stated the timing of the signs changing should be different for residential vs. non-residential areas – signs changing every 15 seconds in a residential area could be annoying. He the current setting for one minute was fine or suggested designating residential and non-residential parameters. Mr. Khan noted that the text amendment could be adjusted to address both areas in a different fashion. Commissioner Holmes was in favor of the proposed shut-off time of 8:00 p.m. but not in favor of a 15-second sign change. Commissioner Daly wanted the one-minute timing to remain and would like the shut-off time modified to 8:00 p.m. Commissioner Ray agreed with Commissioner Holmes. Commissioner Carello asked why the change was being recommended and Mr. Khan stated one minute does not allow viewing more than one message in traffic. Ms. Malik Jarmusz noted the allowance of the car wash's sign at Arlington Heights Road and Irving Park Road had not had any issues and that is why it is was being brought forward. Commissioner Holmes stated the car wash is between a stop light and stop sign – a different scenario. Commissioner Drummond was concerned that our own Village sign changes more often than every minute so it would be difficult to enforce- we need to lead by example. Ms. Malik Jarmusz reminded the Commissioners that all signage currently in place before the new regulations would be grandfathered in. Chairman Kischner believed 15 seconds would be too aggressive despite the various studies noted; different roads would have different recommendations. Mr. Khan stated that the study provided an average and the proposed amendment would adopt the more stringent number of 15 seconds and Ms. Shannon Malik Jarmusz added that we always look at how it fits into our community. Commissioner Holmes stated safety must be the most important consideration. Commissioner Swets stated that he would be open to adopting the 30-second recommendation but suggested that perhaps more discussion was needed. Mr. Khan stated the Commission could continue this discussion until the next

meeting. Ms. Malik Jarmusz stated that she would provide requested additional data on safety, timing, and information on what other communities are doing per their request. Commissioner Swets stated perhaps just leave as is and if a petitioner wants a change, we can have that discussion on an individual basis. It was noted that it is worth looking at to be business friendly, but we need to look at all aspects. Commissioner Daly stated that a sign changing every 15 seconds sounds fast but the distance you travel in that time is not that significant. It was also called out that signs changing looking down the road can be distracting and unattractive. It was recommended that the cycle times of residential versus business be addressed.

Call for Motion:

Chairman Kischner asked for a roll call vote to continue Case #PC 20-005 to the Wednesday, July 15, 2020 Plan Commission meeting.

Motion to Continue Case # PC 20-005 to July 15, 2020: Commissioner Swets
Second to Continue: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

**Return to the Regular Meeting with the completion of
the Public Hearing portion of the meeting**

4. **REVIEW AND CONSIDERATION OF REGULAR MEETING MINUTES**

a. **December 4, 2019 (Continuation)**

Call for Motion:

Chairman Kischner asked for a motion to approve the December 4, 2019 meeting minutes

Motion to approve the December 4, 2019 meeting minutes: Commissioner Swets

Seconded: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

b. **December 18, 2019 (Continuation)**

Call for Motion:

Chairman Kischner asked for a motion to approve the December 18, 2019 meeting minutes

Motion to approve the December 18, 2019 meeting minutes: Commissioner Holmes

Seconded: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

c. January 22, 2020 (Continuation)

Call for Motion:

Chairman Kischner asked for a motion to approve the January 22, 2020 meeting minutes

Motion to approve the January 22, 2020 meeting minutes: Commissioner Holmes

Seconded: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly; Carello, Holmes, Drummond, Ray

Nay - None

Abstain: Commissioner Swets

Motion Carried

d. February 19, 2020 (Continuation)

Call for Motion:

Chairman Kischner asked for a motion to approve the February 19, 2020 meeting minutes

Motion to approve the February 19, 2020 meeting minutes: Commissioner Holmes

Seconded: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Carello, Holmes, Drummond, Ray; Chairman Kischner

Abstain: Commissioners Daly, Swets

Nay - None

Motion Carried

e. March 18, 2020

Call for Motion:

Chairman Kischner asked for a motion to approve the March 18, 2020 meeting minutes

Motion to approve the March 18, 2020 meeting minutes: Commissioner Daly

Seconded: Commissioner Swets

Roll Call Vote:

Yes: Commissioners Daly, Drummond, Ray; Chairman Kischner

Nay - None

Abstain: Commissioners Carello, Swets, Holmes

Motion Carried

f. April 15, 2020

Call for Motion:

Chairman Kischner asked for a motion to approve the April 15, 2020 meeting minutes

Motion to approve the April 15, 2020 meeting minutes: Commissioner Holmes

Seconded: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

g. May 20, 2020

Call for Motion:

Chairman Kischner asked for a motion to approve the May 20, 2020 meeting minutes

Motion to approve the May 20, 2020 meeting minutes: Commissioner Holmes

Seconded: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray

Nay - None

Motion Carried

5. **PUBLIC COMMENT: NONE**

6. **NEW BUSINESS: NONE**

7. **PROJECT UPDATES AND ANNOUNCEMENTS:** Ms. Malik Jarmusz shared that the Itasca Park District was close to having a new bathhouse approved. She also noted that the Wings and Talons improvements at the Nature Center that included lighting, outlets and switches for the buildings housing the birds of prey should be finished by next week.

8. **OLD BUSINESS:**

Hamilton Signage: Ms. Malik Jarmusz provided an update on the Hamilton signage. The permits are in and movement is anticipated in late spring/early summer.

Keyence/The Bridge: As soon as the end of this month/next month, Keyence may be moving into the middle section of the Bridge as one of the first tenants.

Haymarket: Ms. Bridget O'Keefe, legal representative of Haymarket was present on the call. Ms. Malik Jarmusz noted this is our first remote meeting and the Village was working to catch up on the backlog and new applications that had occurred during pandemic. She stated that the hope was for this meeting and next would allow them to gain wisdom on how to apply the online meeting

format for bigger hearings. She noted that the Commissioners would receive a survey from Mr. Khan either tomorrow or by the end of next week to look at meeting dates to ensure a quorum. Based on caseload and availability, the meetings would be scheduled. Attorney Wysocki noted that other technologies are also being looked at to make sure the petitioners, objectors and public have an opportunity to be heard. Rules will be adjusted, known in advance and staff would work with their legal representatives. Attorney Wysocki stated that the COVID-19 Phase 4 guidelines as currently stated would allow the Commission, petitioners, Village staff to be together for meetings but noted that we are at the mercy of the pandemic. Ms. O'Keefe was asked if she had anything to add and she did not at this time.

Pulte Home: Commissioner Daly asked it would be coming back to any development on Irving Park Road

Gullo Property (Rohlwing Road): Ms. Malik Jarmusz stated that they are still interested in doing something in the Village.

Comprehensive Plan Review: Commissioner Daly mentioned that grant money was approved and public input to be sought. The RTA staff and Ms. Malik Jarmusz would review the materials obtained through an RFP (aka, Downtown Strategic Plan Update) to gain a consensus on a consultant for the project. She noted that the plan had slowed due to pandemic but was still moving forward; a timeframe should be available in the next month or so.

IDOT Road Work: Commissioner Daly stated that IDOT had come to review the possible widening of Irving Park Road from Walnut to the western edge of the Village in the past and asked if this consideration might re-emerge and Ms. Malik Jarmusz responded that it had not been brought back up but could in the future. Commissioner Holmes noted the traffic has increased on Irving Park Road due to I355 and called out potential implications moving forward resulting from the COVID-19 pandemic.

9. **ADJOURNMENT**

Chairman Kischner asked for a motion to adjourn the Village of Itasca Plan Commission Regular Meeting at 9:53 p.m.

Motion to adjourn the Plan Commission meeting of June 17, 2020: Commissioner Holmes
Second to Continue: Commissioner Swets

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond

Nay - None

(Commissioner Ray left the meeting prior to adjournment.)

Motion Carried

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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

NEXT REGULARLY SCHEDULED MEETING: Wednesday, July 15, 2020 at Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143 (*Location subject to change.*)

Respectfully submitted by Recording Secretary, Peggy Michet

Mo Khan

Mo Khan, Village Planner

Approved: July 15, 2020