



Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, July 19, 2023 - 7:00 pm

1. Call to Order. The Village of Itasca Plan Commission Meeting called to order by Chairman Jeffrey Holmes at 7:00 pm.

2. Roll Call.
Present: Commissioners Vince Hearn, Christopher McAllister, Rudy Presta, Anthony Russo, and Chairman Jeffrey Holmes
Absent: Commissioners Frank Carello and Mike Tomaszewski

Others Present: Community Development Director Vijay Gadde, Village Attorney Yordana Wysocki, CD Administrative Assistant Francesca Borman.

3. Consideration of Minutes
 - a. Commissioner Russo moved and McAlister seconded to approve minutes from the May 17th, 2023, and June 21st, 2023 meetings.

Voice Vote:
Yes: All.
No: None.
Motion Passed.

4. **Case:** PC 23-009 – Public Hearing (*Continuation from June 21, 2023*)
Petitioner: Village of Itasca
Request: Various Text Amendment to the Village of Itasca Zoning Ordinance

- a. Discussion:

Commissioner McAllister expressed concerns about not allowing dwelling units below the second story for mixed-use buildings. The 8.7-acre site across the Village Hall was discussed as an example where they could potentially have stand-alone multi-family dwellings. Commissioners Hearn and Presta expressed similar concerns.

Attorney Wysocki suggested adding a Special Use stipulation to allow dwelling units below the second story. The Commission discussed changing the language in both the B4 and B5 Business Districts text amendments to: “Dwelling units are not permitted below the 2d story unless allowed by special use.”

As part of the public testimony, Cori Huege sought clarification on the public parking available within 1000 feet of developments. Mr. Gadde was about to answer her questions.

- b. Russo moved and McAllister seconded to approve the text and map amendments with the changes discussed.

Roll call Vote:
Yes: Hearn, McAllister, Presta, Russo, and Holmes
No: None

Abstain: None
Motion passes.

- c. Chairman Holmes called for a motion to close the hearing:

Motion: Commissioner Russo.
Second: Commissioner McAllister.

Voice Vote:
Yes: All.
No: None.
Motion Passed 5-0.

5. New Business: None.
6. Project Updates and Announcements: None.
7. Public Comments: None.
8. Executive Session: None.
9. Adjournment: Commissioner Russo moved and Commissioner McAllister seconded to adjourn.

Voice Vote:
Yes: All.
No: None.
Motion passed.

Meeting adjourned at 7:29 pm.

NEXT SCHEDULED MEETING:

The next meeting scheduled for Wednesday, August 16, 2023, at 7:00 pm

Submitted this 20th day of July 2023,



Francesca Borman, CD Administrative Assistant