1. **Call to Order**
Mayor Pruyn called to order the Committee of the Whole Regular Meeting at 7:19 p.m.

**Roll Call**

**PRESENT:** Mayor Jeff Pruyn, Trustee Dino Gavanes, Trustee Ellen Leahy, Trustee Jeff Alani, Trustee Frank Madaras, Trustee Kathy Linsner, Trustee Mike Latoria.

**ABSENT:** None.

Others Present: Director of Police Bob O’Connor, Community Development Director Shannon Malik Jarmusz, Administrative Services Manager Jessica Spencer, Village Engineering Consultant Mark Wesolowski, Public Works Director Ross Hitchcock, Village Administrator Carie Anne Ergo, Village Attorney Chuck Hervas, Village Clerk Jody Conidi.

2. **Pledge of Allegiance**
Recited at the preceding Village Board Meeting.

3. **Audience Participation**
No Audience Participation.

4. **Meeting Minutes**

a. **Committee of the Whole Meeting Minutes – July 21, 2020**
Trustee Gavanes moved to approve the Committee of the Whole Meeting Minutes of July 21, 2020. Trustee Linsner seconded. **Motion carried by unanimous voice vote.**

5. **President’s Comments**
Mayor Pruyn had no comments.

6. **Community Development Committee Report**
Chair: Trustee Latoria, Co-Chair: Trustee Gavanes

e. **Lot Coverage Variance – 340 Home Avenue**
Trustee Latoria moved to recommend approval of a Lot Coverage Variance to approve a lot coverage of 51.5% when maximum allowed is 40% to enable resident Rosaleen Bradley, 340 Home Avenue, to construct a patio on the property. Staff are unaware of flooding issues related to the property or surrounding properties, but will review records for any previous issues. The Plan Commission conducted a public hearing on Wednesday, July 15, 2020 and recommended approval with conditions (PC 20-010). Trustee Madaras seconded. **Motion carried by unanimous voice vote.**

c. **Subdivision – 870 and 900 North Arlington Heights Road**
Trustee Latoria moved to recommend approval of the Preliminary and Final Plat of Subdivision by Quadrangle Development, as representatives of property owners 870 Arlington, LLC and Arlington Thorndale, LLC, for 870 and 900 North Arlington
Heights Road. The Plan Commission conducted a public hearing on Wednesday, July 15, 2020 and recommended approval with conditions (PC 20-007). Trustee Leahy seconded. Motion carried by unanimous voice vote.

d. **Wall Sign Variances – 1133 North Prospect Avenue**
Trustee Latoria moved to recommend approval of a Wall Sign exceeding 48 feet and allowing two wall signs when maximum allowed is one by Petitioner MRK Realty, LLC/Kiddie Academy for 1133 North Prospect Avenue. The Plan Commission conducted a public hearing on Wednesday, July 15, 2020 and recommended approval with conditions (PC 20-009). Trustee Gavanes seconded. Motion carried by unanimous voice vote.

b. **Special Use – Southeast Corner of Rohlwing Road and Devon Avenue**
Trustee Latoria moved to recommend approval of a Planned Development by Special Use, Class I Site Plan Review, and Final Plat of Subdivision for the construction of a hotel, gas station, and multi-tenant retail/restaurant building with noted requested exceptions to the Zoning Ordinance by Petitioner and Contract Owner, BSTP Midwest, LLC, as representative of property owner, Bridge Itasca, LLC. The Plan Commission conducted a public hearing on Wednesday, July 15, 2020 and recommended approval with conditions (PC 20-006).

Community Development Director Malik Jarmusz provided a brief history of the property and the Bridge Itasca, LLC development.

Managing Partner Rick Claes of Bluestone Single Tenant Properties (BSTP) reported Thorntons and Nexgen Hotels are committed to the project. Thorntons has a tentative project start date of summer 2021 but will not agree to a specific open date unless there is a contingency to cancel the 20-year lease. Thorntons will not have a truck/car wash or inside restaurant component. Nexgen Hotels has purchased a Holiday Inn Express license but will walk away from the project if specific project dates are required. BSTP will work with Nexgen Hotels to bring more assurances before the next Village Board of Trustees meeting and is committed to the hotel project whether BSTP or Nexgen Hotels owns the hotel property.

BSTP has contacted regional and national restaurants and retailers without interest based on the limited residential density of the area, and is motivated to complete the project based on the cost of purchasing the property. BSTP reported other types of developments may take three years to secure. Community Development Director Malik Jarmusz reported the original development agreement with BSTP was to allow 36 months from the first development to completion with extensions to be reviewed by the Village Administrator with fail damages of $3,000.00 per month.

Trustee Latoria supported the project based on location and the additional sales and hotel taxes. Trustee Madaras supported the project with timelines. Trustee Leahy supported the project. Trustee Gavanes supported the project if Thorntons is committed, Nexgen Hotels is committed to the project but not a starting date, and the project has a three-year but not a six-year development plan. Mayor Pruyn opposed the current project and any gas station, but was more favorable of the project when a restaurant was part of the initial project presentation. Trustee Alani opposed the project. Trustee Leahy seconded. Motion carried by majority voice vote.
a. **Zoning Ordinance – Dynamic Signs Text Amendment**

Trustee Latoria moved to reject the proposed text amendment to Section 13.01-27-h of the Zoning Ordinance to reduce the time a message must remain static from 60 seconds to 15 seconds and Section 13.01-27-i of the Zoning Ordinance to require dynamic signs in or adjacent to residential uses or districts to be off between the hours of 8:00 p.m. to 7:00 a.m. rather than 10:00 p.m. to 7:00 a.m., and to approve the usage of dynamic signs for 24-hours with low intensity lighting after 10:00 p.m. and the maximum time of 15 seconds for a message to remain static. Trustee Aiani seconded. Motion carried by unanimous voice vote.

7. **Capital and Infrastructure Committee Report**

Chair: Trustee Aiani, Co-Chair: Trustee Latoria

Trustee Aiani reported a red maple tree dedicated to resident Linda Wade and located next to the train caboose at the Itasca Historical Museum needs replaced.

a. **2020 Pavement Maintenance Program – Contract Award**

Trustee Latoria moved to recommend approval of awarding low bid for the 2020 Pavement Maintenance Program to Schroeder Asphalt Services, Inc. in the amount of $124,789.00. Trustee Gavanes seconded. Motion carried by unanimous voice vote.

b. **2020 Sidewalk Trip Hazard and Concrete Program – Contract Award**

Trustee Latoria moved to recommend approval of awarding low bid for the 2020 Sidewalk Trip Hazard and Concrete Program to Schroeder and Schroeder, Inc. in the amount of $8.85 per square foot for removal and replacement. Trustee Gavanes seconded. Motion carried by unanimous voice vote.

c. **Lead Service Line Replacement Program – Presentation**

Trustee Latoria introduced Robinson Engineering Project Manager Jonathan Flowers to provide a presentation for a new Lead Service Line Replacement Program due to upcoming regulations to remove lead from water. The program would impact approximately 650 houses built prior to 1959. The program would be implemented over a two-year period with completion in July 2023 and funds being provided by the Illinois Environmental Protection Agency (IEPA). First steps are for Robinson Engineering to submit a project plan to the IEPA followed by full designs and a bid process.

8. **Finance and Operations Committee Report**

Chair: Trustee Madaras, Co-Chair: Trustee Linsner

a. **Water Meter Reading Service – Contract Award**

Trustee Latoria moved to recommend approval of a contract with Alexander's Contract Services, Inc. for Water Meter Reading at a cost of $1.04 per meter or $3,160.00 per month plus .25 cents for every error. Administrative Services Manager Spencer reported the contract is for one year with renewable short-term options and a 30-day termination period. In the future the water meters will be replaced and no longer require individual readings. Contract workers will have background checks and residents will be notified of the workers being in neighborhoods. Trustee Leahy seconded. Motion carried by unanimous voice vote.
9. Intergovernmental Committee Report  
Chair: Trustee Leahy, Co-Chair: Trustee Aiani  
Trustee Leahy reported receiving costs from ComEd for burying the overhead electrical lines. Based on electrical usage, the estimated costs for six months for a single family would be $16.24 per month, the average sit-down and fast-food restaurant would be $540-760 per month, and a data center would be $150,000-300,000 per month. Village Administrator Ergo suggested could look into the Village buying down a portion of the total cost.

10. Department Head Reports  

Police Department  
Safety Director O'Connor reported meeting with School District 10 Superintendent Craig Benes and architects to discuss outdoor classrooms; Subaru took back the Subaru cars provided to the Police Department and Fire Protection District; and a mailed package with Itasca memorabilia from the 1950s, 1960s, and 1970s was received from a past resident.

Trustee Linsner left the meeting at 9:24 p.m.

Community Development Department  
Community Development Director Malik Jarmusz reported the second Itasca Bucks mailing was sent last week and as of July 30, 2020 the program generated nearly $35,000.00 in reimbursements and $130,000.00 in total check spending; and a draft of the Regional Transportation Authority’s (RTA) strategic downtown plan was received today.

Trustee Linsner rejoined the meeting at 9:26 p.m.

Administrative Services Department  
Administrative Services Manager Spencer reported all employees and elected officials are required to attend sexual harassment training in the upcoming weeks.

Engineering Services  
Village Engineer Wesolowski reported improvements are being made to Rohlwing Road and Devon Avenue for the Bridge Development; and the Raging Wire project is near completion with some lane resurfacing needed on Pierce Road and Prospect Avenue.

Public Works Department  
Public Works Director Hitchcock had no report.

Village Attorney  
Village Attorney Hervas had no report.

Village Clerk  
Village Clerk Conidi had no report.

11. Village Administrator Report  
Village Administrator Ergo reported the Itasca Lion’s Club is planning an Oktoberfest drive-thru with German food and packaged beer; and contacting the Illinois Farmers Market Association about hosting weekday farmers markets.

12. New Business  
No New Business.
13. **Old Business**  
Trustee Latoria requested the Village Board approve funds to improve the entrances into the Village.

14. **Closed Session**  
No Closed Session.

15. **Adjournment**  
Trustee Gavanes moved to adjourn the Committee of the Whole Regular Meeting at 9:45 p.m. Trustee Linsner seconded. **Motion carried by unanimous voice vote.**

Submitted this 4th day of August 2020.

[Signature]

Jody A. Condi, Village Clerk