



Village of Itasca
Committee of the Whole Regular Meeting Minutes
Tuesday, September 3, 2019
Immediately Following the Village Board of Trustees Meeting
Itasca Municipal Complex, Board of Trustees Room

1. Call to Order

Mayor Pruyn called to order the Committee of the Whole Regular Meeting at 7:12 p.m.

Roll Call

PRESENT: Mayor Jeff Pruyn, Trustee Dino Gavanos, Trustee Ellen Leahy, Trustee Jeff Aiani, Trustee Frank Madaras, Trustee Kathy Linsner, Trustee Mike Latoria.

ABSENT: None.

Others Present: Safety Director Bob O'Connor, Community Development Director Shannon Malik Jarmusz, 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 of Trustees Meeting.

3. Audience Participation

Resident Jamie Peterson, 321 South Cherry Street, voiced concern Itasca is the wrong location for Haymarket DuPage because Itasca residents are less than 1% of DuPage County's population and less than 1% of Haymarket's patients and miscommunication from Haymarket about number of beds, estimated number of patients per treatment offering, number of security, and how drugs entering the facility will be controlled.

Resident Helen Zakos, 405 Broker Street, voiced concern as a resident and nurse that Itasca is not the place for the Haymarket facility; there being a lack of transparency from Haymarket and Haymarket needs to answer resident questions; Itasca is the fourth smallest population in DuPage County; the development will cost Itasca \$250,000.00 in lost taxes and result in increased property taxes; a referendum was passed in 2018 to assist the struggling Fire District and there were 863 911 emergency responses at Haymarket in 2018; the Fire District has one ambulance and private ambulance services do not answer and are not dispatched for 911 calls; Haymarket had to sell property in Chicago due to low finances; the facility would be near three video gaming stores, five locations serving alcohol, four primary schools, a family bike/walk path, and library that Haymarket residents would have access to as a Haymarket resident; Itasca is located in the furthest northeast corner of DuPage County and is not centrally located for DuPage County residents and families; and Haymarket is asking less than 1% of DuPage County residents to shoulder the financial burden. Ms. Zakos added local officials listened to residents, thanked the Mayor for support, and asked the Mayor and Village Board to deny the Haymarket appeals.

Resident Stephanie Sneath, 505 Catalpa Avenue, voiced concern about Haymarket; stated the Plan Commission made the right decision; and asked the Village Board to support the Plan Commission's decision and not support the appeal.

4. Meeting Minutes

a. Committee of the Whole Meeting Minutes – August 20, 2019

The Committee of the Whole Meeting Minutes of August 20, 2019 were not reviewed.

5. President's Comments

Mayor Pruyn had no comments.

6. Community Development Committee Report

Chair: Trustee Latoria, Co-Chair: Trustee Gavanis

a. Development Amendment – Quadrangle Development

Trustee Latoria recommended approval of PC 19-013, Quadrangle Development Company, Planned Development Special Use Amendment and Class I Site Plan for 870 North Arlington Heights Road. Tim Sweeny of Quadrangle Development Company represented petitioner Arlington Thorndale, LLC. The plans were originally approved in 1990 with the Sanyo project. The revised plan is for a single building instead of a 5-story building, surface parking instead of a 3-story parking structure, and additional landscaping and berm to separate the property from townhomes to the west. The Plan Commission public hearing on Wednesday, August 21, 2019 approved the revised plans with recommendations. Mayor Pruyn inquired about the Plan Commission's recommendation of a fence. Mr. Sweeny was concerned with the recommendation of a seven-foot fence because the fence will be on top of a berm that ranges from two feet on the north to four feet on the south and a five-foot fence on top of the berm may be sufficient for Plan Commission concerns. Improved retention will detain water onsite and help alleviate water backup for one or two townhomes west of the property. Mr. Sweeny will contact the townhome association about a ditch installed by the townhome builder with a blocked drain attributing to townhome water backup. Option Care, an affiliate of Walgreens, will occupy the new building and have two to three local delivery trucks on Nicole Way daily. Trustee Leahy seconded. Motion carried by unanimous voice vote.

b. Letter of Credit – Highland Gate Townhomes

Trustee Latoria recommended approval of PC 16-007, Highland Gate Townhomes, Letter of Credit Reduction Request. Community Development Director Malik Jarmusz reported construction is in progress with one building nearing completion and most public improvements installed and confirming Letters of Credit are not based on the timeline of a project's completion. Robinson Engineering recommended the present Letter of Credit valued at \$879,390.00 be reduced by \$629,754.00 to a new Letter of Credit value of \$249,636.00 which represents 110% of the engineer's estimated remaining costs. Owner Edip Pektas stated the whole development project, including three more buildings, will be completed within eight months. Trustee Leahy seconded.

Roll Call:

Aye – Trustees Aiani, Gavanis, Leahy, Linsner, Madaras.

No – Trustee Latoria.

Absent – None.

MOTION APPROVED.

- c. Development Agreement – Raging Wire Data Center**
Community Development Director Malik Jarmusz reported Community Development requested discussion of the Raging Wire Date Centers, Inc. Development Agreement Amendment 1 be moved to the Committee of the Whole Meeting on Tuesday, September 17, 2019 because petitioner will be requesting a waiver of certain requirements.
- d. Letter of Agreement – Elk Grove Village**
Trustee Latoria recommended approval of a Letter of Agreement by and between the Village of Itasca and Elk Grove Village regarding the reconstruction of Nerge Road and payment in the amount of \$210,000.00. Village Administrator Ergo reported Elk Grove Village was concerned about truck traffic on Nerge Road from the new Bridge Development at Rohlwing Road and Devon Avenue, and the Village of Itasca wanted certain improvements at the Devon Avenue and Nerge Road intersection. Bridge Development agreed on a one-time payment of \$210,000.00 to Elk Grove Village toward specific agreed upon improvements with the Village of Itasca acting as the agreement agent. Trustee Madaras seconded. Motion carried by unanimous voice vote.
- e. Zoning Appeal – Haymarket DuPage, LLC**
Trustee Latoria opened discussion for PC 19-014, Haymarket DuPage, LLC, 860 West Irving Park Road. Haymarket zoning appeal documents and transcripts from the appeal at the Plan Commission Meeting on Wednesday, August 21, 2019 were provided to the Village Board for review. Attorney Michael Roth for Haymarket DuPage, LLC stated there have been needless delays and expense and a denial of the appeal will lead to more delays and expense; many codes don't apply to Haymarket and a solution is listing the project as a healthcare facility; and the Village Board should grant the appeal for a straightforward process. Mayor Pruyn supported the Community Development Director decision as reasonable and stated Attorney Roth's comment on the transcript about everyone wanting the project delayed was not true because staff, the Plan Commission, and the Village Board worked diligently to answer Haymarket's questions and the Village is still waiting for answers to simple questions addressed to Haymarket; and Haymarket got an appeal hearing within 13 days of the Plan Commission meeting and that quick of a turnaround does not happen.

Trustee Latoria moved to accept the Plan Commission recommendation on Appeal Issue 1 and to sustain the decision of the Zoning Administrator. Trustee Gavaness seconded.

Roll Call:

Aye – Trustees Aiani, Gavaness, Latoria, Leahy, Linsner, Madaras.

No – None.

Absent – None.

MOTION APPROVED.

Trustee Latoria moved to accept the Plan Commission recommendation on Appeal Issue 2 and to sustain the decision of the Zoning Administrator. Trustee Gavanese seconded.

Roll Call:

Aye – Trustees Aiani, Gavanese, Latoria, Leahy, Linsner, Madaras.

No – None.

Absent – None.

MOTION APPROVED.

Trustee Latoria moved to accept the Plan Commission recommendation on Appeal Issue 3 and to sustain the decision of the Zoning Administrator. Trustee Madaras seconded.

Roll Call:

Aye – Trustees Aiani, Gavanese, Latoria, Leahy, Linsner, Madaras.

No – None.

Absent – None.

MOTION APPROVED.

Trustee Latoria moved to accept the Plan Commission recommendation on Appeal Issue 4 and to sustain the decision of the Zoning Administrator. Trustee Leahy seconded.

Roll Call:

Aye – Trustees Aiani, Gavanese, Latoria, Leahy, Linsner, Madaras.

No – None.

Absent – None.

MOTION APPROVED.

Mayor Pruyn stated the official vote will be in two weeks at the Village Board of Trustees Meeting on Tuesday, September 17, 2019 and thanked the audience.

7. Capital and Infrastructure Committee Report

Chair: Trustee Aiani, Co-Chair: Trustee Latoria

a. Program – Sanitary Sewer Backflow Prevention Program

Trustee Aiani recommended approval of a new Sanitary Sewer Backflow Prevention Program. Staff recommended the program cover 50% of costs up to \$5,000.00. Village Engineer Wesolowski reported 10-12 residents who completed the water survey reported not having an overhead sewer. Resident Bob Vance, 411 South Rush Street, requested the program not include a check valve option install between the residence and the street. Village Engineer Wesolowski responded the program only includes assistance for an inside or outside overhead sewer and the check valve option is not included. Trustee Gavanese seconded. Motion carried by unanimous voice vote.

b. Program – Rear Yard Drainage Assistance Program

Trustee Aiani recommended approval of a revised Rear Yard Drainage Assistance Program. Staff recommended maintaining the current reimbursement of 50% of the cost up to \$3,000.00, and only text and process changes. Trustee Leahy seconded. Motion carried by unanimous voice vote.

- c. **Contract – Wastewater Treatment Plant Emergency Electrical System**
Trustee Aiani recommended approval of the 2019 Three-Year Maintenance Proposal for the Wastewater Treatment Plant Emergency Electronical System be awarded to Altorfer Power System for a low bid of \$34,514.00. Trustee Madaras seconded. Motion carried by unanimous voice vote.
- d. **Payment – 2019 Ardmore and Prospect Avenue Elevated Tank Painting**
Trustee Aiani recommended approval of payment 4 in the amount of \$181,254.19 to Jetco, Ltd. for the 2019 Ardmore and Prospect Avenue Elevated Tank Painting. Trustee Leahy seconded. Motion carried by unanimous voice vote.
- e. **Program – 2019 Sidewalk Trip Hazard and Concrete Program**
Trustee Aiani recommended approval of the 2019 Sidewalk Trip Hazard and Concrete Program be awarded to Davis Concrete Construction for a low bid of \$11.50 per square foot for removal and replacement. Trustee Leahy seconded. Motion carried by unanimous voice vote.
- f. **Project – Public Works Facility Roof**
Public Works Director Hitchcock will make a recommendation for the Public Works Facility Roof once pricing has been received.

8. Finance and Operations Committee Report

Chair: Trustee Madaras, Co-Chair: Trustee Linsner

- a. **Contract – PRI and POTS Phone**
Trustee Madaras recommended approval of changing the PRI and POTs phone vendor to Access One for a cost of \$1,601.00 per month and a savings of almost \$12,000.00 per year and eliminate surcharges and long-distance minutes. Trustee Gavanis seconded. Motion carried by unanimous voice vote.
- b. **Contract – Canon OCE PlotWave**
Trustee Madaras recommended approval of changing the Cannon large format printer and scanner for a five-year lease of a new Oce PlotWave 340 printer and scanner for a monthly cost of \$345.00 and a savings of more than \$4,200.00 over five years. Trustee Leahy seconded. Motion carried by unanimous voice vote.

Trustee Madaras moved for a Closed Session following the Village Administrator Report to discuss collective bargaining under the Closed Meeting Act. Trustee Latoria seconded. Motion carried by unanimous voice vote.

9. Intergovernmental Committee Report

Chair: Trustee Leahy, Co-Chair: Trustee Aiani
Trustee Leahy had no report.

10. Department Head Reports

Police Department

Safety Director O'Connor reported on Saturday, September 14, 2019 the Police Department and Fire Protection District are hosting a large scenario-based training exercise with local, state, and fire responders and Metra to train for many emergency situations including a train evacuation and active shooter on a train; and the training exercise will help the Police Department be in compliance with emergency planning.

Community Development Department

Community Development Director Malik Jarmusz reported the Plan Commission Meeting on Wednesday, September 18, 2019 will be held at F.E. Peacock Middle School and Haymarket DuPage is on the agenda for discussion and additional meeting dates, if needed, are October 2, 2019 and October 16, 2019; Oktoberfest Business Appreciation Night is Thursday, September 5, 2019 followed by Itasca's Largest Tailgate for the Chicago Bears Football Game at 7:00 p.m.; and Oktoberfest is open to the public on Friday, September 6, 2019 and Saturday, September 7, 2019. Mayor Pruyn thanked staff for accommodating the move of Itasca's Largest Tailgate from Sunday, September 8, 2019 to Thursday, September 5, 2019.

Engineering Services

Village Engineer Wesolowski reported the 2019 Street Resurfacing Project is complete.

Public Works Department

Public Works Director Hitchcock reported the flower baskets were saved and trimmed for Oktoberfest.

Village Attorney

Village Attorney Hervas had no report.

Village Clerk

Village Clerk Conidi had no report.

11. Village Administrator Report

Village Administrator Ergo reported discussions will be taking place regarding marijuana and staff recommendations will include the pros and cons of marijuana sales. Mayor Pruyn added marijuana shops can be banned, but the usage cannot be banned. Village Administrator Ergo reported municipalities must meet federal guidelines for potential emergency risks by rating the risks and creating plans for the risks and Sergeant Jim Duda will lead risk planning so a plan is in place for the Village to be eligible for federal emergency relief funds.

Mayor Pruyn called for a recess at 8:18 p.m.

12. Closed Session

Mayor Pruyn called to order the Closed Session at 8:40 p.m.

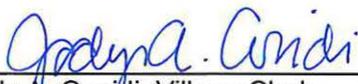
Mayor Pruyn adjourned the Closed Session at 8:58 p.m.

Mayor Pruyn reconvened the meeting at 8:58 p.m.

13. Adjournment

Trustee Gavanis moved to adjourn the Committee of the Whole Regular Meeting at 8:58 p.m. Trustee Leahy seconded. Motion carried by unanimous voice vote.

Submitted this 3rd day of September 2019.



Jody A. Conidi, Village Clerk