



550 W. Irving Park Road, Itasca, Illinois 60143-2018
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**VILLAGE OF ITASCA
PLAN COMMISSION AGENDA**

Wednesday, March 16, 2022 – 7:00 P.M.
Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143

MEETING AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Case#:** PC 21-013 (*Continued from Aug. 18, 2021; Sept. 15, 2021; Oct. 20, 2021; Nov. 19, 2021; Jan. 19, 2022, Feb. 16, 2022*)
Petitioner: Village of Itasca
Request: Petition for Text Amendment to List of Permitted and Special Uses in the B-4, B-5, and B-6 Zoning Districts.
4. **Review and Consideration of Meeting Minutes for:**
 - A. February 16, 2022
5. **New Business**
6. **Public Comment**
7. **Project Updates and Announcements**
8. **Executive Session (*if needed*)**
9. **Adjournment**

NEXT SCHEDULED MEETING:

- Wednesday, April 20, 2022, at Itasca Village Hall, 550 W. Irving Park Rd., Itasca, IL 60143

NOTE: Any person who has a disability requiring reasonable accommodation to participate in this public hearing should contact Jody Conidi, Village Clerk, 550 W. Irving Park Road, Itasca, IL or call (630) 773-0835 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice.



Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, February 16, 2022 - 7:00 pm

1. **Call to Order:**

The Village of Itasca Plan Commission Meeting called to order by Commissioner Drummond at 7:00 pm.

2. **Roll Call:**

Present: Commissioners Frank Carello, Christopher McAllister, Krista Ray, Anthony Russo, Eric Swets, and Chairman Jeffrey Holmes.

Absent: None.

Others Present: Mr. Mo Khan, Village Planner; Mr. Vijay Gadde, Community Development Director; Ms. Yordana Wysocki, Village Attorney

Regarding the matter on PC 21-015:

Suzanna Strangmeier, ComEd External Affairs Manager; Scott Saef, Sidley Austin LLP; Mike Macak, ComEd Sr. Project Manager; Christina Deuchler, ComEd Manager of Physical Security; Doug Gotham, Landscape Architect, Christopher B. Burke Engineering, Ltd.; Darren Olson, Vice President, Christopher B. Burke Engineering, Ltd.; Paul & Robin Cibulka, Resident and Owner, 1256 Inverness Ln.

Regarding the matter on PC 22-022:

Kevin Clark, the Lakota Group; Hannah Bader; the Lakota Group; Christian Vetter, Market Feasibility Advisors; Michael Horsting, Regional Transportation Authority.

3. **Case #:** PC 21-015

Petitioner & Owner: Commonwealth Edison (ComEd) Company

Address: 775 N. Prospect Ave.

Request: Petition for Special Use Amendment, Class I Site Plan Approval, Variances, and Final Plat of Subdivision to construct an Electric Utility Building and Security Fencing.

a. **Call for a Motion to Open:** Chairman Holmes called for a motion to open the public hearing.

Motion: Commissioner Ray.

Second: Commissioner Swets.

Roll Call Vote:

Yes: Commissioners Carello, McAllister, Ray, Russo, Swets, and Chairman Holmes.

No: None.

Motion: Passes.

b. **Discussion:**

Mr. Khan provided a summary of Staff's Report. The Petitioner provided a summary and need for their requests. ComEd stated that the new building would help increase efficiency of their operation which would reduce the number of outages and shorten the duration of

outages. The security fencing is needed due regulatory requirements as well as incidents experienced at other facilities and to be proactive.

The Commissioners were generally supportive of the request but questioned the need for a forty-seven (47) feet tall building. The Petitioner stated that the height clearance is needed for operation and any future repair of the equipment.

Mr. and Mrs. Cibulka, the residents and property owners, at 1256 Inverness Ln. questioned the impact of the project on stormwater run-off and construction activity on the nearby residential property. The Petitioner stated that the project includes stormwater improvement that will direct water away from portion of the subject property closest to the residential area. The Petitioner also stated that construction activity will be limited to the hours of 7 a.m. – 4 p.m., Monday through Friday and that all equipment and materials will be staged on-site primarily on the north end of the property.

- c. **Call for a Motion to Approve:** Chairman Holmes called for a motion to adopt Staff's Findings of Facts and recommend approval of PC 21-015.

Motion: Commissioner Ray.

Second: Commissioner Carello.

Roll Call Vote:

Yes: Commissioners Carello, McAllister, Ray, Russo, Swets, and Chairman Holmes.

No: None.

Motion: Passes.

- d. **Call for a Motion to Close:** Chairman Holmes called for a motion to close the public hearing.

Motion: Commissioner Ray.

Second: Commissioner Swets.

Voice Vote:

Yes: All

No: None.

Motion: Passes.

4. **Case #:** PC 22-001

Petitioner: Village of Itasca

Request: Review & Adopt *Village of Itasca Downtown Strategic Action Plan 2022*

- a. **Call for a Motion to Open:** Chairman Holmes called for a motion to open the public hearing.

Motion: Commissioner Ray.

Second: Commissioner Russo.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

b. **Discussion:**

Mr. Khan provided a summary of Staff's Report and introduced Mr. Clark of the Lakota Group, which is the principal consultant on the Downtown Plan project. Mr. Clark provided a summary presentation of the 2022 Downtown Strategic Action Plan.

The Commissioners were generally supportive of the Downtown Plan and had general questions regarding the timeline of the various recommendations or next step actions. Mr. Clark explained that the table at the end of the plan shows which recommendations are projected to be or can be completed in a short-time frame and which would require a longer-term commitment from the Village.

c. **Call for a Motion to Approve:** Chairman Holmes called for a motion to recommend approval of PC 22-001.

Motion: Commissioner Ray.

Second: Commissioner Russo.

Roll Call Vote:

Yes: Commissioners Carello, McAllister, Ray, Russo, Swets, and Chairman Holmes.

No: None.

Motion: Passes.

d. **Call for a Motion to Close:** Chairman Holmes called for a motion to close the public hearing.

Motion: Commissioner Swets.

Second: Commissioner Ray.

Voice Vote:

Yes: All

No: None.

Motion: Passes.

5. **Case #:** PC 22-002

Petitioner: Village of Itasca

Request: Petition for Text Amendment to Fence Regulations in All Zoning Districts.

a. **Call for a Motion to Open:** Chairman Holmes called for a motion to open the public hearing.

Motion: Commissioner Ray.

Second: Commissioner Swets.

Roll Call Vote:

Yes: Commissioners Carello, McAllister, Ray, Russo, Swets, and Chairman Holmes.

No: None.

Motion: Passes.

b. **Discussion:**

Mr. Khan provided a summary of Staff's Report and stated that the text amendments presented are those that were agreed upon at the last Joint Meeting.

The Commissioners were generally supportive of the proposed text amendments.

c. **Call for a Motion to Approve:** Chairman Holmes called for a motion to recommend approval of PC 22-002.

Motion: Commissioner Ray.

Second: Commissioner Swets.

Roll Call Vote:

Yes: Commissioners Carello, McAllister, Ray, Russo, Swets, and Chairman Holmes.

No: None.

Motion: Passes.

d. **Call for a Motion to Close:** Chairman Holmes called for a motion to close the public hearing.

Motion: Commissioner Swets.

Second: Commissioner Ray.

Voice Vote:

Yes: All

No: None.

Motion: Passes.

6. **Case #:** PC 21-013 (*Continued from Aug. 18, 2021; Sept. 15, 2021; Oct. 20, 2021; Nov. 19, 2021; Jan. 19, 2022*)

Petitioner: Village of Itasca

Request: Petition for Text Amendment to List of Permitted and Special Uses in the B-4, B-5, and B-6 Zoning Districts.

a. **Call for a Motion to Open:** Chairman Holmes called for a motion to open the public hearing.

Motion: Commissioner Ray.

Second: Commissioner Russo.

Roll Call Vote:

Yes: Commissioners Carello, McAllister, Ray, Russo, Swets, and Chairman Holmes.

No: None.

Motion: Passes.

b. **Discussion:**

Mr. Khan requested a continuation of the request to the next regular Plan Commission Meeting.

c. **Call for a Motion to Continue:** Chairman Holmes called for a motion to continue the public hearing to March 16, 2022.

Motion: Commissioner Swets.

Second: Commissioner Ray.

Roll Call Vote:

Yes: Commissioners Carello, McAllister, Ray, Russo, Swets, and Chairman Holmes.

No: None.

Motion: Passes.

7. **Review and Consideration of Meeting Minutes for:**

Call for a Motion to Approve: Chairman Holmes called for a motion to approve the following Regular Meeting Minutes with the noted revisions:

A. November 19, 2021

B. January 19, 2022

Motion: Commission Ray.

Second: Commissioner Russo.

Voice Vote:

Yes: All

No: None.

Motion: Passes.

8. **New Business:**

None.

9. **Public Comments:**

None.

10. **Project Updates and Announcements:**

Mr. Khan provided an update on recent projects including Ricky Rockets Gas Station.

11. **Executive Session:**

Call for a Motion: Chairman Holmes called for a motion to go into Executive Session to discuss pending litigation in accordance with 5 ILCS 120/2 (c)(11).

Motion: Commission Ray.

Second: Commissioner Carello.

12. Meeting Adjourned:

Call for a Motion: Chairman Holmes called for a motion to adjourn:

Motion: Commissioner Ray

Second: Commissioner Carello.

Voice Vote:

Yes: All.

No: None.

Motion: Passes.

Meeting adjourned at 8:53 P.M.

NEXT SCHEDULED MEETING

The next meeting scheduled for Wednesday, March 16th, 2022, at 7:00 pm

Submitted this 16th day of January 2022

Mo Khan, Village Planner