



Village of Itasca
Community Development Committee Workshop
Tuesday, February 15, 2022
6:00 p.m.
Itasca Municipal Complex, Board of Trustees Room

1. Call to Order

Trustee Gavanos called to order the Community Development Committee Workshop at 6:00 p.m.

Roll Call

PRESENT: Mayor Jeff Pruyn, Trustee Dino Gavanos (Chair), Trustee Ellen Leahy (Co-Chair), Trustee Patrick Powers.

ABSENT: Trustee Jeff Aiani, Trustee Kathy Linsner, Trustee Frank Madaras.

Others Present: Village Planner Mo Kahn, Community Development Director Vijay Gadde, Village Attorney Chuck Hervas, Village Administrator Carie Anne Ergo, Deputy Clerk Deanne Curelo, Village Clerk Jody Conidi.

2. Pledge of Allegiance

Mayor Pruyn led the Pledge of Allegiance.

3. Audience Participation

No Audience Participation.

4. Preliminary Project Review – Holladay Itasca Station Development

Mike O'Conner, Holladay Properties, and Peter Schalendum, Tandem Architecture, presented a preliminary project review of a proposed mixed-use Holladay Itasca Station Development at 115-125 West Orchard Street. Holladay Properties has both properties under contract to purchase and develops transit properties located near train stations in downtown settings offering retail space and residential rentals. The development would be a five-story U-shaped building with one-, two-, and three-bedroom units. The building would feature a business center in the lobby, private storage, outdoor amenities space, a clubroom, a fitness center, underground parking, and an amenity deck on the second floor. The average size and cost of a unit would be 880 square feet and \$2,100.00.

Trustee Madaras arrived at 6:33 p.m.

Mayor Pruyn liked the proposed development and suggested the open U-shaped side of the building face west instead of south.

Trustee Linsner arrived at 7:01 p.m.

Trustee Powers liked the proposed development, had reservations about a five-story building in the downtown district, and would be recused from voting on the project due to a family member's association to 115 West Orchard Street.

Trustees were concerned about the height of the building and the impact of the building on the townhomes located directly north of the proposed development, but were interested in

the proposed development proceeding to the next step in the planned development process.

5. Old Business

No Old Business.

6. New Business

No New Business.

7. Closed Session

No Closed Session.

8. Adjournment

Trustee Gavanos moved to adjourn the Community Development Committee Workshop at 7:05 p.m. Trustee Madaras seconded.

Roll Call:

Aye – Trustees Gavanos, Leahy, Linsner, Madaras, Powers.

No – None.

Absent – Trustee Aiani.

MOTION APPROVED.

Submitted this 15th day of February 2022:



Jody A. Conidi, Village Clerk