

**VILLAGE OF ITASCA  
PLAN COMMISSION REGULAR MEETING  
MINUTES  
February 26, 2019**

**CALL TO ORDER**

The Village of Itasca Plan Commission Meeting was called to order by Chairman Kischner at 7:00 p.m.

**ROLL CALL**

**Present:** Commissioners, Brendan Daly, Frank Carello, Eric Swets, Mark Kischner, Jeffery Holmes, and Krista Ray

**Absent:** Lori Drummond

**Also Present:** Shannon Malik Jarmusz, Senior Planner; Charles Hervas, Village Attorney; Paula Borowski, Recording Secretary

**PUBLIC HEARING**

**PC 19-002**

**Mark Dudek of Gullo International Development Corporation**

**Itasca Centro LLC**

**360 N Rohlwing Rd., 1215 and 1251 W Irving Park Rd**

**Special use and variances for off-site semi- truck and trailer parking and screening in the B-2 Community Business District and B-3 Service Business District**

***NOTE: This item was continued from the January 16, 2019 Plan Commission meeting and the petitioner has requested a second continuance to the March 20, 2019 Plan Commission meeting.***

**Motion**

Commissioner Swets made motion to continue the January 16, 2019 meeting regarding PC19-002, seconded by Commissioner Daly, motion carried with unanimous approval.

**PC19-003**

**Mario Presta**

**331 N. Rush St.**

**Variance to permit the construction of a second driveway**

**Petitioner Presentation:**

Attorney Marshall Subach, representing petitioner Mr. Presta, began by explaining the need for the second driveway to provide ingress and egress to the detached garage. The property was recently redeveloped with a new single-family home and attached garage which has a driveway access from Division Street and at the time he built the new house, staff stated he could keep the detached garage if he obtained a variance. The reason for the need of the extra garage

space is for older children with cars and he has antique vehicles he would like to keep inside the garage. Mr. Presta thought about a u-shaped drive to keep it attached to the existing driveway, however the look was not pleasing for the area and it would involve removing a very large tree. Mr. Presta will not be using the requested driveway for parking of other cars. He will be using the detached garage primarily for storage of his antique vehicles. Attorney Subach reviewed the findings of facts and felt there would be no adverse effects to the community and agreed with staff recommendations.

**STAFF RECOMMENDED CONDITIONS OF APPROVAL:**

1. Outside storage of parked cars shall be prohibited on the driveway for the existing garage.
2. The variance will become null and void if permits have not been applied for within one year.

**Plan Commission Discussion:**

Mr. Presta stated that at the time he applied for permit he was under a time constraint. Commissioner Swets stated if he could combine the two driveways he would not need a variance. Attorney Subach stated that is correct however, the look would not be good and there would be more lot coverage. Commissioner Carello questioned the image on the handout regarding the location of the second driveway. Chairman Kischner wondered why you needed a driveway to just move cars from time to time. Mr. Presta stated the code does not allow driving over grass. Commissioner Daly was concerned about drainage and wanted to confirm a ditch or a culvert under the driveway. Mr. Presta explained he addressed the drainage situation when building and had the feedback of Robinson Engineering.

**Chairman Kischner asked if there were any audience comments and there were none.**

Chairman Kischner closed public comments.

*Village attorney Charles Hervas proposed findings of fact for which the Plan Commissioners indicated their agreement or disagreement. A full account of the proposed findings and Commissioners responses can be found in the transcript.*

**Motions**

**Commissioner Daly made a motion to approve the variance for second driveway with staff recommendations.**

The motion was seconded by Commissioner Swets

**Roll Call Vote**

**Ayes**-Commissioners Daly, Swets, Carello, Holmes, and Ray  
**Nays**-None  
**Absent**-Commissioner Drummond

**PC 19-004  
Jeffery and Christine Hoffstetter  
504 E Division**

## **Rezoning from R-1 Single Family Residence District to R-2 Single-Family Residence District, variance for lot depth, and a two lot subdivision**

### **Petitioner Presentation:**

Mr. Hoffstetter has owned the house and lot for over thirteen years and has outgrown the home. When he met with staff and reviewed his options he decided to proceed with a request to subdivide and rezone to R-2 which would be consistent with the lots on the west side of Cherry Street. The existing home would stay and he would build the new home on the proposed lot.

Mrs. Malik Jarmusz explained that Mr. Hoffstetter could have retained his R1 zoning and applied for variance for lot coverage or request to re-zone to R2 which would not be out of character for the area. R1 minimum lot coverage is 16,000 sq. ft. and the R2 is 9,000 sq. ft. The staff report summarizes several similar lots in the vicinity. Mrs. Malik Jarmusz received a letter from Bernie Andres on Center St who expressed his thoughts on re-zoning and does not agree with the re-zoning of the lot, but would approve a variance.

### **STAFF RECOMMENDED CONDITIONS OF APPROVAL:**

1. Permit documents must be in substantial compliance with Plan Commission and Village Board submittals.
2. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, The DuPage County Stormwater Ordinance, and Standard Development Specifications in place at the time of permit application.
3. Preparation of final engineering and subdivision plat, and compliance with all public improvements and impact fees required for new homes. All Village Board approved proposals are subject to Final Engineering approval.
4. The Subdivision Ordinance requires that street trees be planted for properties affected by a request for subdivision. The requirement is one tree for every 50' of frontage. The new trees must be no smaller than 2" in caliper, measured 1' from the ground. Install new trees where they do not already exist and provide a plan indicating all existing and proposed trees, featuring species, quality, and location information.
5. Provide existing and proposed lot coverage calculation tables at the time of building permit. Include service sidewalks, decks, sheds, patios, and any other improvements. Other than landscaping or grass.
6. An existing tree plan and tree preservation plan is required at the time that lot 1 develops.

### **Plan Commission Discussion:**

Commissioner Carello wanted clarification over why to re-zone instead of variance relief. Mrs. Malik Jarmusz explained if they did not do the re-zone there would be more variances necessary. Chairman Kischner stated the block itself is unusual. Commissioner Swets felt this may be spot zoning and not advisable. Mrs. Malik Jarmusz explained that this would not be spot zoning because there is contiguous property zoned similarly on the other side of the street. Commissioner Carello asked if voting on re-zoning or not. Mrs. Malik Jarmusz said if the Commission did not agree to re-zone then the petitioner would have to re-notice and come back for variances to build on the lot. Chairman Kischner asked if there could be another similar

request in the future. Mrs. Malik Jarmusz believes there would be only one other in the area for a similar request. Commissioner Daly felt that the request would be consistent with the area and would recommend approval of the request to re-zone. Commissioner Holmes commented on the letter by Mr. Andres, stating that Mr. Andres has no objection to the second house being built, just the re-zoning. Chairman Kischner had concerns over mature trees. Mr. Hofstetter stated he did not want to remove trees, but if he had to he would preserve as many as possible. Chairman Kischner would like condition to keep one tree or two if possible and is not opposed to re-zoning.

**Audience Comments:**

Rudy Presta at 325 Cherry St. had no issues with a new home in place of the vacant lot.

**Chairman Kischner closed public comments**

*Village attorney Charles Hervas proposed findings of fact for which the Plan Commissioners indicated their agreement or disagreement. A full account of the proposed findings and Commissioners responses can be found in the transcript.*

Commissioner Ray felt that the added condition regarding requiring trees to be kept was unreasonable. Commissioners were polled regarding the tree condition and agreed to remove this condition.

**Motions**

Commissioner Daly made a motion to recommend approval from R1 Single Family to R2 Single Family to create a two lot subdivision and grant a lot depth variance subject to staff recommendations items 1 thru 6.

The motion was seconded by Commissioner Swets

**Roll Call Vote**

**Ayes**-Commissioners Daly, Carello, Holmes, and Ray

**Nays**-Swets (opposes zoning only)

**Absent**-Commissioner Drummond

**PC 19-005**

**Brian Kelly**

**Landmark Custom Homes/Pierce Place Condominiums**

**407, 409, and 411 Pierce Rd.**

**Class 1 Site Plan Review for the purpose of revising previous approvals to reduce density from 15 condominium units to 8 townhome units, variance for rear yard setback, variance for two-way drive aisle width.**

**Petitioner Presentation:**

Brian Kelly from Landmark Custom Homes explained the need to change from building condominiums to townhomes on the three remaining vacant lots which will decrease density. The townhomes will have basements and will range in cost from \$350,000.00 to \$400,000.00.

Mrs. Malik Jarmusz stated that in 2006, there should have been two variances for rear yard setback and drive aisle width; the new petition accounts for these anomalies.

**STAFF RECOMMENED CONDITIONS OF APPROVAL:**

1. Permit documents must be in substantial compliance with Plan Commission and Village Board submittals.
2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance. Stormwater Volume Control BMP's may be required.
3. Subject to final engineering plan and landscape plan approval.
4. If the concept plan change is approved, a revised subdivision plat will be required for Plan Commission consideration.
5. Detailed architectural rendering indicating materials and building height will be required during permitting.
6. Architectural elevations clearly indicating building materials, colors, and material samples, at the time of revised subdivision plan submittal.
7. Include existing condo building as-built dimensions and setbacks in addition to the proposed townhomes on the overall site plan, and indicate parking stall dimensions at the time of revised subdivision plat submittal.
8. Provide proposed lot coverage and floor area ratio calculation tables at the time of revised subdivision plan submittal.

**Plan Commission Discussion:**

Commissioner Daly obtained clarification regarding the setback and aisle width that were not addressed in 2006. Commissioner Swets went on record that we maintain a 24' drive aisle width. Commissioner Holmes wondered why townhomes were desirable instead of condominiums. Mr. Kelly said the demand for townhomes is greater than condo. The townhomes will provide less lot coverage greater greenspace and more parking availability. Mrs. Malik Jarmusz stated for the record that a questionnaire in the form of a letter was sent to the Village from Pierce Condo Association. Instead of reading it Mr. Kelly read the questions and answered them. In summary the questions and answers are below:

- Time line for construction- would be as soon as permits were issued.
- When would next building begin construction-once the first were sold.

- Price range of units-350k to 400k.
- The appearance of Townhome would match the existing condo material where possible.
- Emergency Access must be available during construction. Landmark will provide signage for no parking on street during construction and maintain vehicle access in emergency.
- Damage to street. Landmark will work with the Public Works Department in maintaining and repairing any damage to street during construction and absorb the cost.
- Will townhomes have its own association. There will be an association, but it is advisable that the two should meet and share costs of one contractor for snow removal and other areas that may benefit them both.
- Townhomes will have their own individual utilities.

### **Audience Comments:**

Marta from the Pierce Place Condo Association began with stating the residents at Pierce's biggest concern is emergency access in and out of the area during and after construction. They are very concerned about safety around the condo buildings. They are not opposed to the townhomes; it will be an improvement over the vacant lots. Another member of the condo association is concerned there is not enough room for cars to get through the two way exit and why couldn't the exit be on Devon.

Commissioner Swets asked if there is a requirement for two entrances. Mrs. Malik Jarmusz stated there is a secondary point of access for emergency vehicles which was designed and approved as part of the original subdivision. Mr. Kelly stated he will put up signs indicating where the emergency road is. Chairman Kischner would like to review the emergency access again. Mr. Kelly stated they spoke to Fire Department in 2006 as part of the initial project approvals and they approved the road at that time. Commissioner Daly felt that the condo buildings would not be blocked during construction. The Fire Department required a 12' drive which is currently there and there is a tree near the road. Mr. Kelly offered to remove the tree if needed. Commissioner Swets stated staff would review the plan. Mrs. Malik Jarmusz stated that staff will discuss with the fire department. Commissioner Daly asked how deep the existing driveways are. Brian stated 20' long. Commissioner Daly reviewed 2006 site plan and the spaces are 20ft wide to back of curb.

### **Chairman Kischner closed public comments**

*Village attorney Charles Hervas proposed findings of fact for which the Plan Commissioners indicated their agreement or disagreement. A full account of the proposed findings and Commissioners responses can be found in the transcript.*

## **Motion**

Commissioner Carello made a motion to recommend approval of Class 1 Site plan review for the purpose of revising previous approvals to reduce density from 15 condominium units to 8 townhome units to allow a two-way drive aisle with variance from 24' to 21' and to allow rear yard variance from 30' to 25' further the motion is subject to staff recommend conditions.

## **Roll Call Vote**

**Ayes**-Commissioners Daly, Swets, Holmes, and Ray

**Nays**-None

**Absent**-Commissioner Drummond

## **REGULAR MEETING AGENDA**

### **ROLL CALL**

**Present:** Commissioners Brendan Daly, Frank Carello, Eric Swets, Jeff Holmes, Krista Ray and Chairman Kischner  
**Absent:** Lori Drummond

### **MINUTES**

**Commissioner Holmes made a motion to approve the minutes from January 16, 2019 Commissioner Ray seconded the motion. Motion carried by unanimous voice vote by the members present.**

### **New Business**

Mrs. Malik Jarmusz welcomed new part-time minute secretary Nicole Esposito for the Historical Commission and back up for Police Commission and Plan Commission. Mrs. Malik Jarmusz invited the Commissioners to attend the Village Board Meeting on March 5 for her appointment as Director of Community Development.

### **Project Updates and Announcements**

Bridge Development is still moving forward with the development agreement negotiations which will be submitted in March to The Village Board. They will be back before the Plan Commission for final planned development and final subdivision approval.

RagingWire has a new owner and is exploring modifications to their original approvals. They may need go come back before the Plan Commission due to the scope of changes under consideration.

### **PUBLIC COMMENT**

No audience comment.

### **ADJOURNMENT**

Commissioner Holmes moved to close the meeting. Commissioner Swets seconded the motion. The motion carried with unanimous approval and the February 26, 2019 meeting adjourned at 8:50 p.m.

**NEXT SCHEDULED MEETING**

The next regular meeting is scheduled for Wednesday, March 20, 2019 at 7:00 p.m.