



**Village of Itasca
Plan Commission Meeting Minutes
Wednesday, March 17, 2021 - 7:00 P.M.**

1. **Call to Order:** The Village of Itasca Plan Commission Meeting was called to order by Commissioner Holmes at 7:02 P.M.

2. **Roll Call:**

Present: Commissioners Frank Carello, Lori Drummond, Jeffrey Holmes, Krista Ray, Anthony Russo, and Eric Swets.

Absent: Chairman Daly.

Others Present: Mr. Mo Khan, Village Planner; Ms. Yordana Wysocki, Village Attorney; Mr. Bill Swanson, Mr. Jeff Galante, Mr. Neal Pekala, Mr. Christopher Cannonito, and Ms. Bridget O'Keefe.

Please note that the same Commissioners were present throughout the entire meeting and roll call was conducted for each motion and to enter into the meeting.

3. **Appointment of Chair Pro Tem:**

Motion: Commissioner Carello motioned to appoint Commissioner Holmes as Chair Pro Tem for the meeting.

Second: Commissioner Swets.

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Holmes, Ray, Russo and Swets.

No: None.

Absent: Chairman Daly.

Motion: Passes.

4. **Case #:** PC 21-002

Petitioner: Richard's Building Supply Co.

Owner: WMI Chicago II, LLC.

Location: 351 N. Rohlwing Rd.

Request: Petition for Special Use to Operate a Building Material's Sale Business and Outdoor Storage/Operation, Class I Site Plan Approval, and a Solid Fence up to 8 Ft. in Height.

a. **Call for a Motion:** Commissioner Holmes called for a motion to open the public hearing for PC 21-001:

Motion: Commissioner Holmes.

Second: Commissioner Ray.

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Holmes, Ray, Russo and Swets.

No: None.

Absent: Chairman Daly.

Motion: Passes

b. **Discussion:**

Mr. Khan provide a summary of the request, Staff's report, and recommended conditions of approval.

(Mr. Swanson & Mr. Cannonito sworn in).

Mr. Swanson & Mr. Cannonito provided testimony on their application, including an overview of their business history and the business operation at the proposed Itasca location.

No public comments were submitted prior to the meeting or given during the meeting.

Commissioners Carello and Drummond asked questions regarding the proposed landscaping and lighting for the site. The Plan Commission had extensive discussion regarding the landscaping plan proposed by Village Staff and an amended the condition so that the Petitioner work with Village Staff to revise the landscape plan.

c. **Findings of Facts:**

Ms. Wysocki reviewed the Proposed Findings of Facts and polled the Commissioners. The Commissioners agreed with the Proposed Findings of Facts 6-0.

- d. **Call for a Motion:** Commissioner Holmes called for a motion to recommend approval for PC 21-002 for Special Use, Class I Site Plan, and Fence Variance with Staff's Recommended Conditions 1-5, with revisions to Condition 3:

Motion: Commissioner Drummond

Second: Commissioner Swets

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Holmes, Ray, Russo and Swets.

No: None.

Absent: Chairman Daly.

Motion: Passes

5. **Case #:** PC 19-004 (Continuation)

Petitioner & Owner: Haymarket DuPage LLC

Location: 860 W. Irving Park Rd.

Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

- a. **Call for a Motion:** Commissioner Holmes called for a motion to continue the Public Hearing to April 7, 2021.

Motion: Commissioner Carello

Second: Commissioner Russo

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Holmes, Ray, and Russo.

No: None.

Recused: Commissioner Swets.

Absent: Chairman Daly.

Motion: Passes

- b. **Call for a Motion:** Commissioner Holmes called for a motion to close the Public Hearing.

Motion: Commissioner Ray

Second: Commissioner Russo

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Holmes, Ray, and Russo.

No: None.

Recused: Commissioner Swets.

Absent: Chairman Daly.

Motion: Passes

6. **Review and Consideration of Regular Meeting Minutes:**

Call for a Motion: Commissioner Holmes called for a motion to approve the following Meeting Minutes:

- a. December 2, 2020 – Special Meeting
- b. December 2, 2020
- c. December 9, 2020
- d. December 16, 2020
- e. February 17, 2021

Motion: Commissioner Ray

Second: Commissioner Russo

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Holmes, Ray, and Russo.

No: None.

Absent: Chairman Daly.

Motion: Passes

7. **New Business:**

Mr. Khan and Ms. Wysocki stated with the restrictions and requirements relating to public gatherings being eased due to improvement in the COVID-19 Pandemic, they wanted to ask and discuss with the Plan Commission their thoughts of possibly returning the meetings to in-person or a hybrid meeting rather than a fully remote meeting. Mr. Khan and Ms. Wysocki stated they understand not everyone may feel comfortable returning to in-person meetings and the option to attend remotely would still be available, however, Staff has identified there is

more difficulty in terms of logistics and technology in running a hybrid meeting. Based on the discussion and input provided by both Staff and the Plan Commission, the Plan Commission stated they would prefer to continue meeting as-is remotely.

8. Public Comments:

None

9. Project Updates and Announcements:

Commissioner Carello asked if there were any updates regarding Stan's Donuts occupying the old Starbucks property. Mr. Khan stated they presented their proposal to the Community Development Committee of the Village Board, and they are currently in negotiations with the property owner on lease terms. The Village at this point has not received a formal application.

10. Executive Session:

None.

11. Adjournment:

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

Motion: Commissioner Ray

Second: Commissioner Swets

Roll Call Vote:

Yes: Commissioner Carello, Drummond, Holmes, Ray, Russo and Swets.

No: None.

Absent: Chairman Daly.

Motion: Passes

Meeting adjourned at 8:03 P.M.

NEXT SCHEDULED MEETING

The next regular meeting is scheduled for Wednesday, April 7, 2021 at 7:00 P.M.

Submitted this 17th day of February 2021



Mo Khan, Village Planner

APPROVED: June 16th, 2021