VILLAGE BOARD
MEETING AGENDA

March 3, 2026
7:00 p.m.

Meetings can be watch on the Village's YouTube Channel

1. **Call to Order; Roll Call**

2. **Pledge of Allegiance**

3. **Presentation of Meeting Minutes**

    a. **Village Board Meeting – February 17, 2026**

    Documents:

    20260217 VB MINUTES.PDF

    b. **Finance and Operations Committee Meeting – February 19, 2026**

    Documents:

    20260219 FOC MINUTES.PDF

4. **Presentations**

    a. **4th of July Presentation – Hamilton Lakes Rick Staback**

5. **President's Comments**

    a. **Oath of Office**

        i. **Probationary Patrol Officer Daniel Ferreyra**

    b. **DuPage River Sweep Proclamation**

        Documents:

        DUPAGE RIVER SWEEP PROCLAMATION.PDF

6. **Audience Participation**

7. **First Readings**

    By unanimous consent, the Board may waive the Second Reading and take final action on any First Reading agenda item.

    a. **Community Development Committee Report**

    Chair Trustee Gavanes; Co-Chair Trustee Leahy

        i. **Zoning Certificate Update (for information only)**

            Documents:

            COM I - INFORMATION ONLY_ZONING CERTIFICATES_20260223.PDF

        ii. **Discussion and possible action regarding Approving the 2026 Village of Itasca Zoning Map Update (Ord. 2166-26)**

            Documents:

            COM II - 2026 ZONING MAP UPDATE -20260223.PDF

        iii. **Discussion and possible action regarding 404 S. Prospect Avenue's Request for Variances to Increase Lot Coverage from 50% to 55.4% and to Allow a Minimum Side Yard Setback of 4 feet 6 inches instead of 5 feet as Required by Code (Ord. 2167-26)**

            Documents:

            COM III - 404 S PROSPECT - 20260223 REDACTED.PDF

        iv. **Discussion and possible action regarding Proposed Amendments to the Itasca Zoning Ordinance to remove Data**

Centers as a Permitted Use in the ROC and O-R Districts and move it to a Special Use in the M District (Ord. 2168-26)

Documents:

COM IV - DATA CENTERS ZONING CODE - 20260223.PDF

v. **Discussion and possible action regarding an Application for a Setback Variation for a Pool in a Corner-Side Yard for 438 Hickory Drive (Ord. 2169-26)**

Documents:

COM V - 438 HICKORY DR POOL - 20260223_REDACTED.PDF

vi. **Discussion and possible action regarding Proposed Amendments to the Itasca Zoning Ordinance to amend the Village of Itasca Zoning Code to align downtown zoning districts, downtown design guidelines, parking requirements, and other relevant code sections with Transit Oriented Development (Ord. 2170-26)**

Documents:

COM VI - DOWNTOWN ZONING - 20260223.PDF

b. **Capital & Infrastructure Committee Report**
Chair Trustee Daly; Co-Chair Trustee Aiani

i. **Discussion and possible action regarding Accepting the Low Bid for the Village of Itasca 2026-2028 Landscape Maintenance Program from Brightview Landscapes, LLC for a Total Cost of $177,366.15 (Res. 1698-26)**

Documents:

CAP I - LANDSCAPE MAINTENANCE PROGRAM BID ACCEPTANCE - 20260223.PDF

ii. **Discussion and possible action regarding Approving Task Order for Robinson Engineering to Update the Village's Risk and Resilience and Emergency Response Plans in the Estimated Amount of $18,092 (Res. 1699-26)**

Documents:

CAP II - 2026 RRA AND EAP TO - 20260223_REDACTED.PDF

c. **Finance & Operations Committee Report**
Chair Trustee Powers, Co-Chair Trustee Aiani

d. **Intergovernmental Committee Report**
Chair Trustee Leahy; Co-Chair Trustee Christensen

8. **Consent Agenda**

a. **Approving Resolution 1695-26 Establishing a President's Cup Grant Program Using Existing Budgeted Funds**

Documents:

CONSENT A - ESTABLISHMENT OF PRESIDENTS CUP GRANT - 20260202.PDF

b. **Approving Resolution 1696-26 Approving the 2026 ItascaFest Budget**

Documents:

CONSENT B - 2026 ITASCAFEST BUDGET APPROVAL - 20260206.PDF

c. **Approving Resolution 1697-26 Accepting Proposals from BN Controls and Enhanced Networks for SCADA Server Upgrades (IT Project IT-24-011) in an amount not to exceed $50,000**

Documents:

CONSENT C - PROJECTAPPROVAL_IT-24-011-PROJECT - 20260212_REDACTED.PDF

9. **Non-Consent Agenda**

a. **Discussion and possible action regarding Approving the 2026 Fourth of July Fireworks Celebration Budget & Contribution Totaling $258,000 (Res. 1694-26)**

Documents:

NON CONSENT A - 2026 FOURTH OF JULY BUDGET - 20260212 - V2.0.PDF

10. **Payment of Bills**

a. **Payment of Bills through March 3, 2026**

Documents:

ROB 3.3.26.PDF

11. **New Business**

12. **Old Business**

    a. **Discussion and possible action regarding Approving an Annexation Agreement for 19W076 Granville Avenue (Ord. 2171-26)**

       Documents:

       OLD BUSINESS A-B - GRANVILLE ANNEX AGREEMENT - 20251121_REDACTED.PDF

    b. **Discussion and possible action regarding Approving the Annexation of 19W076 Granville Avenue (Ord. 2172-26)**

       Documents:

       OLD BUSINESS A-B - GRANVILLE ANNEX AGREEMENT - 20251121_REDACTED.PDF

    c. **Discussion and possible action regarding Variances for a Single-Family Home for 19W076 Granville Avenue (Ord. 2173-26)**

       Documents:

       OLD BUSINESS C - GRANVILLE VARIANCES 19W076 GRANVILLE - 20251121_REDACTED.PDF

13. **Department Head Reports**

14. **Village Administrator Report**

15. **Closed Session**

16. **Adjournment**

Questions regarding meeting participation or requests for accommodation in accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 should be directed to the Deputy Clerk at deputyclerk@itasca.com or (630) 228-5605.

MINUTES OF THE REGULAR VILLAGE BOARD MEETING
TUESDAY, FEBRUARY 17, 2026
7:00 P.M.
ITASCA MUNICIPAL COMPLEX
2ND FLOOR BOARD ROOM

1. Call to Order

The Village Board Meeting was called to order by Mayor Pruyn at 7:06 p.m.

Roll Call

PRESENT: Mayor Jeff Pruyn, Trustee Jeff Aiani, Trustee Melissa Christensen, Trustee Brendan Daly, Trustee Dino Gavanes, Trustee Patrick Powers.
ABSENT: Trustee Ellen Leahy.

Others Present: Director of Police Bob O'Connor, Public Works Director Mike Subers, Engineering Consultant Mark Wesolowski, Assistant to Village Administrator Deanne Curelo, Community Development Director Kurtis Pozsgay, Finance Director Jennifer Mitchell, Village Administrator Carie Anne Ergo, Village Attorney Chuck Hervas, Village Clerk Jody Conidi.

2. Pledge of Allegiance

3. Meeting Minutes

a. Village Board Meeting – February 3, 2026

Motion to approve the Village Board Meeting Minutes for Tuesday, February 3, 2026.

Motion	Gavanes
Second	Powers
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

4. Presentations

5. President Comments

6. Audience Participation

7. First Readings

a. Community Development Committee

Chair: Trustee Gavanes; Co-Chair: Trustee Leahy

i. Zoning Certificates – New Applicants

Zoning Certificates were presented for BMP USA, LLC, 1065 Hawthorn Drive;

Hanjin Intermodal America, Inc., 500 Park Boulevard, Suite 185C; and TJ Maxx of IL, LLC, 2 Pierce Place, Suite 800.

ii. 2026 International Council of Shopping Centers Conference – Budget
Motion to waive second reading and approve Resolution 1693-26, "A Resolution Regulating Reimbursement of Travel, Meal, and Lodging Expenses of Trustees and Employees of Village of Itasca" for $6,582.40.

Motion	Gavanes
Second	Daly
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

b. Capital and Infrastructure Committee
Chair: Trustee Daly; Co-Chair: Trustee Aiani

c. Finance and Operations Committee
Chair: Trustee Powers; Co-Chair: Trustee Aiani

i. 2026 Fourth of July Fireworks Celebration – Budget
Motion to approve Resolution 1694-26, "A Resolution Approving the 2026 Fourth of July Fireworks Budget as Presented by Hamilton Partners in the Amount of $441,900.00" with a Village out of pocket cost of $258,000.00 for sponsorship, staffing, traffic control, fencing, event management support, and other event related expenses.

Motion	Powers
Second	Gavanes
Aye (4)	Christensen, Daly, Gavanes, Powers
No (1)	Aiani
Absent (1)	Leahy
MOTION APPROVED.	

ii. 2026 President's Cup Grant Program -
Motion to approve Resolution 1695-26, "A Resolution Authorizing the Establishment of a Presidents Cup Grant Program and the Rollover of Presidents Cup and Hotel Grant Funds" to support hotel and business led initiatives associated with the 2026 Presidents Cup for an allocated minimum amount of $150,000.00.

Motion	Powers
Second	Daly
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

iii. 2026 ItascaFest – Budget

Motion to approve Resolution 1696-26, "A Resolution Approving the 2026 ItascaFest Budget as Presented by the Itasca Lions Club" for an anticipated out of pocket cost of $70,000.00 including a $35,000 charitable donation to the Itasca Lions Club, costs for staff overtime, and miscellaneous event-related expenses.

Motion	Powers
Second	Christensen
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

iv. SCADA Server Upgrades – Proposals

Motion to approve Resolution 1697-26, "A Resolution Accepting Proposals from BN Controls and Enhanced Networks for SCADA Server Upgrades (IT-24-011)" used to monitor and control water and wastewater infrastructure at a cost not to exceed $50,000.00.

Motion	Powers
Second	Daly
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

v. Financial Report – December 2025

The Financial Report for December 2025 ending December 31, 2025.

d. Intergovernmental Committee

Chair: Trustee Leahy; Co-Chair: Trustee Christensen

8. Consent Agenda

a. Resolution 1689-26 – Proposal from Tri-Fin, LLC for a Three-Year Light Pole, Park Bench, and Garbage Can Painting Program at an Estimated Cost of $178,825.57

b. Resolution 1690-26 – Proposal from M.E. Simpson Company, Inc. for a Three-Year Water System Assessment Program at an Estimated Project Cost of $165,456.00

Motion to approve the Consent Agenda.

Motion	Daly
Second	Powers
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

9. Non-Consent Agenda

a. 2026 Oktoberfest – Tent, Table, Chair, and Power Rental Quote
Motion to approve Resolution 1692-26, "A Resolution Authorizing an Agreement with Blue Peak Tents Inc. for Tents and Other Equipment Rentals at Oktoberfest" for $37,424.50.

Motion	Aiani
Second	Christensen
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

10. Payment of Bills – February 17, 2026
Motion to approve the payment of bills through February 17, 2026 for $813,551.75.

Motion	Powers
Second	Daly
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

11. New Business

Motion for a Closed Session pursuant to the requirements of the Illinois Open Meetings Act under Exemption 5 IL CS 120/2 (c) to discuss:

(11) litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or when the public body finds an action is probable or imminent; and
(21) discussion of minutes of meetings lawfully closed, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes.

Motion	Aiani
Second	Daly
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

12. Old Business

a. 19W076 Granville Avenue – Annexation Agreement and Annexation
Petitioner Mario Gullo requested Agenda Item **12.a. 19W076 Granville Avenue – Annexation Agreement and Annexation** be moved to the Village Board Meeting on Tuesday, March 3, 2026.

b. 19W076 Granville Avenue – Single-Family Home Variances
Petitioner Mario Gullo requested Agenda Item **12.b. 19W076 Granville Avenue – Single-Family Home Variances** be moved to the Village Board Meeting on Tuesday, March 3, 2026.

13. Department Head Reports
The Police Department reported planning for increased daytime and overnight street parking for Ramadan; a walkout by Lake Park High School students; a School District 10 student threatening to bring a weapon to school; and blocking streets for the F.E. Peacock Middle School Competitive Cheer Team traveling to the 2026 Illinois Elementary School Association (IESA) State Cheerleading competition.

Public Works reported the annual Rain Barrel Program will offer rain barrels for $35.00.

Engineering reported on the Manhole Rehabilitation and Schiller Street Pond Projects.

Administration reported on a grant funding request from Westin Chicago Northwest for upcoming events and the two largest restaurants being visited for the Plates and Perks Program are Biggby Coffee and Church Street Brewery Company.

Community Development reported staff sent notices to residents in the Masjid Ummah Mosque neighborhood regarding increased street parking and traffic during Ramadan; and Hamilton Partners is interested in a new residential development.

Finance reported on a Finance and Operations Committee Workshop on Thursday, February 19, 2026 to discuss capital improvement projects.

14. Village Administrator Report
The Village Administrator reported Stericycle is submitting a Siting Application in June or July 2026; and initial discussions were held with union representatives.

Mayor Pruyn called for a recess at 8:44 p.m.

15. Closed Session
Mayor Pruyn called to order the Closed Session at 8:56 p.m.
Mayor Pruyn adjourned the Closed session at 9:59 p.m.

Mayor Pruyn reconvened the Village Board Meeting at 9:59 p.m.

16. Adjournment
Motion to adjourn the Village Board Meeting at 10:00 p.m.

Motion	Gavanes
Second	Daly
Aye (5)	Aiani, Christensen, Daly, Gavanes, Powers
No (0)	None
Absent (1)	Leahy
MOTION APPROVED.	

Submitted this 17th day of February 2026:

_____
Jody A. Conidi, RMC, Village Clerk

Village of Itasca
Finance and Operations Committee Workshop
Tuesday, February 19, 2026
5:00 p.m.
Itasca Municipal Complex, Board of Trustees Room

1. **Call to Order**
The Finance and Operations Committee Workshop was called to order by Trustee Powers at 5:05 p.m.

Roll Call
PRESENT: Mayor Jeff Pruyn, Trustee Patrick Powers (Chair), Trustee Jeff Aiani (Co-Chair), Trustee Brendan Daly, Trustee Dino Gavanes.
ABSENT: Trustee Melissa Christensen, Trustee Ellen Leahy.

Others Present: Director of Police Bob O'Connor, Deputy Chief Mike Walker, Public Works Director Mike Subers, Public Works Utilities Superintendent Brandon Hansen, Wastewater Superintendent Jason Almeroth, General Services Superintendent Brian Yarbrough, Village Engineering Consultant Mark Wesolowski, Finance Director Jennifer Mitchell, Community Development Director Kurtis Pozsgay, Village Administrator Carie Anne Ergo, Village Clerk Jody Conidi.

2. **Pledge of Allegiance**
Mayor Pruyn led the Pledge of Allegiance.

Trustee Christensen joined the meeting at 5:07 p.m.

3. **Budget Workshop Review**
The Village Board reviewed the Capital Improvement Plan for Fiscal Year 2027 for Water Capital, Sewer Capital, Streets, Storm Sewer, Vehicles and Equipment, and Buildings and Grounds and the Five-Year Capital Improvement Plan.

4. **Old Business**

5. **New Business**

6. **Audience Participation**

7. **Closed Session**

The Finance and Operations Committee Workshop scheduled for Tuesday, February 24, 2026 at 5:00 p.m. will be canceled.

8. **Adjournment**
Trustee Gavanes moved to adjourn the Finance and Operations Committee Workshop at 7:39 p.m. Trustee Christensen seconded.

Roll Call:
Aye – Trustees Aiani, Christensen, Daly, Gavanes, Powers.
No – None.
Absent – Trustee Leahy.
MOTION APPROVED.

Submitted this 19th day of February 2026:

Jody A. Conidi, RMC, Village Clerk

PROCLAMATION

DUPAGE COUNTY RIVER SWEEP

APRIL 18, 2026

WHEREAS, the Village of Itasca, in cooperation with the County of DuPage, through the Stormwater Management Department and municipalities, townships and park districts, recognizes ongoing stream cleaning and restoration as essential for the preservation of waterways throughout DuPage County and northeastern Illinois; and

WHEREAS, DuPage County River Sweep is a county-wide stream cleanup and restoration event organized by The Conservation Foundation and held in cooperation with the American Rivers National River Clean Up; and

WHEREAS, the purpose of the River Sweep is to encourage community and volunteer groups to help "sweep our rivers clean" by picking up debris in and along our waterways, and by participating in stream restoration projects; and

WHEREAS, steam cleaning efforts have been very successful with more than 16,000 volunteers removing over 300 tons of debris from DuPage County streams since 1991; and

WHEREAS, the Mayor and Board of Trustees of the Village of Itasca congratulate The Conservation Foundation on 35 successful years for this event; and

NOW, THEREFORE BE IT PROCLAIMED, that all residents of the Village of Itasca, are encouraged to make a difference in the quality of water in the area and are further urged to support and participate in "River Sweep 2026" on Saturday, April 18, 2026.

Dated this 3rd day of March, 2026.

_____

Jeffrey J. Pruyn, Village President

ATTEST:

_____

Jody A. Conidi, Village Clerk

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Charles Voss, Project Assistant

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: February 20th, 2026

SUBJECT: Zoning Certificates Update

RECOMMENDED MOTION: No action required. For information only.

INTRODUCTION

New Business License applications were received from the following businesses. Village staff have approved Zoning Certificates for the following applications.

Area Wide Logistics LLC, 650 E Devon Ave Ste 135

The property is zoned ROC Regional Office Center District. The leased space is 1,600s.f. with approximately six (6) employees at the location. The business activities have been described as logistics brokerage and dispatch. The Itasca Zoning Use Ordinance permits this use per section 10.03.1.a *Executive, administrative, personal service and professional offices.*

Atacama Management LLC, 1 Pierce Pl Ste 400E

The property is zoned ROC Regional Office Center District. The leased space is 3,218s.f. of office space, with approximately five (5) employees at the location. The business activities have been described as an asset investment and management business. The Itasca Zoning Use Ordinance permits this use per section 10.03.1.a *Executive, administrative, personal service and professional offices.*

Village of Itasca
Community Development Department
550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | E-MAIL: COMMDEV@ITASCA.COM
www.itasca.com

February 3, 2026

Alessandro Manzella
Area Wide Logistics LLC
650 E Devon Ave Ste 135
Itasca, IL 60143

RE: Request for Zoning Certificate – Area Wide Logistics LLC

Dear Alessandro,

Please accept this letter in response to the zoning certificate request for the property located at **650 E Devon Ave, Ste 135**, within the Village of Itasca, Illinois. The following zoning review is in accordance with Sec. 14.03 of the Zoning Ordinance.

ZONING REVIEW
The property is zoned ROC Regional Office Center District. The New Business Application indicates the leased space is 1,600s.f. of office space and you have 6 employees at your location. We understand you will be operating a logistics brokerage and dispatch business.

Land Use
The New Business Application describes the business activities as logistics brokerage and dispatch. The Itasca Zoning Use Ordinance permits this use **per Section 10.03.1.a** *Executive, administrative, personal service and professional offices.*

Parking
Per Section 12.05.2.j *Offices, Business, Professional and Governmental, excluding Medical/Dental. Three (3) parking spaces per each one thousand (1,000) square feet of gross floor area.* Parking is approved for an office building in the ROC district.

DETERMINATION
The Zoning Certificate for Area Wide Logistics LLC is **approved subject to these conditions:**

- Compliance with all the terms and conditions of the Itasca Zoning Ordinance and its subsequent amendments.
- Please provide a current Illinois Business Identification number.
- State and Village sales tax reports are completed in a timely fashion.

NEXT STEPS

Prior to assuming control of the business and occupancy:

- Obtain all required Itasca and State licenses for the proposed operation of the business. Any required State and Village licenses must be on file with the Village.
- All building and sign permits must have final inspections of approval.

Should you have any further questions please contact the Community Development Department at 630-773-5568.

Sincerely,

[redacted]

Community Development Approval

ATTACHMENTS

New Business License Application
Aerial of the property

New Business Application

E-mail Completed Form To: commdev@itasca.com

Please Note: All Information is Required or Application will not be accepted.

BUSINESS INFORMATION

Business Name: Area Wide Logistics LLC

Proposed Itasca Address: 650 E Devon Ave Suite 135 Itasca, IL 60143

Mailing Address (if different from Proposed Itasca Address):

Parent Company and Address (if applicable):

Phone: [redacted] Illinois Business Tax Number: 27-5203546

Email: [redacted] Website: www.areawidelogistics.com

Does your business collect retail sales tax: ☐ Does your business sell tobacco products: ☐

Does your business have live entertainment: ☐ Does your business sell food: ☐ Does your business sell alcohol: ☐

Select a Single Business Category Based on the Principal Business Use/Activity at the Local Location				
☐ Restaurant/ Bar	☐ Medical Office	☐ Laboratory/ Testing Facility	☐ Warehouse	☐ Manufacturing
■ Business Office	☐ Retail	☐ Personal Services	☐ Day Care/ School	☐ Lodging

Detailed Description of Business Activities:

Logistics Brokerage and Dispatch

BUSINESS OWNER / MANAGER INFORMATION

Name: Alessandro Manzella

Title: Owner

Phone: [redacted]

E-mail: [redacted]

INVOICE BILLING CONTACT INFORMATION

Name: Ray Varela

Title: Accounting Manager

Phone: [redacted]

E-mail: [redacted]

SITE INFORMATION

Sq. Ft. of Retail Space: 0

Sq. Ft. of Office Space: 1600

Sq. Ft. of Warehousing / Industrial Space: 0

Sq. Ft. of Other Space: 0

Total Sq. Ft. of Facility: 0

Number of Company Vehicles Parked On-Site: 0-1

Total # of Parking Spaces Assigned to Your Business: n/a

Total # of Employees at Location: 6

Number of Shifts: 1

Number of Employees On-Site During Peak Shift: 5-6

BUILDING OWNER INFORMATION

Please provide the Name, E-mail, and Phone Number of the owner of the building.

Name	E-mail	Phone Number
David Collingnon	[redacted]	[redacted]

CO-TENANT INFORMATION *(IF APPLICABLE)*

Will you be a Co-Tenant with another company at the proposed Itasca location? Yes ☐ No ☑

If yes, please provide the name and phone number of each company. Please attach additional sheets if necessary.

Business Name	Use	Phone Number
1.		
2.		

OTHER ITASCA SITES *(IF APPLICABLE)*

Do you occupy more than one location in Itasca? Yes ☐ No ☑

If yes, please list the other addresses and square footage. Please attach additional sheets if necessary.

Address	Square Feet
1.	
2.	

CERTIFICATION

Under the penalties as provided by law, I declare that to the best of my knowledge and belief, the information on this form is true, correct, and complete, and the proposed use(s) is/are in full compliance with Section 11.02 of the Itasca Zoning Ordinance, a copy of which is available online at www.itasca.com/comdev.

Name: Alessandro Manzella Title: Owner

Signature [redacted] Date: 2/3/2026

OFFICE USE ONLY

	Date	By
Application Received		
NTI Scheduled		

Licensing Fees	Amount
Business License Fee	
Vending License Fee	
Tobacco License Fee	
Live Entertainment License Fee	
Total:	

License Number	
Business License	
Vending License	
Tobacco License	
Live Entertainment License	
Liquor License	

Village of Itasca
Community Development Department
550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | E-MAIL: COMMDEV@ITASCA.COM
www.itasca.com

February 11, 2026

James Piszczek
Atacama Management LLC
1 Pierce Pl Ste 400E
Itasca, IL 60143

RE: Request for Zoning Certificate – Atacama Management LLC

Dear James,

Please accept this letter in response to the zoning certificate request for the property located at **1 Pierce Pl, Ste 400E**, within the Village of Itasca, Illinois. The following zoning review is in accordance with Sec. 14.03 of the Zoning Ordinance.

ZONING REVIEW
The property is zoned ROC Regional Office Center District. The New Business Application indicates the leased space is 3,218s.f. of office space and you have 5 employees at your location. We understand you will be operating an asset investment and management business.

Land Use
The New Business Application describes the business activities as asset investment and management. The Itasca Zoning Use Ordinance permits this use **per Section 10.03.1.a** *Executive, administrative, personal service and professional offices.*

Parking
Per Section 12.05.2.j *Offices, Business, Professional and Governmental, excluding Medical/Dental. Three (3) parking spaces per each one thousand (1,000) square feet of gross floor area.* Parking is approved for an office building in the ROC district.

DETERMINATION
The Zoning Certificate for Atacama Management LLC is **approved subject to these conditions:**

- Compliance with all the terms and conditions of the Itasca Zoning Ordinance and its subsequent amendments.
- Please provide a current Illinois Business Identification number.
- State and Village sales tax reports are completed in a timely fashion.

NEXT STEPS

Prior to assuming control of the business and occupancy:

- Obtain all required Itasca and State licenses for the proposed operation of the business. Any required State and Village licenses must be on file with the Village.
- All building and sign permits must have final inspections of approval.

Should you have any further questions please contact the Community Development Department at 630-773-5568.

Sincerely,

[redacted]

Community Development Approval

ATTACHMENTS

New Business License Application
Aerial of the property

Village of Itasca – New Business Application

E-mail Completed Form To: commdev@itasca.com

Please Note: The business name, address, phone, fax, e-mail, website, and description will be listed in the Itasca Online Business Directory.

BUSINESS INFORMATION

Business Name: Atacama Management LLC

Proposed Itasca Address: _____

Current Address: 1 Pierce Place Suite 400E, Itasca, IL 60143

Mailing Address (if different from Proposed Itasca Address): _____

Parent Company and Address (if applicable): _____

Phone: [redacted] Illinois Business Tax Number: _____

Email: [redacted] Website: n/a

Does your business collect retail sales tax: Yes ____ No X Does your business sell tobacco products: Yes ____ No X

Does your business have live entertainment: Yes ____ No X

Select a Single Business Category Based on the Principal Business Use at the Local Location				
☐ Restaurant/ Bar	☐ Medical Office	☐ Laboratory/ Testing Facility	☐ Warehouse	☐ Manufacturing
■ Business Office	☐ Retail	☐ Personal Services	☐ Day Care/ School	☐ Lodging

Detailed Description of Business Activities: Asset investment and management

BUSINESS OWNER / MANAGER INFORMATION

Name: James Piszczek

Title: VP of the Company and Head of Family Office

Phone: _____

E-mail: [redacted]

INVOICE BILLING CONTACT INFORMATION

Name: _____

Title: Accounting Dept.

Phone: _____

E-mail: [redacted]

SITE INFORMATION

Sq. Ft. of Retail Space: n/a

Sq. Ft. of Office Space: 3,218

Sq. Ft. of Warehousing / Industrial Space: n/a

Sq. Ft. of Other Space: n/a

Total Sq. Ft. of Facility: n/a

Zoning: n/a

Number of Company Vehicles Parked On-Site: n/a

Number of Vending Machines On-Site: n/a

Total # of Parking Spaces Assigned to Your Business: n/a

Total # of Employees at Location: 5

Number of Shifts: n/a

Number of Employees On-Site During Peak Shift: n/a

CO-TENANT INFORMATION *(IF APPLICABLE)*

Will you be a Co-Tenant with another company at the proposed Itasca location? Yes _____ No X

If yes, please provide the name and phone number of each company. Please attach additional sheets if necessary.

Business Name	Use	Phone Number
1.		
2.		

OTHER ITASCA SITES *(IF APPLICABLE)*

Do you occupy more than one location in Itasca? Yes_____ No X

If yes, please list the other addresses and square footage. Please attach additional sheets if necessary.

Address	Square Feet
1.	
2.	

CERTIFICATION

Under the penalties as provided by law, I declare that to the best of my knowledge and belief, the information on this form is true, correct, and complete, and the proposed use(s) is/are in full compliance with Section 11.02 of the Itasca Zoning Ordinance, a copy of which is available online at www.itasca.com/comdev.

Name: James Piszczek Title: VP of the Company and Head of Family Office

Signature: [redacted] Date: 1/6/26

OFFICE USE ONLY

Fee	Amount Paid	Date	Received By
New Tenant Inspection			
Total Business License			

Licensing Fees	Quantity	Amount
Business License Fee		
Vending License Fee		
Tobacco License Fee		
Live Entertainment License Fee		
	Total:	

License Number	
Business License	
Vending License	
Tobacco License	
Live Entertainment License	

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: February 20, 2026

SUBJECT: Approving the 2026 Village of Itasca Zoning Map Update

RECOMMENDED MOTION: Move to approve the 2026 Village of Itasca Zoning Map Update.

INTRODUCTION

State Statute (65 ILCS 5/11-13-19) requires each municipality to approve and adopt an official zoning map each year by March 31st. Community Development staff has worked with the Village Engineer to update the Zoning Map. Several updates have been made and are discussed below.

DISCUSSION

Zoning Approval

The following change has been made to the Zoning Map for 2026 to reflect 2025 Zoning case approval:

1. 6N521 Andrene Ln. (property on the corner of Andrene Ln. and Irving Park Rd.) has been annexed into the Village of Itasca: Ord 2159-25

Address Changes

1. Aspito's two lot subdivision subdivided the 1-acre lot at the northwest corner of Rohlwing and Nordic. The southern parcel was addressed as 754 S. Rohlwing Road, but not properly shown on the map: Ord 1720-14
   - PIN 0213200019 is 752 S. Rohlwing Road
   - PIN 0213200020 is 754 S. Rohlwing Road
2. 562 W. Center Street to be added 2025: Ord 2068-23
3. Home at 445 Broker Avenue was demolished, new homes being built on two lots, Northern Lot 14 retains 445 Broker Avenue address, Southern Lot 13 became 449 Broker Avenue.
   - Previously a double lot – has since been readdressed. No change to the lots occurred.

Addition of Planned Development Table

Approved planned developments have been identified and included as part of the 2026 Zoning Map. Planned developments are approved via ordinance and therefore have their own unique set of standards. Making these

developments easily identifiable helps increase transparency and reduces barriers to starting the development process.

Attached as exhibit B is a list of all planned developments in the Village of Itasca.

Minor clean up

These changes were identified based on a comparison of county records to the 2025 Zoning Map:

1. Add 214 Bonnie Brae Avenue to the map - PIN #03-08-404-012
2. Add 343 Home Avenue to the map - PIN #03-08-412-012
3. Add 851 E. Washington to the map - PIN #03-08-413-026
4. Add 764 Willow Street to the map - PIN #03-06-404-045
5. Add 308 N. Elm Street to the map - PIN #03-08-114-013
6. Add 315 Willow Street to the map - PIN #03-08-111-004
7. Add 201 S. Oak Street to the map - PIN #03-08-306-001
8. Add 200 E. Bloomingdale Road to the map - PIN #03-08-316-001
9. Add 700 District Drive to the map - PIN #02-01-404-004
10. Remove 521 N. Rush Street from the map and replace with 551 N. Rush Street on the North side of the property - PIN #03-08-103-008

The following change was identified based on a review of Annexation Ordinances:

1. The subdivision currently labeled as 405, 415, 425, and 475 E. George Street should be removed from the map and reverted to the original 206 E. George Street and 19W475 George Street as the subdivision was not recorded in the required 6-month recording time frame: Original Approving Ordinance: Ord 1914-19. To move forward the property owner will need to:
   a. Rezone if R-2 is desired
   b. Apply for Final Plat of Subdivision

STAFF RECOMMENDATION

Staff recommend the item be forwarded to the Village Board First Reading on March 3, 2026 for consideration and approval.

AFTER ACTION STEPS

When approved, Community Development Staff will publish the Zoning Map on the website.

ATTACHMENT

1. Draft 2026 Village of Itasca Zoning Map
2. Planned Developments Table

VILLAGE OF ITASCA, ILLINOIS
2026 OFFICIAL ZONING MAP

ZONING DISTRICTS

- R-1 SINGLE FAMILY RESIDENCE DISTRICT
- R-2 SINGLE FAMILY RESIDENCE DISTRICT
- R-3 GENERAL RESIDENCE DISTRICT
- B-1 LOCAL BUSINESS DISTRICT
- B-2 COMMUNITY BUSINESS DISTRICT
- B-3 SERVICE BUSINESS DISTRICT
- B-4 TRADITIONAL DOWNTOWN DISTRICT
- B-5 IRVING PARK ROAD DISTRICT
- ROC REGIONAL OFFICE CENTER DISTRICT
- O-R OFFICE RESEARCH DISTRICT
- M LIMITED MANUFACTURING DISTRICT

LEGEND

- ULTIMATE PLANNING AREA LIMITS
- VILLAGE LIMITS
- PARCEL
- DOWNTOWN NORTH TIF DISTRICT
- HISTORIC DISTRICT
- PLANNED DEVELOPMENTS
- PRIVATE ROADS

Village of Itasca
550 W. Irving Park Rd.
Itasca, IL 60143

630.773.0835
www.itasca.com

OFFICIAL ZONING MAP OF ITASCA, IL

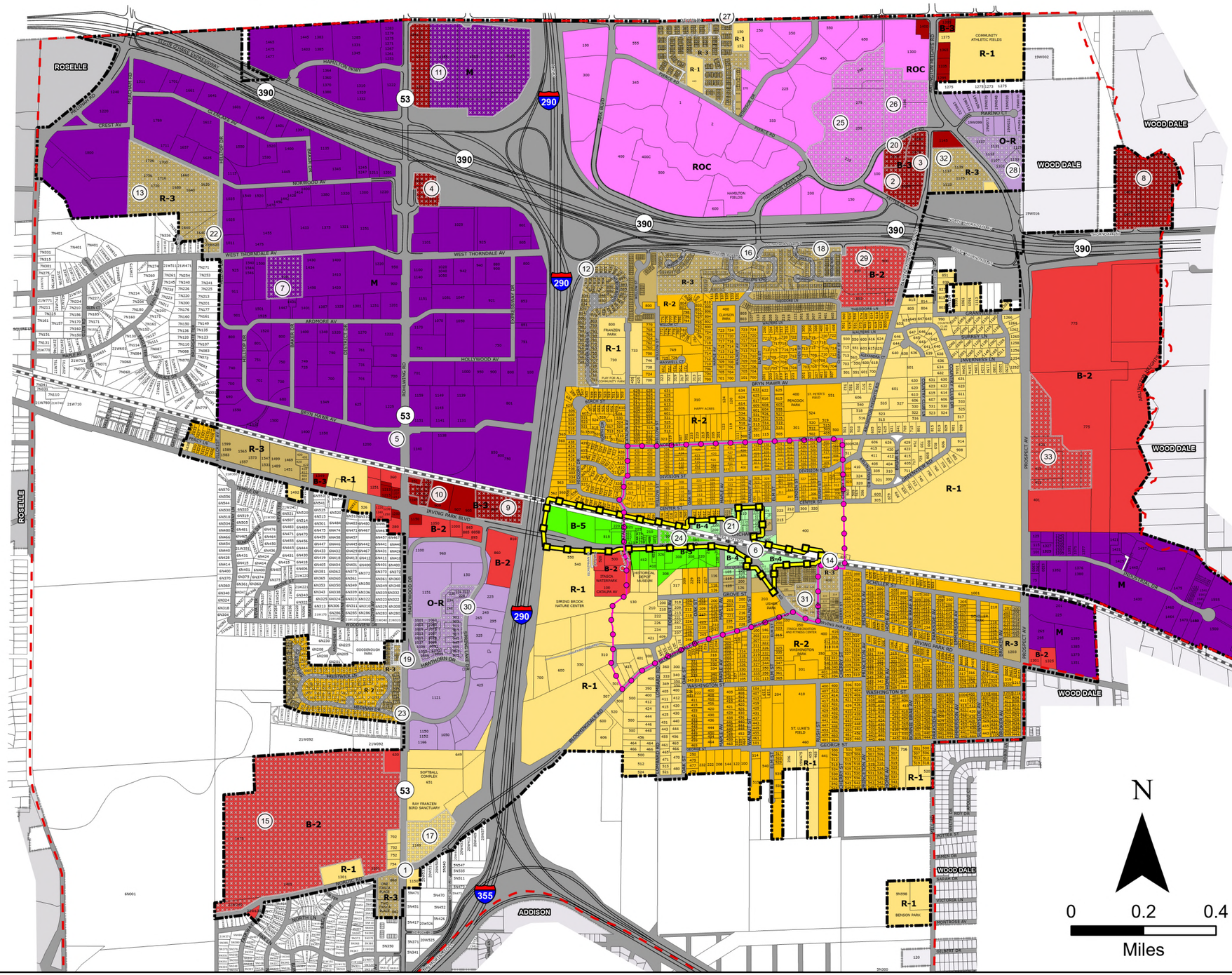
Approved: _____
President Jeffery Pruyn

Attest: _____
Jody Conidi, Village Clerk

ORDINANCE:

DATE: March 2026

AMENDED:



Planned Development Ordinance Table		
Map#	*Name or Addresse(s)*	*Ordinances*
1	1 & 2 Itasca Place	1178-03, 1609-12
2	1100 Arlington Heights Road	995-98, 1009-98
3	1170-1180 N. Arlington Heights Rd (Buona Beef/Besa Mi Taco)	1269-05
4	1171-1181 N Rohlwing Rd (Wendy's, Extended Stay)	777-93, 888-96, 1217-04, 1291-06, 1337-06, 1372-07, 1531-10, 1554-10
5	1200 Bryn Mawr Ave (Small Retail site never developed)	1213-04
6	127 N Walnut St	1298-06
7	1460 W Thorndale Ave	2061-23
8	1475-1485 North Thorndale Rd	780-93, 1217-04, 1291-06, 1337-06, 1372-07, 1531-10, 1554-10
9	865 W Irving Park Rd	542-83,542-83, 1180-03, 1395-07
10	913 & 935 W Irving Park Rd	1377-07
11	Bridge Point Itasca	1889-18, 1893.2-19, 1893.3-19, 1946-20, 1963-20, 1970-21, 1991-21, 2020-22
12	Clover Ridge of Itasca	1044-99
13	Colonial Village Apartments	323-70
14	Country Club View Apartments (410 Schiller St)	832-94
15	Eaglewood Resort (1401 Nordic Rd) (Formerly Nordic Hills)	373-72, 422-73, 438-74, 466-77, 1074-00
16	Galena at Windspring Condominiums	786-93
17	Hanmee Church (1149 W Bloomingdale Rd)	899-96
18	Hidden Oaks	1272-05, 1347-06, 1379-07, 1380-07
19	Highland Gate	1812-16
20	Hyatt Place (1150 N Arlington Heights Rd)	895-96
21	Itasca Station (115-125 W Orchard St)	2076-23, 2094-23
22	Marino Hilltop	818-94
23	Medinah Woods	684-89, 864-96
24	Metra Lot 309 W. Irving Park Rd	962-97
25	NTT Global Data Centers Campus CH1, CH2, CH3, and Comed Substation (235, 255, 275 and 295 Pierce Road)	1852-17 (Raging Wire variations carried over, apparently applicable to PD), 1920-19, 2081-23
26	NTT Global Data Centers Campus CH4 (1200//1250 Arlington Heights Road)	2119-24
27	Park Place of Itasca (Citadel Homes)	919-96
28	Prospect Courtyard (1101-1137 Prospect Ave)	1246-05, 1357-06, 1918-19
29	Sanyo (900, 870, 850, & 810 Arlington Heights Rd)	689-90, 865-96, 1243-05, 1244-05, 1374-07, 1375-07, 1400-07, 1921-19, 1947-20
30	Spring Lake Exec. Campus Phase 1	631-87, 833-94, 1402-07
31	Steepleview Apartments (220-248 Rush St)	646-88
32	The Residences at Hamilton Lakes (1133, 1135, 1137, 1139 Arlington Heights Road)	1748-15
33	Village of Itasca Public Works (411 N Prospect)	1487-09, 1500-09

ORDINANCE NO. 2166-26

AN ORDINANCE ADOPTING THE VILLAGE OF ITASCA 2026 OFFICIAL ZONING MAP

WHEREAS, the Illinois Compiled Statutes (65 ILCS 5/11-13-19) require the corporate authorities to publish each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations, and classifications of the municipality for the preceding calendar year.

NOW, THEREFORE, BE IT ORDAINED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois as follows:

SECTION ONE: The Village of Itasca hereby adopts and publishes the 2026 Official Zoning Map of the Village of Itasca, DuPage County, Illinois, which is attached hereto as Exhibit A, and incorporated by this reference.

SECTION TWO: The Village Clerk is authorized and directed to publish this Ordinance, including Exhibit A, in pamphlet form.

SECTION THREE: SEVERABILITY. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be in effect immediately from and after its passage and approval.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 16th day of March, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
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DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Department Director

DATE: February 20, 2026

SUBJECT: 404 S. Prospect Ave. Request for Variances to increase lot coverage from 50% to 55.4% and to allow a minimum side yard setback of 4 feet 6 inches instead of 5 feet as required by code (PC 26-002)

RECOMMENDED MOTION: Move to affirm Plan Commission's recommendation and deny the petitioner's request for variances to increase lot coverage and reduce minimum setback requirements at 404 S. Prospect Ave.

INTRODUCTION

On February 18, 2026, the Itasca Plan Commission held a public hearing for PC 26-002. The petitioners at 404 S. Prospect Ave. requested two variances:

1. A lot coverage increase from 50% to 55.4%, for a patio space, walkway, and driveway
2. A driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required

The Plan Commission voted 6-0 to deny the variances.

DISCUSSION

Both variance requests pertain to work that has already been completed. In June of 2025, the applicants applied for a permit to construct a new garage and repave the existing driveway. A permit was issued in June for both the garage and driveway. A summary of the project is provided in the Plan Commission Staff Report (Exhibit A). At that time, staff informed the applicants that concrete would have to be removed from the property, and the driveway would need to be brought into conformance with the zoning code. The applicants opted to pursue a variance for a reduction in the permitted driveway setback, and a variance for an increase in the maximum lot coverage.

The pre-pour inspection did not identify issues beyond the driveway setback. However, during final inspection, staff identified that a patio and walkway area was added that were not part of the permit submittal.

At the Plan Commission meeting, the applicant presented their case. It was noted that additional paving had been done between the driveway and the house not shown on the updated survey, where there had previously been landscaping rocks/gravel-like material. According to the applicants, their architecture plans showed a greater lot coverage than the engineering plans, which show the lot coverage at the requested 55.4%.

A neighboring resident at 408 S. Prospect gave public comment, citing flooding issues in their yard due to the new construction at 404 S. Prospect. They also expressed concerns about the proximity of the driveway to the lot line, and towards the type of infill done in the grassy area between the driveway at 404 S. Prospect and 408 S. Prospect. Photographs of the work being done at 404 S. Prospect were shown by the resident to the Plan Commissioners.

Engineering plans submitted at the meeting by the petitioners show the elevation of the lot. After review, the Plan Commission did not identify a hardship and recommended that the issue be remedied without a variance.

PLAN COMMISSION RECOMMENDATION

At the February 18, 2026 meeting, by a vote of 6 to 0, the Itasca Plan Commission reviewed and recommended the denial of the application to permit a variation from the provisions of Section 7.05.7.a. of the Itasca Zoning Ordinance to permit a lot coverage increase from 50% to 55.4%, to permit paved areas including a patio space, walkway, and driveway, and a variation from Section 12.03.8 of the Itasca Zoning Ordinance to permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required Plan Commission Case #26-002, as set forth in Exhibit "A" attached to the staff report.

NEXT STEPS

After approval, the petition will be cited for building in violation of the permit. Fines are waived if the property comes into compliance in a timely manner.

STAFF RECOMMENDATION

Staff recommend the item be forwarded to the Village Board First Reading on March 3, 2026 for consideration and approval.

ATTACHMENTS

1. Draft Ordinance denying the Variance
2. Plan Commission Agenda packet, which includes:
    a. Project narrative Applicant's Response to Standards of Approval
    b. Garage Plans
    c. Plat of Survey DATE 4-28-25
    d. Plat of Survey Updated 12-01-25
3. Engineering Plans Presented to Plan Commission at February 18th meeting
4. Presentation to Plan Commission, February 18, 2026

Village of Itasca
Community Development Department
550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: February 18, 2026 **PC 26-002**

TO: Village of Itasca Plan Commission

FROM: Natalie Crown, Community Development Planner

DATE: February 4, 2026

SUBJECT: Application for a variation for lot coverage from 50% to 55.4% and a variation to reduce the driveway setback to permit paved areas including a patio space, walkway, and driveway

---

GENERAL INFORMATION:

Applicants/Owners: Diana and Fernando Campos

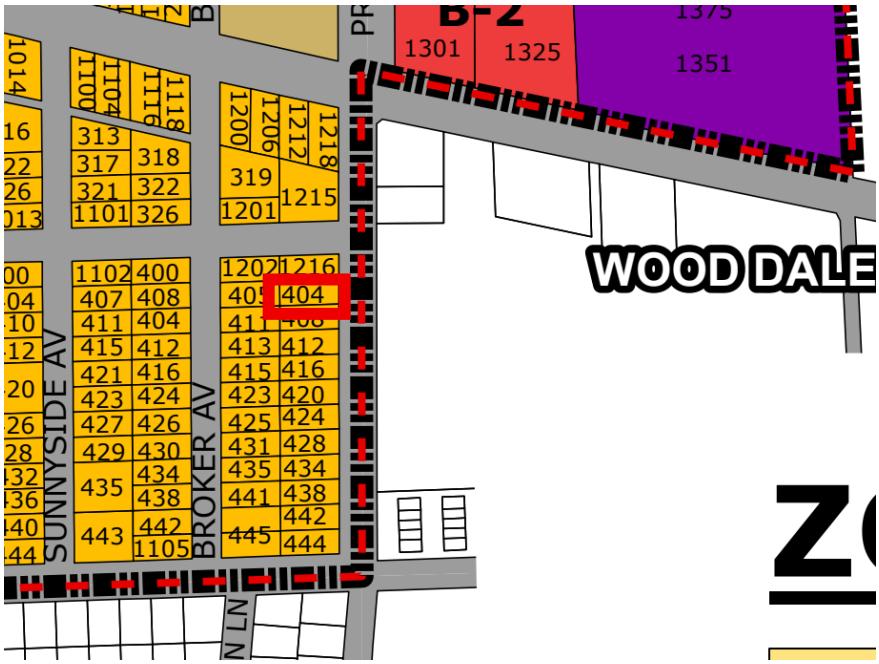
Request: To permit a lot coverage increase form 50% to 55.4%, for a patio space, walkway, and driveway, and to permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required

Address: 404 S. Prospect Ave.

PIN: 03-08-425-011

Zoning District: R-2 Single Family Residence District

LOCATION MAP:



PROPOSAL

In June of 2025, the applicants applied for a permit to construct a new garage and repave the existing driveway. A permit was issued in June for the garage and driveway. The existing driveway was 4 feet 6 inches off of the side property line. Village code requires driveways to be a minimum of 5 feet off the property line. Removing and replacing non-conforming driveways may be permitted when no additional changes are made to the lot coverage. A new garage would be cause to require bringing the driveway into compliance. The addition of new concrete paving on the property would also be cause to require bringing the driveway setback into compliance.

During the initial plan review, a bump out at the garage entrance was approved. This was an error and was caught before pouring of the driveway. This bump out **was not poured** and is not part of the variance request. On October 17th, 2025, a site inspection was conducted before concrete was poured for the driveway, and the applicants were informed that the driveway may not be replaced at the existing 4 ft 6 inch setback but must follow the village zoning code's requirement that driveways must be 5 feet off the property line.

After further inspection of the property during construction, the department was made aware of a discrepancy in the lot coverage shown on the submitted plat of survey (Exhibit C), and the actual lot coverage. A new survey was provided (Exhibit D) showing concrete pads that were not shown on the originally submitted survey. Including the new garage, the driveway, a walking path on the North side of the property, and a concrete patio in the rear yard, the total lot coverage is 55.4% which is 5.4% above the maximum lot coverage for the R-2 Single Family Residence District.

Staff informed the applicants that concrete would have to be removed from the property, and the driveway would have to be brought into conformance with the zoning code. The applicants opted to pursue a variance for a reduction in the permitted driveway setback, and a variance for an increase in the maximum lot coverage.

ZONING ANALYSIS

Characteristics of the subject property include:

- The lot is zoned R-2 Single Family Residents District.
- The lot is 7,205 s.f. in area with 55 ft. of frontage along N. Prospect Ave.

Characteristics of the surrounding area include:

- The lots to the north, west and south are zoned R-2 Single Family Residence District.
- The property is located across from the Wood Dale Georgetown Square Shopping Center.

PUBLIC HEARING NOTICES

The required public hearing notices have been provided for this petition: The required public hearing notice for the petition was published on January 28, 2026 in the Daily Herald for February 18th Plan Commission meeting. Notices to property owners within 250 ft. excluding public rights-of-way were hand delivered and mailed by the applicants via certified mail.

PUBLIC COMMENTS

No public comment has been received at this time.

RECOMMENDED MOTION (Denial)

I move **to deny** the applicant's responses to the Variance Standards of Approval, on the second and third pages of their "Variance Request Narrative", attached to the Staff Report as Exhibit B, as the Findings of Fact and to **recommend denial** of the Petition for a variation from the provisions of Section 7.05.7.a. of the Itasca Zoning Ordinance to permit a lot coverage increase form 50% to 55.4%, to permit paved areas including a patio space, walkway, and driveway, and a variation from Section 12.03.8 of the Itasca Zoning Ordinance to permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required

RECOMMENDED MOTION (Approval)

I move **to accept** and adopt the applicant's responses to the Variance Standards of Approval, on the second and third pages of their "Variance Request Narrative", attached to the Staff Report as Exhibit B, as the Findings of Fact and to **recommend approval** of the Petition for a variation from the provisions of Section 7.05.7.a. of the Itasca Zoning Ordinance to permit a lot coverage increase form 50% to 55.4%, to permit paved areas including a patio space, walkway, and driveway, and a variation from Section 12.03.8 of the Itasca Zoning Ordinance to permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required, subject to the following conditions:

1. All permits issued pursuant to these variations shall conform to the requirements of the Municipal Code. Minor modifications from the plans shown in Exhibit C may be made to conform to the Municipal Code, provided the modifications do not reduce driveway setback to less than 4 feet 6 inches, and do not increase the lot coverage above 55.4%.

EXHIBITS ATTACHED

A. Project narrative
B. Applicant's Response to Standards of Approval
C. Garage Plans
D. Plat of Survey DATE 4-28-25
E. Plat of Survey Updated 12-01-25

Date: January 19, 2026

To: Itasca Building Department

From: Diana Valdez-Campos & Fernando Campos

RE: Variance for permit number 25233: 404 S. Prospect Avenue

This request seeks variances related to the reconstructed driveway and concrete areas associated with the permitted rebuilding of a detached garage at 404 S. Prospect Avenue with Permit Number 25233.

Prior to pouring concrete, an Itasca Building representative advised that the driveway extension shown on the permit plans was not allowed, so the driveway was rebuilt to match the pre-construction limits. After the concrete was poured, revised plans were prepared at the request of the Itasca Building representative in coordination with our architect. The revised plans show that the pre-construction driveway and concrete areas exceed the allowable impervious area and encroach five inches into the south side yard setback. These conditions form the basis of the requested variances.

Returning the driveway to its pre-construction condition does not alter the neighborhood character or impact public safety or property values. A licensed professional engineer confirmed that pre-construction drainage patterns were preserved. As constructed, the lot's impervious area is 55.4% versus the 50% permitted by ordinance. Relief is requested for the impervious area and side-yard setback, as the driveway and concrete areas match its original size and location.

Variation for 404 S. Prospect Avenue-permit no. 25233

Standards of Approval (Sec. 14.09-3)

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

   Response: Strict application of the current zoning regulations would unreasonably limit the use and functionality of the property due to existing site conditions and constraints. Without the requested variation, the property cannot be improved or maintained in a manner consistent with its intended residential use, particularly given the need to address access, safety, and water drainage issues.

2. That the plight of the owner is due to unique circumstances, and

   Response: The need for the requested variation is due to unique conditions specific to the property, including existing non-conforming improvements, lot configuration, and site conditions that are not typical of other properties within the same zoning district. These circumstances were not created by the current owner and distinguish this property from others nearby.

3. That variation, if granted, will not alter the essential character of the locality.

   Response: Granting the requested variation will not alter the essential character of the neighborhood. The proposed improvements are consistent in scale, appearance, and use with surrounding residential properties and will maintain the established residential character of the area.

Findings of Fact:

1. That the physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried.

   Response: The existing physical conditions of the property, including lot layout and existing improvements, create practical difficulty if the zoning

regulations are strictly enforced. These conditions go beyond mere inconvenience and limit the ability to improve the property without relief.

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.
   Response: The conditions forming the basis of this request are specific to this property and are not generally applicable to other properties within the same zoning classification.

   Response: The conditions forming the basis of this request are specific to this property and are not applicable to other properties within the same zoning classification.

3. That the purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner.

   Response: The purpose of the requested variation is not to increase profitability for personal convenience, but rather to allow reasonable use of the property and to address functional, safety concerns, including improved site water drainage and access.

4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

   Response: The alleged difficulty or hardship was not created by the current owner but were the results from existing conditions and prior developments of the property.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or,

   Response: Granting the requested variation will not be detrimental to the public welfare, injurious to neighboring properties, or harmful to improvements in the area. The proposed work is designed to improve the site conditions for better water drainage and maintaining neighborhood standards.

6. That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

   Response: The proposed variation does not impair access to light or air for adjacent properties, nor does it increase fire hazards, endanger public safety, nor negatively impact property values. In fact, the improvements are intended to enhance safety and proper site functions, including improved water drainage.

PC 26-002

404 S. prospect Ave.

PIN: 03-08-425-011

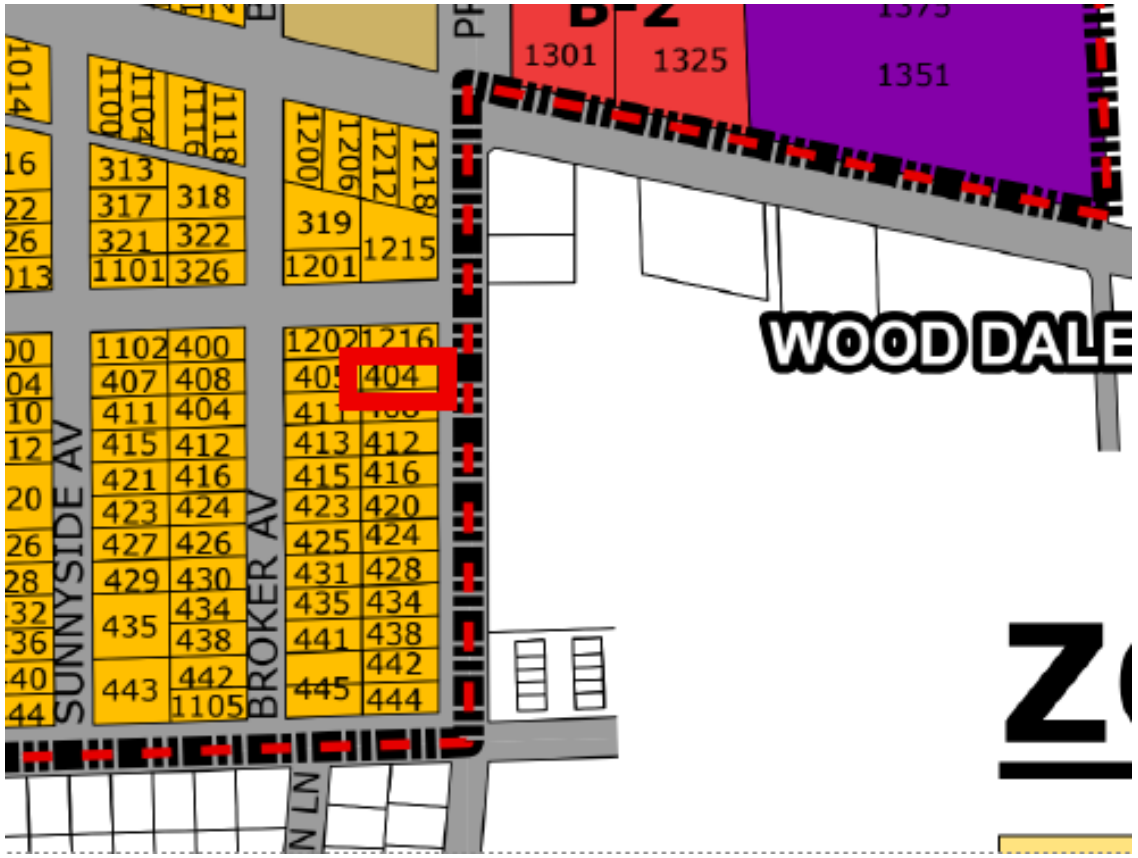
PC 26-002

404 S. prospect Ave.

PIN: 03-08-425-011

BACKGROUND

- Permit was issued for the construction of a new garage and driveway replacement in June 2025
- Existing driveway was 4’ 6” from the side property line – requirement is 5’
- Driveway bump out was proposed and initially proposed, but then revoked as it enhances driveway setback non-conformity
- Applicants were told to follow 5’ setback instead before pouring of the driveway occurred
- Village was made aware of a discrepancy in the lot coverage
- Current lot coverage is 5.4% above permitted requiring a variance



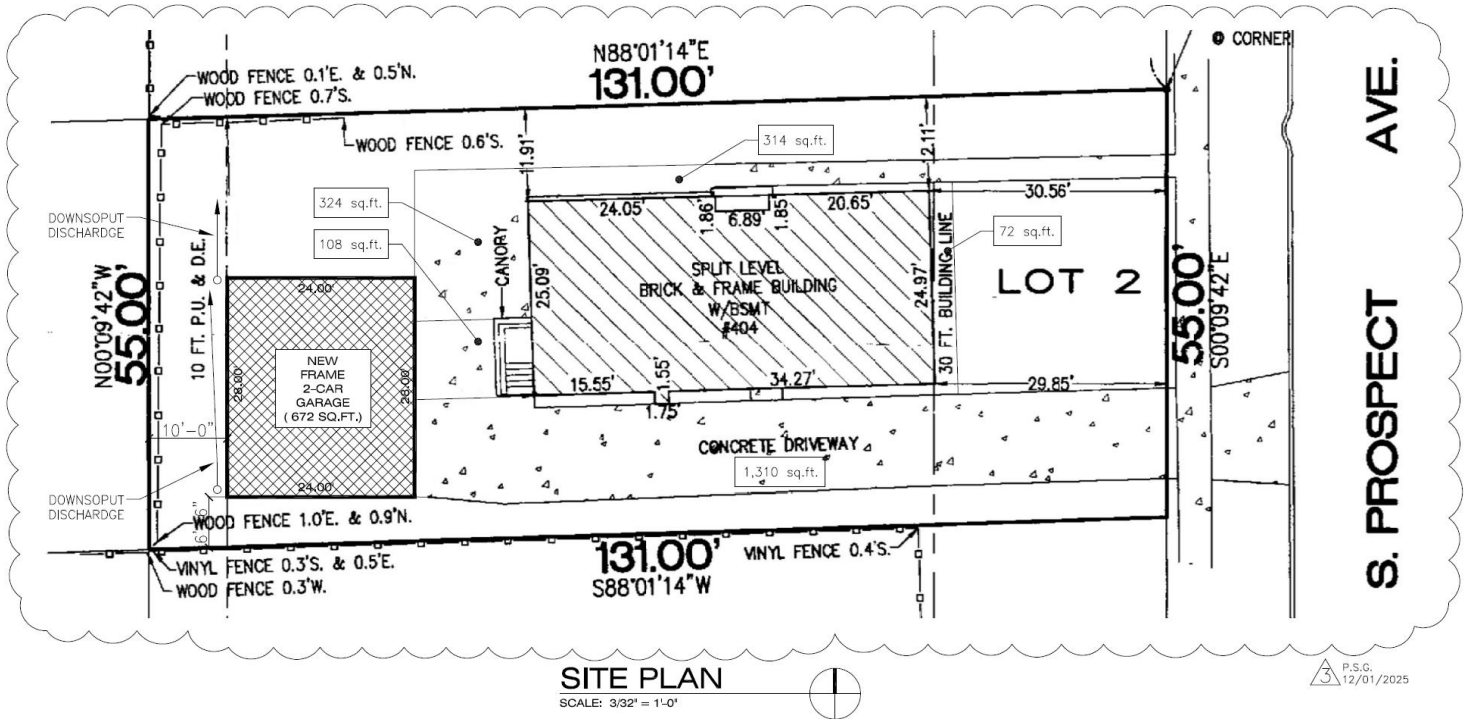
PC 26-002

404 S. prospect Ave.

PIN: 03-08-425-011

Variance Request

- To permit a lot coverage increase form 50% to 55.4%, for a patio space, walkway, and driveway
- To permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required
    - Typically, a remove and replace of a non-conforming driveway would be permitted, but because changes were made to location and lot coverage, the Village would require the driveway to be brought into conformity.



PC 26-002

404 S. prospect Ave.

PIN: 03-08-425-011

Images provided by applicant

Findings of Fact submitted by Applicant are in Staff Report and should be entered into the record

Exhibit B – Responding to the Variation Standards of Approval (Findings of Fact) for these requests:

- 1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
- 2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
- 3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with a 0-foot front yard setback.
- 4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
- 5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
- 6. Variance to Sec. 12.03.7 to allow two driveways.
- 7. Variance to Sec. 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

Findings of Fact Standards paraphrased

3.a.1. property cannot yield a reasonable return if no variation permitted

3.a.2. plight of the owner is due to unique circumstances

3.a.3. variation, if granted, will not alter the essential character of the locality

3.b.1. physical surroundings, shape, or topographical conditions of the specific property involved bring a hardship, as distinguished from a mere inconvenience

3.b.2. not generally to other property within the same zoning classification

3.b.3. not based exclusively upon a desire to make more money, or merely for convenience

3.b.4. alleged difficulty or hardship has not been created by any person with present interest in property

3.b.5 variation will not be detrimental to the public welfare or injurious to the other property

3.b.6 proposed variation will not impair light on adjacent property, substantially increase danger of fire, endanger the public safety, or impair values

RECOMMENDED MOTION

- A motion for approval and motion for denial are provided by staff to the plan commission
  - Staff has not identified a hardship – hardship is self inflicted, not a result of unique property characteristics

RECOMMENDED MOTION (Denial)

- I move **to deny** the applicant's responses to the Variance Standards of Approval, on the second and third pages of their "Variance Request Narrative", attached to the Staff Report as Exhibit B, as the Findings of Fact and to **recommend denial** of the Petition for a variation from the provisions of Section 7.05.7.a. of the Itasca Zoning Ordinance to permit a lot coverage increase form 50% to 55.4%, to permit paved areas including a patio space, walkway, and driveway, and a variation from Section 12.03.8 of the Itasca Zoning Ordinance to permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required.

RECOMMENDED MOTION (Approve with Conditions)

- I move **to accept** and adopt the applicant's responses to the Variance Standards of Approval, on the second and third pages of their "Variance Request Narrative", attached to the Staff Report as Exhibit B, as the Findings of Fact and to **recommend approval** of the Petition for a variation from the provisions of Section 7.05.7.a. of the Itasca Zoning Ordinance to permit a lot coverage increase form 50% to 55.4%, to permit paved areas including a patio space, walkway, and driveway, and a variation from Section 12.03.8 of the Itasca Zoning Ordinance to permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required, subject to the following conditions:
  - All permits issued pursuant to these variations shall conform to the requirements of the Municipal Code. Minor modifications from the plans shown in Exhibit C may be made to conform to the Municipal Code, provided the modifications do not reduce driveway setback to less than 4 feet 6 inches, and do not increase the lot coverage above 55.4%.

ORDINANCE NO. 2167-26

AN ORDINANCE DENYING A VARIANCE TO PERMIT A LOT COVERAGE INCREASE FROM 50% TO 55.4%, FOR A PATIO SPACE, WALKWAY, AND DRIVEWAY, AND TO PERMIT A DRIVEWAY SIDE YARD SETBACK OF 4 FEET 6 INCHES, WHEREAS A MINIMUM SETBACK OF 5 FEET IS REQUIRED AT 404 S. PROSPECT AVENUE, CASE PC 26-004

WHEREAS, Diana and Fernando Campos, (herein "Petitioners"), have requested variances for the property located at 404 S. Prospect Ave, Itasca, IL 60143 (Case PC 26-002):

1. A variation from the provisions of Section 7.05.7.a. of the Itasca Zoning Ordinance to permit a lot coverage increase form 50% to 55.4%, to permit paved areas including a patio space, walkway, and driveway.

2. A variation from Section 12.03.8 of the Itasca Zoning Ordinance to permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required.

WHEREAS, the Subject Property is identified by PIN #03-08-425-011, approximately 7,205 square feet in area, and is legally described as follows:

LOT 2 IN BLOCK 16 N H.O. STONE & COMPANY'S ADDITION TO ITASCA, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIAL MERIDIAN, LYING EAST OF THE WEST 20 RODS THEREOF AND SOUTH OF THE LANDS OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 1926, AS DOCUMENT 225893.

WHEREAS, a public hearing was held by the Itasca Plan Commission on February 18, 2026, pursuant to public notice, with respect to Petitioner's applications; and

WHEREAS, the Plan Commission did not make the following Findings of Fact with respect to the Petitioner's request for variances:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

2. The plight of the owner is due to unique circumstances.

3. The variation, if granted, will not alter the essential character of the locality.

WHEREAS, the Plan Commission recommended to the Village Board of Trustees that Petitioner's request for two (2) variances from the provisions of Section 7.05.7.a. of the Itasca Zoning Ordinance to permit a lot coverage increase form 50% to 55.4%, to permit paved areas including a patio space, walkway, and driveway and Section 12.03.8 of the Itasca Zoning Ordinance to permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required, be denied.

NOW, THEREFORE, BE IT ORDAINED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities accept the recommendations of the Itasca Plan Commission concerning Petitioner's application for two (2) variances from the provisions of Section 7.05.7.a. of the Itasca Zoning Ordinance to permit a lot coverage increase form 50% to 55.4%, to permit paved areas including a patio space, walkway, and driveway and Section 12.03.8 of the Itasca Zoning Ordinance to permit a driveway side yard setback of 4 feet 6 inches, whereas a minimum setback of 5 feet is required.

SECTION TWO: All aspects of the Subject Property are to be in compliance with all Village ordinances, including but not limited to the Itasca Zoning Ordinance, unless otherwise modified by ordinance.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 16th day of March, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Department Director

DATE: February 23, 2026

SUBJECT: Proposed Amendments to the Itasca Zoning Ordinance to remove Data Centers as a Permitted Use in the ROC and O-R Districts and move it to a Special Use in the M District

RECOMMENDED MOTION: Move to affirm the Plan Commission's recommendation and amend Section 9.02 and Section 10.02 to remove Data Centers as a permitted use in the ROC and O-R Districts, and amend Section 11.03 to remove Data Centers as a Permitted Use and allow them only as a Special Use in the M District.

INTRODUCTION

On February 18, 2026, the Itasca Plan Commission held a public hearing for PC 26-003, a text amendment to sections 9.02, 10.02, and 11.03 of the Itasca Zoning Ordinance to remove data centers as a permitted use in the O-R and ROC Districts, and to remove data centers as a Permitted Use and allow them only as a Special Use in the M District.

The Plan Commission voted 6-0 to approve the amendments.

DISCUSSION

In April 2023, the Itasca Zoning Code was revised to allow data centers as a Permitted Use in the O-R, ROC, and M Zoning Districts. Data center uses were considered consistent with the intent of these zoning districts and were deemed to have minimal impact on the community. Four (4) data center buildings owned by NTT Corporation have been built in the ROC District, and NTT is currently seeking approval for a fifth data center in the former Marino Court Subdivision, located directly east of the ROC District.

Additional data centers in the ROC or O-R Districts would significantly alter the existing landscape of those districts and the surrounding areas. No further data center development is recommended in the ROC District. No further data center development is recommended in the O-R District, as the

infrastructure in the southwest portion of Itasca would not readily support this type of development and would likely alter the character of the Spring Lakes Office Park.

Data centers are still allowed in the M – Limited Manufacturing District but will need to seek a Special Use permit. This will allow the Village to determine if additional data center developments are right for the Village of Itasca at the time they are proposed and allow the Village to better regulate how a new data center would develop within the Village. Updating the permitted uses for these districts would not affect the development of the NTT Data Centers in the ROC District or the O-R District (former Marino Court Subdivision only).

PLAN COMMISSION RECOMMENDATION

At the February 18, 2026 meeting, by a vote of 6 to 0, the Itasca Plan Commission reviewed and recommended the approval of the application to amend the Itasca Zoning Ordinance, Plan Commission Case #26-003, as set forth in Exhibits A, B, and C attached to the staff report.

NEXT STEPS

After approval, Community Development Staff will facilitate the updating of the Village Code.

STAFF RECOMMENDATION

Staff recommend the item be forwarded to the Village Board First Reading on March 3, 2026 for consideration and approval.

ATTACHMENTS

1. Draft Ordinance approving the Text Amendment
2. Plan Commission Agenda packet, which includes:
    a. Redline of proposed text amendment to Section 9.02, O-R Office Research District
    b. Redline of proposed text amendment to Section 10.02, ROC Regional Office Center District
    c. Redline of proposed text amendment to Section 11.03, M – Limited Manufacturing District Uses
3. Presentation to Plan Commission, February 18, 2026

ORDINANCE NO. 2168-26

AN ORDINANCE AMENDING THE ITASCA ZONING CODE TO REMOVE DATA CENTERS AS A PERMITTED USE FROM THE O-R DISTRICT AND THE ROC DISTRICT, AND ALLOWING DATA CENTERS AS A SPECIAL USE IN THE M DISTRICT ONLY

WHEREAS, the Village of Itasca wishes to amend § 9.02, O-R Office Research District, §10.02, ROC Regional Office Center District, AND §11.03, M – Limited Manufacturing District Uses; and

WHEREAS, a public hearing was held by the Itasca Plan Commission on February 18, 2026 pursuant to public notice as required by law, to consider the text amendments contained in Exhibit A, Redlined Amendments to § 9.02; Exhibit B, Redlined Amendments to § 10.02; and Exhibit C, Redlined Amendments to § 11.03; and

WHEREAS, the Village of Itasca Plan Commission voted to recommend that the Village authorities approve the proposed text amendment to § 9.02, § 10.02, and § 11.03 contained in Exhibit A, Exhibit B, and Exhibit C which removes Data Centers from the O-R and ROC Districts, and allows them as a Special Use in the M District.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: Sections 9.02, 10.02, and 11.03 of the Village Zoning Ordinance shall be amended as outlined in Exhibit A, Exhibit B, and Exhibit C.

SECTION TWO: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 16th day of MARCH, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: February 18, 2026 **PC 26-003**

TO: Village of Itasca Plan Commission

FROM: Natalie Crown, Community Development Planner

DATE: February 10, 2026

SUBJECT: Proposed Amendments to the Itasca Zoning Ordinance to remove Data centers as a Permitted Use in the ROC and OR district, and move it to a Special Use in the M District.

GENERAL INFORMATION:

Applicant: Village of Itasca

Request: To amend Section 9.02 and Section 10.02to remove Data Centers as a permitted use in the O-R district and ROC district, and to amend Section 11.03 to remove Data Centers as a Permitted Use and allow them only as a Special Use in the M district

Address: N/A

PIN: N/A

Zoning District: ROC, O-R, M

PROPOSAL

Data Centers are currently a permitted use in the ROC District, the O-R District, and the M District. The proposed text amendment would remove Data Centers from the ROC and O-R districts entirely, and make Data Centers a Special Use instead of a Permitted Use in the M District.

The three text amendments are as follows:

- To amend Section 9.02, O-R Office Research District: Permitted Uses, to remove Data Centers as a permitted use in the O-R district
- To amend Section 10.02, ROC Regional Office Center District: Permitted Uses, to remove Data Centers as a permitted use in the ROC district
- To amend Section 11.03, M – Limited Manufacturing District Uses, to remove Data Centers as a Permitted Use and allow them only as a Special Use

BACKGROUND

In April 2023, the Itasca Zoning Code was revised to allow Data Centers as a Permitted Use in the O-R, ROC, and M Zoning Districts. Data Center uses were seen as consistent with the zoning districts intent, and deemed to have little impact on the community. 4 Data Center Buildings owned by NTT Corporation have been built in the ROC district, and NTT is seeking approval for a 5th data center in the

former Marino Courts Subdivision directly East of the ROC district. NTT is a small to mid-sized Data Center campus.

DISCUSSION

Additional data centers in the ROC district or the O-R district would cause a significant change to the existing landscape of those districts and the surrounding areas. No further data center development is recommended in the ROC district. No further data center is recommended in the O-R district as the infrastructure in the Southwest portion of Itasca would not readily support this type of development, and it would likely alter the entire Spring Lakes Office Park.

Data Centers are still allowed in the M – Limited Manufacturing District, but will need to seek a special use permit. This will allow the village to determine if additional Data Center developments are right for the Village of Itasca at the time they are proposed, and allow the Village to better regulate how a new Data Center would develop within the Village.

Updating the permitted uses for these district would not affect the development of the NTT Data Centers in the ROC District or the O-R district (former Marino Court Subdivision only).

PUBLIC HEARING NOTICES

The required notices have been provided for the public hearing for this petition: A notice of public hearing was published on January 28, 2026 in the Daily Herald.

STANDARDS FOR APPROVAL

The Findings of Fact in Sec. 14.10-6 of the Itasca Zoning Ordinance are required for Map Amendments (Re-Zoning) but not for Text Amendments. Therefore, there are no required Findings of Fact for this application.

RECOMMENDED MOTION (Approval)

“I move to recommend approval of the application to amend the Itasca Zoning Ordinance, Plan Commission Case #26-003, as set forth in Exhibit “C” attached to the staff report.”

ATTACHED EXHIBITS:

A. Redline of proposed text amendment to Section 9.02, O-R Office Research District
B. Redline of proposed text amendment to Section 10.02, ROC Regional Office Center District
C. Redline of proposed text amendment to Section 11.03, M – Limited Manufacturing District Uses

§ 9.02 PERMITTED USES.

The following uses are permitted:

1. Offices: Business, professional, governmental and medical.

2. Service Business:

a. Art work, commercial graphics and drafting services.*

b. Automobile rental service. Any major automobile repair service shall not be permitted.

c. Banks and financial institutions which do not include drive-in or drive through facilities.*

d. Medical - dental research laboratories and facilities.*

e. Restaurants.*

*See Section No. 9.04(6)

3. Industrial Type Uses:

~~a. Data Centers.~~

a~~b~~. Laboratories, offices, and other facilities for research testing, data analysis and development.

b~~c~~. Low-nuisance industrial activities including but not limited to electronic and scientific precision instrument assembly and repair, experimental product development and plastic products and design and assembly.

c~~d~~. Printing and publishing.

d~~e~~. Light distribution not including bulk commodities or motor freight terminals. (See Sections 3.02 and 11.03.2h).

e~~f~~. Storage as an accessory use when conducted wholly within a completely enclosed building and in conjunction with the principal use. Such storage shall not exceed forty percent (40%) of the gross floor area of any building.

4. Accessory Uses:

Retail and Service Use. Upon application for issuance of a zoning certificate and incidental or secondary only to a principal building containing forty thousand (40,000) or more square feet of gross floor are, one (1) or more uses hereinafter set forth may be operated as accessory uses if each such use meets the following conditions: (1) it is provided for the convenience of the owner and/or tenants; (2) does not have exterior signs of any type; (3)

it does not have a separate outside entrance facing any street; and (4) is not evident from any street.

a. Banks and financial institutions which do not include drive-in or drive-through facilities.

b. Barber shops.

c. Beauty shops.

d. Blueprint and photostat services.

e. Data processing and computer center, including service and maintenance.

f. Duplication, letter and secretarial service firms.

g. Newspapers, tobacco and/or confectionery stands.

h. Office supply stores.

i. Restaurants.

j. Travel bureau and transportation offices.

5. Public utility and/or service uses:

a. Small wireless facilities and associated wireless support structures for small wireless facilities, when located either outside of the right-of-way or within the right-of-way, so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

(Ord. 963-97, passed 4-8-97; Am. Ord. 1912-19, passed 4-2-19; Am. Ord. 2062-23, passed 4-18-23)

§ 10.03 PRIMARY USES.

1. Office Uses.

a. Executive, administrative, personal service and professional offices.

b. Financial institutions, their branches, or automated teller stations.

c. Medical offices, including clinics and laboratories.

~~d. Data Centers.~~

de. Any uses which are charged with the principal functions of education, research, design, and technical training and experimental product development including repair, when conducted wholly within a completely enclosed building, subject further to applicable performance standards, as established in Section 11.00, Manufacturing District.

ef. Hospitals.

fg. Hotels, motels, convention and meeting facilities.

gh. Private clubs or lodges, including health clubs.

hi. Public or private schools or colleges for general or vocational training.

ij. Utility, governmental service and transportation uses.

jk. Accessory building and uses, including distribution facilities that are customarily incidental to any of the above permitted uses.

kl. Uses similar to the above permitted uses.

(Ord. 963-97, passed 4-8-97; Am. Ord. 2062-23, passed 4-18-23)

§ 11.03 M - LIMITED MANUFACTURING DISTRICT USES.

1. Permitted Use: The following uses are permitted:

a. Adult uses, only when in compliance with all applicable provisions of Section 4.27.

b. Bakeries, commercial or wholesale.

c. Building material sales, not including open sales lots or outside storage of materials (except as provided in Section 11.02.3.).

d. Cameras and other photographic equipment and supplies.

e. Carpet and rug cleaning.

f. Contractors' offices and shops.

g. Currency exchanges.

~~h. Data Centers.~~

~~i~~h. Greenhouses, wholesale, without restriction as to gross floor area provided heating plant operations conform with applicable performance standards set for in Section 11.02.5.a.

i~~j~~. Laundries.

j~~k~~. Machinery sales.

k~~l~~. Motor vehicles and equipment sales and repair (when in a completely enclosed building).

l~~m~~. Musical instruments.

m~~n~~. Offices.

n~~o~~. Orthopedic and medical appliances, such as artificial limbs, braces, supports and stretchers.

o~~p~~. Pharmaceutical products, compounding only.

p~~q~~. Printing and publishing facilities.

q~~r~~. Public utility and/or service uses.

(1) Essential services, including fully automated gas regulating stations and telephone exchanges. Private or public utility substations or transmission corridors with a capacity not greater than 34 kilovolts.

(2) Railroad passenger stations when not located on railroad property.

(3) Sewage treatment plants.

(4) Waterworks, reservoirs, pumping stations, filtration plants and wells.

(5) Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.

(6) Water filtration plans, pumping stations, reservoirs, and sewage treatment plants, public.

(7) Other public or private utility service uses and public works facilities.

(8) Small wireless facilities and associated wireless support structures for small wireless facilities, when located either outside of the right-of-way or within the right-of-way, so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

rs. Repair of household or office machinery or equipment.

st. Retail sales of manufactured products when: compatible with adjoining uses; adequate parking is provided; said retail use does not occupy more than twenty (20%) of the floor area of the primary building or structure located on the lot or parcel involved; and a zoning certificate specifically stating the type of product sold is approved by the Board of Trustees.

tu. Signs (Allowable). (See Section 13.00).

uv. Technical Schools.

vw. Temporary buildings. (See Section 4.14).

wx. Vehicle detailing and hand cleaning. When conducted in completely enclosed building. Does not include automobile laundries.

xy. Warehouse, distribution and storage (not including motor freight terminals) where the number of loading berths may not exceed one (1) per five thousand (5,000) square feet of the gross floor area.

yz. Wholesale business, the principal use of which is for storage warehouse.

zaa. Accessory uses to the above permitted uses. (See Sections 3.02, 4.06, and 12.00).

aabb. Establishment for the manufacturing, fabricating, storing cleaning or testing of materials, goods or products, and assembly, disassembly, repairing or servicing if customarily accessory to manufacturing, fabricating, storing, cleaning or testing establishment are permitted, provided operation of such establishment and accessory operations conform with applicable regulations and performance standards set forth in this Ordinance; and issuance of the zoning permit is authorized by the Village Board.

2. Special Uses: The following uses may be allowed by Special Use Permit in accordance with the provisions of Administrative Section 14.00.

a. Automobile laundries when conducted in a completely enclosed building.

b. Automobile service stations, where the retail sale of gasoline and oil for motor vehicles, including minor services customarily incidental thereto, may be conducted out-of-doors. Lubricating, repair, and working facilities, including auto laundries, are permitted only if in a completely enclosed building.

c. Bank and financial institutions.

d. Child Care Center. (See Section 4.26).

e. Data Centers

f. Garage, public. (See Section 3.02).

~~g~~f. Heliports and helipads.

h~~g~~. Any other manufacturing establishment that can be operated in compliance with the performance standards listed below without creating objectionable noise, odor, dust, smoke, gas fumes and vapor; and any use compatible with the use and occupancy of adjoining properties.

i~~h~~. Motor Freight Terminals, if the following conditions are complied with:

(1) Shall be under unified ownership and control.

(2) The zoning lot on which the Motor Freight Terminal is located shall be located not closer than two hundred (200) feet to any Residential or Business zoned district.

(3) No dormitories, lodging or sleeping quarter facilities; no sleeping on the premises or in vehicles on the premises.

(4) The operation of a Motor Freight Terminal shall only be between the hours of 6:00 a.m. and 8:00 p.m. - Monday through Friday, and Saturday 8:00 a.m. to 12:00 (noon).

(5) Scales, if provided, for weighing trucks shall be located on the same zoning lot.

(6) Parking of vehicles and trucks shall be in compliance with Section 12.00, Off-Street Loading and Off-Street Parking of this Ordinance; Concrete dolly pads shall be provided in accordance with Village Ordinances and engineering specifications and shall be designed for the parking or storage of trailers.

(7) The number of vehicles with engines operating at one (1) time shall not exceed four (4). Engines for the purpose of this clause shall mean a vehicle or auxiliary engine (vehicle with main engine and refrigerator unit) running equals two (2) running engines.

(8) The number of vehicles with engines operating at one (1) time shall be restricted reasonably, so as not to emit a concentration of noxious fumes to endanger public health and welfare. Reference to Section 11.02.5.d. of this Ordinance and the American Society for Testing and Materials (ASTM) Method DI 391-57 standard.

(9) Exterior lighting shall be controlled, so as to shine away from adjacent properties.

(10) Landscaping, including but not limited to fencing and berming, shall be provided to create a buffer to adjacent properties of not less than eighty percent (80%) opacity.

(11) The number of vehicles, including trucks and trailers, shall be in compliance with Section 12.05 of this Ordinance.

(12) There shall be no major motor vehicle maintenance or major engine overhauling on the zoning lot.

(13) No parking or standing of trucks shall be permitted on public streets; the weight of trucks using public streets shall be within the weight limits of all public streets on which the trucks would traverse.

(14) Reasonable restrictions shall be established and provided to avoid undue traffic congestion, including regulating the frequency of trucks entering and leaving the premises with the maximum number of trucks not to exceed ten (10) between the hours of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.; regulating the route to be taken by trucks, to avoid congestion and danger to other motor vehicles and pedestrians.

(15) Semi-trailers shall be limited to the Design Vehicle Dimensions established by the Illinois Department of Transportation (IDOT) and no tanker trailers shall be permitted other than for delivery of fuel to the premises only.

(16) The number of truck loading berths located on the zoning lost shall be in compliance with Section 12.07 of this Ordinance.

(17) The number of locations and width of entrances to, and exits from, the zoning lot shall be determined by Village codes and ordinance and/or Village engineering standards.

ji. Mini-Warehouse: Mini-warehouse, if the following conditions are complied with:

(1) The zoning lot on which the warehouse is located shall be located not closer than one hundred and fifty (150) feet to any Residence or Business zoned district;

(2) The number of locations and width of entrances to, and exits from the zoning lot shall be determined by Village codes and ordinances and/or Village engineering standards.

(3) Parking of vehicles and trucks shall be in compliance with Section 12.00, Off-Street Loading and Off-Street Parking of this Ordinance.

(4) The number of vehicles with engines operating at one (1) time shall be restricted reasonably, so as not to emit a concentration of noxious fumes to endanger public health and welfare. Reference to Section 11.02.5.d. of this Ordinance and the American Society for Testing and Materials (ASTM) Method DI 391-57 Standard.

(5) Exterior lighting shall be controlled, so as to shine away from adjacent properties.

(6) There shall be no motor vehicle maintenance or major engine overhauling on the zoning lot.

(7) No parking or standing of trucks shall be permitted on public streets; the weight of trucks using public streets shall be within the weight limits of all public streets on which the trucks would traverse.

(8) Reasonable restrictions shall be established and provided to avoid undue traffic congestions, including regulating the frequency of any vehicles entering and leaving the premises with the maximum number of vehicles not to exceed ten (10) between the house of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.; regulating the route to be taken by vehicles, to avoid congestion and danger to other motor vehicle and pedestrians.

kj. Planned developments, manufacturing, providing a planned development is on tract of land not less than two (2) acres in area and under unified ownership or control.

lk. Recycling centers, plants or other related facilities.

ml. Warehouse, distribution, and storage when the number of loading berths exceeds one (1) per five thousand (5,000) square feet of the gross floor area.

nm. Medical Marijuana Cultivation Centers.

on. Medical Marijuana Dispensaries.

3. Required Conditions: All Permitted and Approved Special Uses are subject to the following conditions:

a. Any production, processing, cleaning, servicing, treating and repair or storage of goods, materials, or products shall conform with the performance standards set forth below and elsewhere in the Ordinance.

(1) No dormitories, lodging or sleeping quarter facilities; no sleeping on the premises or in vehicles on the premises;

(2) Scales, if provided, for weighing trucks, shall be located on the same zoning lot.

(3) Parking of vehicles and trucks shall be in compliance with Section 12.00, Off-Street Loading and Off-Street Parking of this Ordinance.

Concrete dolly pads shall be provided in accordance with Village Ordinance and engineering specifications and shall be designed for the parking or storage of trailers.

(4) The number of vehicles with engines operating at one (1) time shall not exceed four (4). Engines for the purpose of this clause shall mean a vehicle or auxiliary engine (vehicle with main engine and refrigerator unit) running equals two (2) running engines.

(5) The number of vehicles with engines operating at one (1) time shall be restricted reasonably, so as not to emit a concentration of noxious fumes to endanger public health and welfare. Reference to Section 11.02.5.d. of this Ordinance and the American Society for Testing and Materials (ASTM) Method DI 391-57 Standard.

(6) Exterior lighting shall be controlled, as so to shine away from adjacent properties.

(7) There shall be no major motor vehicle maintenance or major engine overhauling on the zoning lot.

(8) No parking or standing of trucks shall be permitted on public streets; the weight of trucks using public streets shall be within the weight limits of all public streets on which the trucks would traverse.

(9) Reasonable restrictions shall be established and provided to avoid undue traffic congestion, including regulating the frequency of trucks entering and leaving the premises with the maximum number of trucks not to exceed ten (10), between the hours of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.; regulating the route to be taken by trucks to avoid congestion and danger to other motor vehicles and pedestrians.

(10) Semi-trailers shall be limited to the Design Vehicle Dimensions established by the Illinois Department of Transportation (IDOT) and no tanker trailers shall be permitted other than for delivery of fuel to the premises only.

(11) The number of locations and width of entrances to and exits from the zoning lot shall be determined by Village codes and ordinances and/or Village engineering standards.

b. Boulders in the Parkway: Boulders may be permitted in the public parkway in this district to prevent the maneuvering of a vehicle onto landscaped (grassed) areas adjacent to driveways. Prior to installing any boulders, a landscape plan shall be submitted to the Building Commissioner indicating how the boulders are to be located, size, (vertical and horizontal), and type of boulder to be used. A legal document shall be executed in which the Village of Itasca will be held harmless in case of accidents caused by the boulder.

c. Uses established on the effective date of this Ordinance and by its provisions rendered non-conforming shall be permitted to continue, subject to the regulations of Section 5.00.

d. Uses established after the effective date of this Ordinance shall conform fully to the standards hereinbefore set forth for the district.

e. Not less than fifteen percent (15%) of the lot area shall be provided for landscaping and open space purposes, exclusive of paved parking or hard surfaced areas.

(Ord. 963-97, passed 4-8-97; Am. Ord. 1541-10, passed 8-17-10; Am. Ord. 1549-10, passed 10-19-10; Am. Ord. 1605-12, passed 1-17-12; Am. Ord. 1679-13, passed 12-3-13; Am. Ord. 1912-19, passed 4-2-19; Am. Ord. 2062-23, passed 4-18-23)

PC 26-003

Text Amendment

PC 26-003

Text Amendment

BACKGROUND

- Data Centers are currently a permitted use in the ROC District, the O-R District, and the M District as of 2019
- NTT Data Centers have been developed in the ROC and Northeast OR district in Itasca
- The Southwest OR district is currently functioning as an office park and lacks the utility connections and locational benefits of the current NTT locations
- Having data centers as permitted uses in ROC, OR, and M means the village has no say on if these developments are right for those locations at the time they are proposed.

PC 26-003

Text Amendment

PROPOSAL

- To amend Section 9.02, O-R Office Research District: Permitted Uses, to remove Data Centers as a permitted use in the O-R district

- To amend Section 10.02, ROC Regional Office Center District: Permitted Uses, to remove Data Centers as a permitted use in the ROC district

- To amend Section 11.03, M – Limited Manufacturing District Uses, to remove Data Centers as a Permitted Use and allow them only as a Special Use

No Findings of Fact are required for a Text Amendment

RECOMMENDED MOTION (Approve with Conditions)

- “I move to recommend approval of the application to amend the Itasca Zoning Ordinance, Plan Commission Case #26-003, as set forth in Exhibit “A”, Exhibit “B”, and Exhibit “C” attached to the staff report.”

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Department Director

DATE: February 20, 2026

SUBJECT: Application for a Setback Variation for a pool in a corner-side yard for 438 Hickory Drive

RECOMMENDED MOTION: Move to affirm the of Plan Commission's recommendation and permit a pool within 3 feet of the property line in a corner-side yard.

INTRODUCTION

On February 18, 2026, the Itasca Plan Commission held a public hearing for PC 26-004, a variation for a pool in a corner side yard for 438 Hickory Drive with a 3-foot setback from the property line.

The Plan Commission voted 6-0 to approve the request.

DISCUSSION

The applicants are proposing to construct a 21-foot diameter above-ground pool that would encroach into the corner side yard of the property. At the Plan Commission meeting, the applicant clarified that the pool was 21 feet in diameter, not 15 feet as stated in the staff report. The proposed pool still follows the same setbacks with the 21-foot diameter.

The home is located with frontage on both Hickory Drive and North Street, with the front yard located along Hickory Drive. It is located within the Itasca Heights Unit 2 subdivision on the outer corner of a cul-de-sac. The pool is proposed to be located along North Street. The yard is fenced in by a 4-foot solid fence with a 2-foot open top.

Per the Village's Zoning Code, pools are not permitted in the corner side yard of a property. Pools are only permitted in the rear yard of a property with a minimum 5-foot distance from the property line. Due to overhead utilities crossing the yard, the pool cannot be placed in a more central area in the yard, necessitating the request for a reduced property line setback to 3 feet. All pools must be a minimum of 15 feet from overhead utilities. The applicant and the Plan Commission agreed that relocating the utilities underground would not be an ideal solution.

The Plan Commission discussed the choice of the pool size and whether a smaller pool would need a variance, but the location in the corner-side yard would require a variance regardless of the setback. The Plan Commission recommended approval with the pool at 21 feet in diameter.

PLAN COMMISSION RECOMMENDATION

At the February 18, 2026 meeting, by a vote of 6 to 0, the Itasca Plan Commission reviewed and recommended the approval of the application to permit a variation from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, Plan Commission Case #26-004, as set forth in Exhibit A attached to the staff report, subject to the following conditions.

NEXT STEPS

After approval, Community Development Staff will facilitate a building permit.

STAFF RECOMMENDATION

Staff recommend the item be forwarded to the Village Board First Reading on March 3, 2026 for consideration and approval.

ATTACHMENTS

1. Draft Ordinance approving the Variances
2. Plan Commission Agenda packet, which includes:
    a. Applicant's Variance Request Narrative
    b. Plat of Survey/site plan showing location of the pool
    c. Letters of Support from Neighbors
    d. Pool Details
3. Presentation to Plan Commission, February 18, 2026

Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: February 18, 2026 **PC 26-004**

TO: Village of Itasca Plan Commission

FROM: Natalie Crown, Community Development Planner

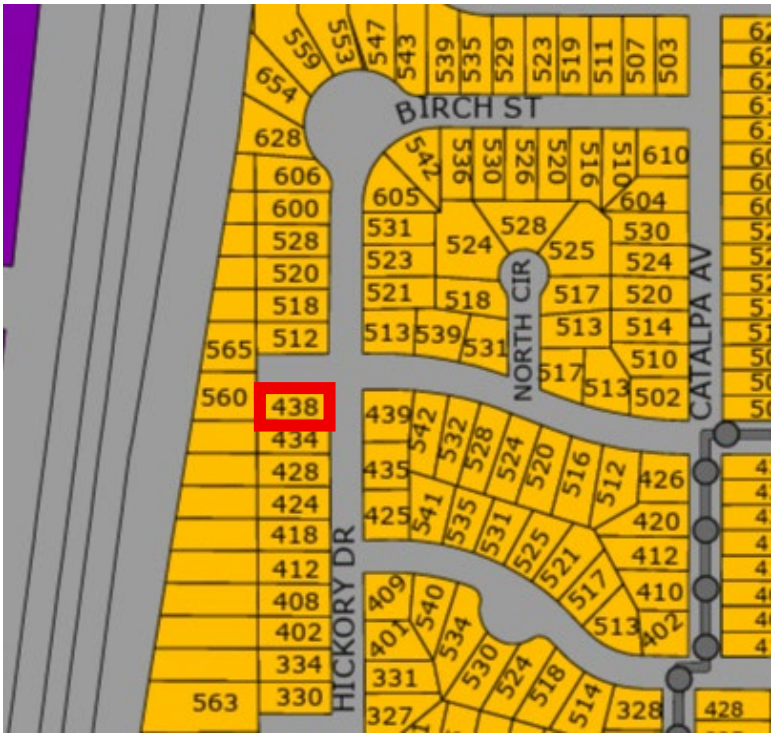
DATE: February 4, 2026

SUBJECT: Application for Setback Variation for a pool in a corner side yard for 438 Hickory Dr.

GENERAL INFORMATION:

Applicants/Owners: Robert and Carla Muir
Request: To permit a pool within 3 feet of the property line in a corner-side yard.
Address: 438 Hickory Dr.
PIN: 03-07-204-001
Zoning District: R-2 Single Family Residence District

LOCATION MAP:



PROPOSAL

The applicants are proposing to construct a 15-foot diameter above ground pool that would encroach into the corner-side yard of the property. The home is located with frontage on both Hickory Drive and North Street. The front yard is on Hickory Drive. It is located in the Itasca Heights Unit 2 subdivision on the outer corner of a cul-de-sac. The pool would be located along North Street. The yard is fenced in by a 4-foot solid fence with a 2-foot open top.

Per the village zoning code, pools are not permitted in the corner side yard of a property. Pools are only permitted in the rear yard of a property with a minimum 5-foot distance from the property line.

Due to overhead utilities crossing the yard, the pool cannot be in a more central area in the yard, thus the request for a reduced property line setback to 3 feet. All pools must be a minimum of 15 feet from overhead utilities.

Highlighted Utility Line - Image form 2018 – Pre-fence installation

ZONING ANALYSIS

Characteristics of the subject property include:

- The lot is zoned R-2 Single Family Residents District.
- The lot is 9,425 s.f. in area with 65 ft. of frontage along Hickory Dr. and 145 ft. along North Street.

Characteristics of the surrounding area include:

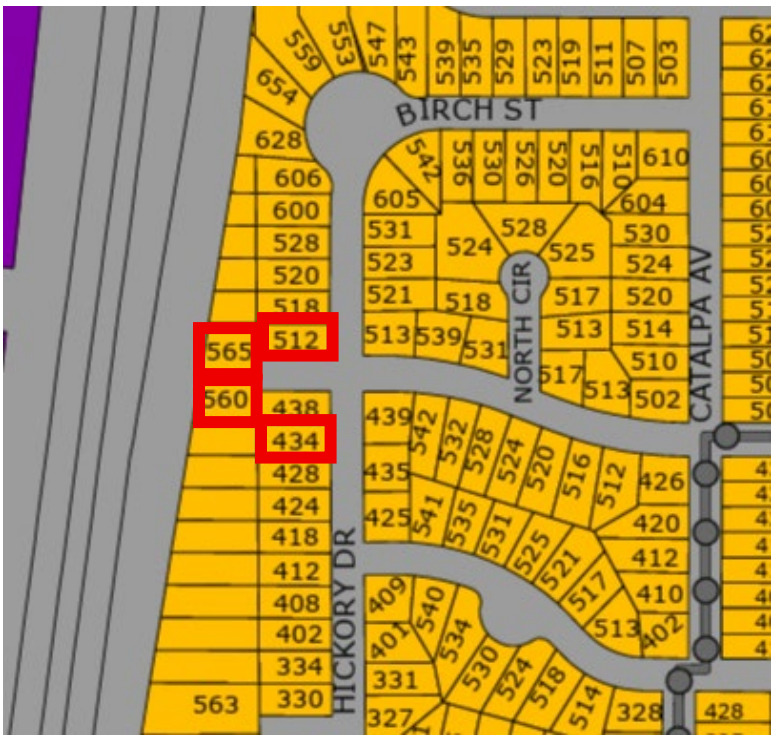
- The lots to the north, east, west and south are zoned R-2 Single Family Residence District.
- The lot is located on the corner end of a cul-de-sac.

PUBLIC HEARING NOTICES

The required public hearing notices have been provided for this petition: The required public hearing notice for the petition was published on January 28, 2026 in the Daily Herald for February 18th Plan Commission meeting. Notices to property owners within 250 ft. excluding public rights-of-way were hand delivered and mailed by the applicants via certified mail.

PUBLIC COMMENTS

The applicant collected letters of support from neighbors at the following addresses: 434 Hickory Dr; 560 W. North St; 565 W. North St; 512 Hickory Dr.



No other public comment has been received at this time.

RECOMMENDED MOTION (Approval)

I move to accept and adopt the applicant's responses to the Variance Standards of Approval, on the second and third pages of their "Variance Request Narrative", attached to the Staff Report as Exhibit B, as the Findings of Fact and to recommend approval of the Petition for a variation from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, subject to the following conditions:

1. The variation is specific to a 15 ft. wide above ground swimming pool on the subject property in general conformance with the plans and drawings depicted in Exhibit C to the Staff Report.
2. All permits issued pursuant to these variations shall conform to the requirements of the Municipal Code. Minor modifications from the plans shown in Exhibit C may be made to conform to the Municipal Code, provided the modifications do not reduce the corner side yard setback for the pool to less than 3 ft.

EXHIBITS ATTACHED

A. Applicant's Variance Request Narrative
B. Plat of Survey/site plan showing location of the pool
C. Letters of Support from Neighbors
D. Pool Details

PROJECT NARRATIVE

I am requesting approval of a zoning variation to allow an above-ground swimming pool to be installed in the north/front corner side yard of my property. The lot is a corner parcel with a unique layout and limited usable yard area due to the placement of the existing home and detached garage, the existing hardscape, and the overhead electrical service. Because of these site constraints, strict application of the required street setback does not provide a reasonable or safe location for the pool elsewhere on the property.

The proposed pool location is shown on the attached detail drawing. The pool will be set back approximately 3'-0" from the north/front property line (street side) to the closest point of the pool, and approximately 13'-6" from the edge of pavement/curb (where applicable). This placement maintains separation from overhead electrical lines and avoids conflicts with existing driveway, walkway, patio, and utility features while preserving safe access around the pool perimeter.

Key site and installation notes:

- Pool location is shown on the attached survey/detail drawing for Lot 21.
- Pool will be installed on a level sand base with an approximate 18" excavation as needed for grade.
- Electrical to the pool equipment will be run in buried conduit in accordance with code requirements.
- Pool placement avoids overhead electrical service and maintains a safe clearance zone.

Neighbor support has been received from the surrounding properties, and the requested variation will not change the residential character of the neighborhood. The pool will be maintained in a safe and orderly condition, and all work will comply with applicable building and electrical codes.

Village of Itasca – Response to Standards of Approval and Findings of Fact

Development Review Application Packet – Pages 6–7

Project Information

Property Address:	438 Hickory Dr. Itasca, IL 60143
PIN (Parcel Index Number):	03-07-204-001
Zoning District:	R-2
Existing Use:	Single-Family Residential

Instructions: The standards below are copied from the Village packet. Write your project-specific responses under each item. Complete only the sections that apply to your request.

A. Variation

Standards of Approval (Sec. 14.09-3)

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

   Response: The subject property is a corner lot, and the required street setback limits the usable yard area for an above-ground pool. Due to the placement of the existing home and detached garage, along with existing driveway/walkway/patio areas and overhead electrical service, there is no other reasonable or safe location on the lot that would comply with the setback requirements. Without the requested variation, the property cannot reasonably be used for this typical residential accessory improvement.

2. That the plight of the owner is due to unique circumstances, and

   Response: The hardship is due to unique site conditions, including the corner-lot configuration, the existing residence/garage layout, existing hardscape (driveway, walkways, patio), and overhead electrical service. These physical constraints reduce available yard space and restrict safe pool placement.

3. That the variation, if granted, will not alter the essential character of the locality.

   Response: The proposed above-ground pool is a common residential accessory use consistent with the neighborhood's character. The pool will remain within the yard area, will

be maintained in a safe and orderly condition, and will not create adverse impacts on neighboring properties. Neighbor support has been received from surrounding property owners.

Findings of Fact

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

   Response: Strict enforcement of the street setback requirement creates a practical hardship because the corner-lot layout and existing improvements leave no other safe or workable pool location. The proposed pool placement is shown on the attached detail drawing and is positioned approximately 3'-0" from the north/front property line (street side) to the pool's closest point, and approximately 13'-6" from the edge of pavement/curb (where applicable). This location also helps maintain safe clearance from overhead electrical service.

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;

   Response: The conditions are specific to this property's corner-lot orientation and the existing placement of the home, detached garage, and hardscape, along with overhead electrical service routing. These combined constraints are not typical of all properties in the same zoning district.

3. That the purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;

   Response: The request is based on practical and safety-related constraints of the site, including limited buildable yard area and the need to avoid overhead electrical service. The purpose is to enable reasonable residential use of the property, not to increase profit or for mere convenience.

4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

   Response: The hardship is created by the existing lot configuration and site conditions, including the established location of the residence and garage, existing hardscape, and overhead utility placement. These conditions were not created by the current request and are outside the applicant's control.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Response: Approval of the variation will not be detrimental to public welfare or neighboring properties. The pool will be installed and maintained in accordance with applicable codes, will not interfere with sidewalks/driveways/utilities, and will be positioned to avoid electrical hazards. Neighbor support letters are available.

6. That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

   Response: The proposed pool location will not impair light or create fire/safety hazards. The placement maintains separation from property boundaries and avoids conflicts with overhead electrical service. The pool is a typical residential improvement and should not negatively affect neighborhood property values.

B. Re-Zoning / Map Amendment

Findings of Fact (Sec. 14.10-6)

1. Compatibility with surrounding land uses and the general area;

   Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

2. The zoning classification of property within the general area of the property in question;

   Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

3. The suitability of the subject property to the uses permitted under the existing zoning classification;

   Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

4. The trend of development, if any, in the general area of the subject property including recent changes, if any, which have taken place in its zoning classification; and

   Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

5. The relationship of the existing zoning classification to the official comprehensive plan of Itasca, adopted October 18, 1977 and as amended. The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant; and that either the proposed amendment will correct an existing error or that changing conditions make the proposed amendment necessary.

Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

C. Special Use

Standards of Approval (Sec. 14.11-4)

1. Is deemed necessary for the public convenience at the location;

   Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

2. Is so designated, located and proposed to be operated such that the public health, safety and welfare will be protected;

   Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

3. Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the plan commission and approved by the president and the board of trustees, and conforms, except in the case of a planned development, to the applicable regulations of the district in which it is located.

   Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

Findings of Fact (Sec. 14.11-7)

1. The approval of such Special Use is in the public interest and is not solely for the interest of the applicant; and

   Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

2. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

   Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

3. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity or injurious to property values or improvements in the vicinity; and

Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

4. That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

   Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

D. Planned Developments

Standards of Approval (Sec. 14.12-7)

1. The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.

   Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

2. The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

   Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

3. That any industrial park areas established in the planned development conform to all requirements therefore, as set forth elsewhere in this Ordinance.

   Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

4. That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned development shall be subject to the requirements for each individual classification as established elsewhere in this Ordinance, except as may be specifically varied in the Ordinance granting and establishing a planned development use.

   Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

5. When private streets and common driveways are made a part of the planned development or private common open space recreational facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.

Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

6. That any bulk exceptions shall be solely for the purpose of promoting an integrated site plan more beneficial to the residents or occupants of such development as well as neighboring property, that would be obtained under the bulk regulations of this Ordinance for building developed on separate zoning lots.

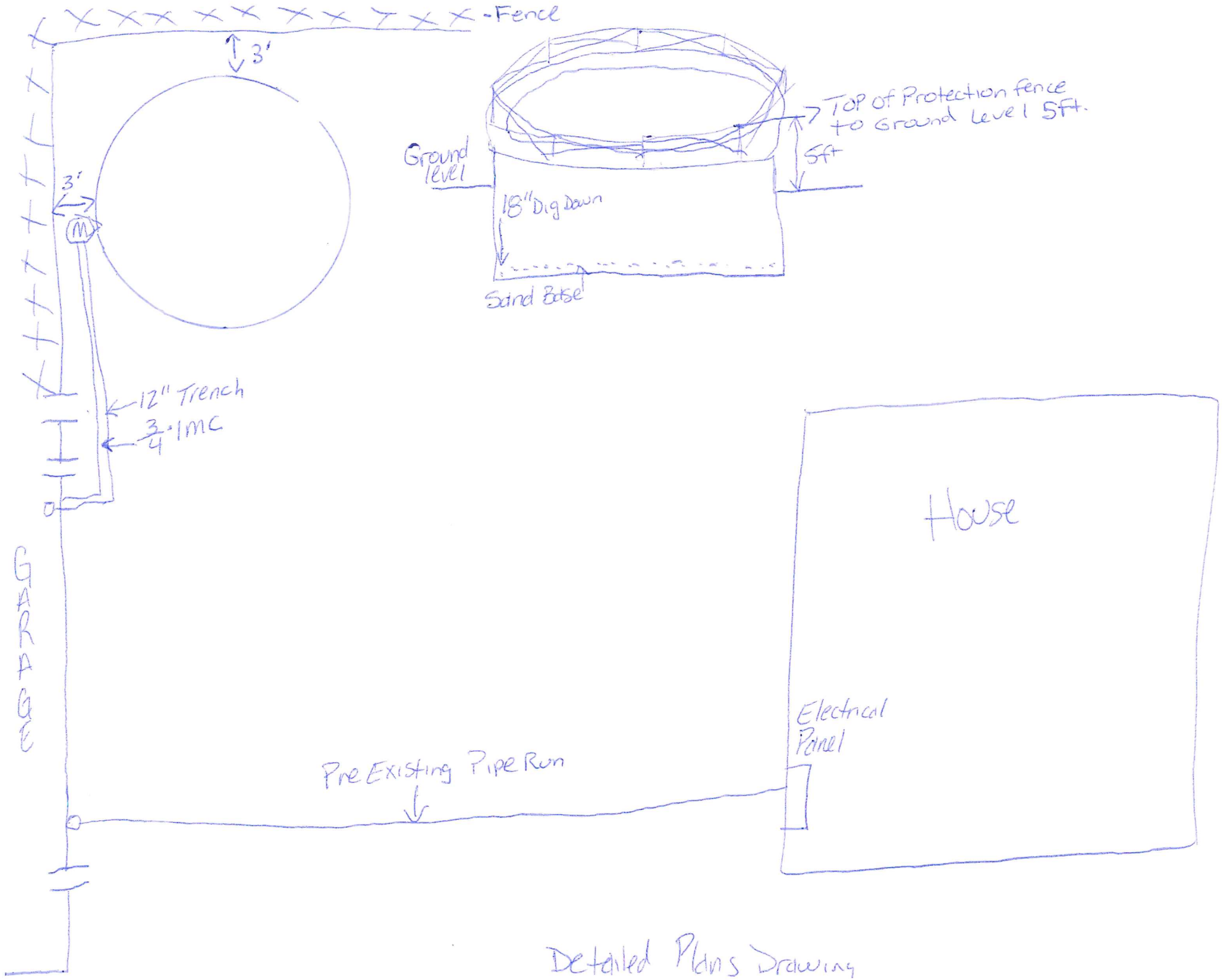
   Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

7. Architectural Consistency. The architectural style and features established for an approved planned development shall be maintained throughout the entire project unless otherwise recommended by the Plan Commission and approved by the Village Board.

   Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

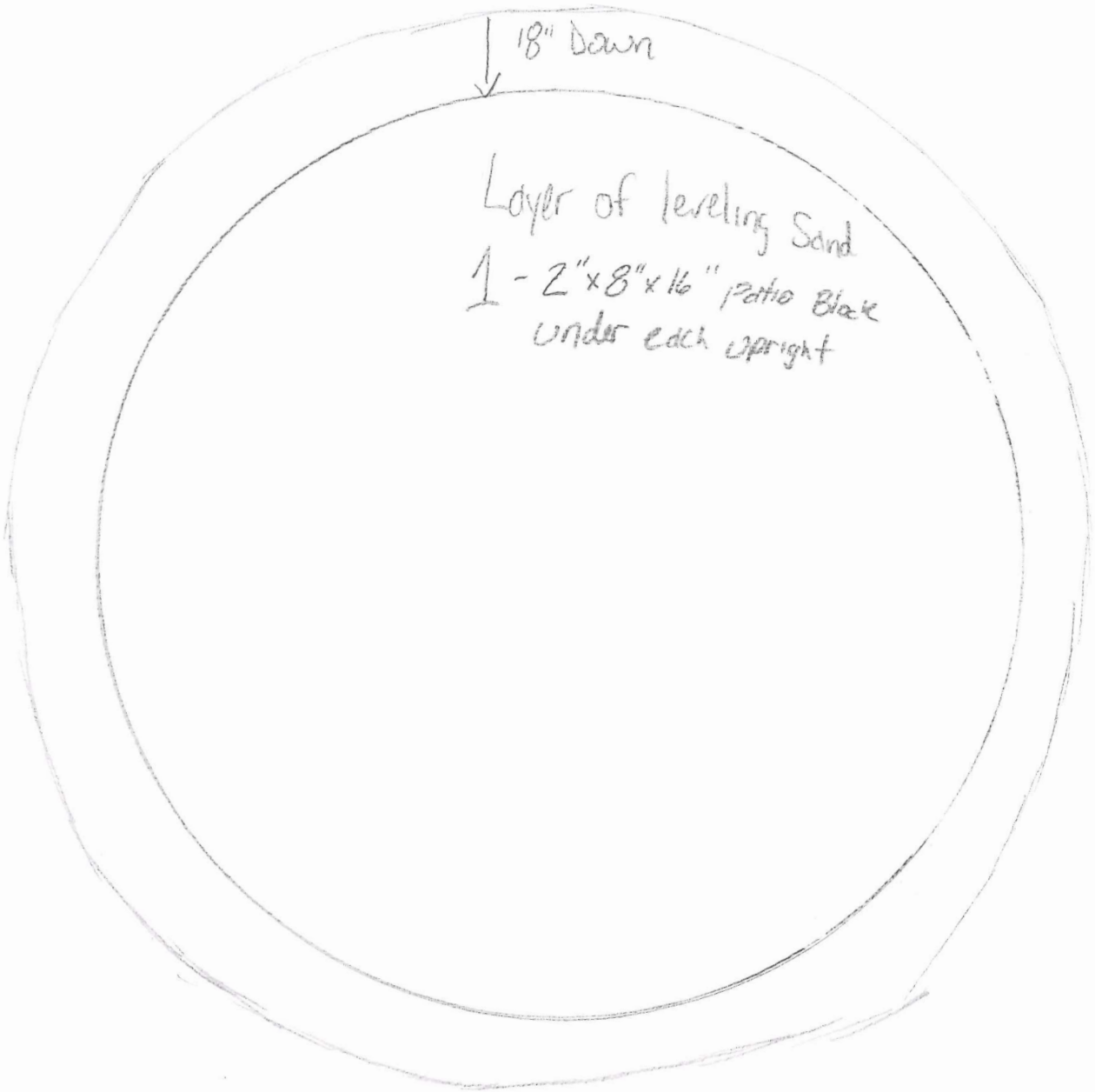
Neighbor Support (addresses provided by petitioner):

- South: 434 Hickory Dr., Itasca, IL 60143
- West (behind): 560 W. North Street, Itasca, IL 60143
- Northwest: 565 W. North Street, Itasca, IL 60143
- North: 512 Hickory Dr., Itasca, IL 60143

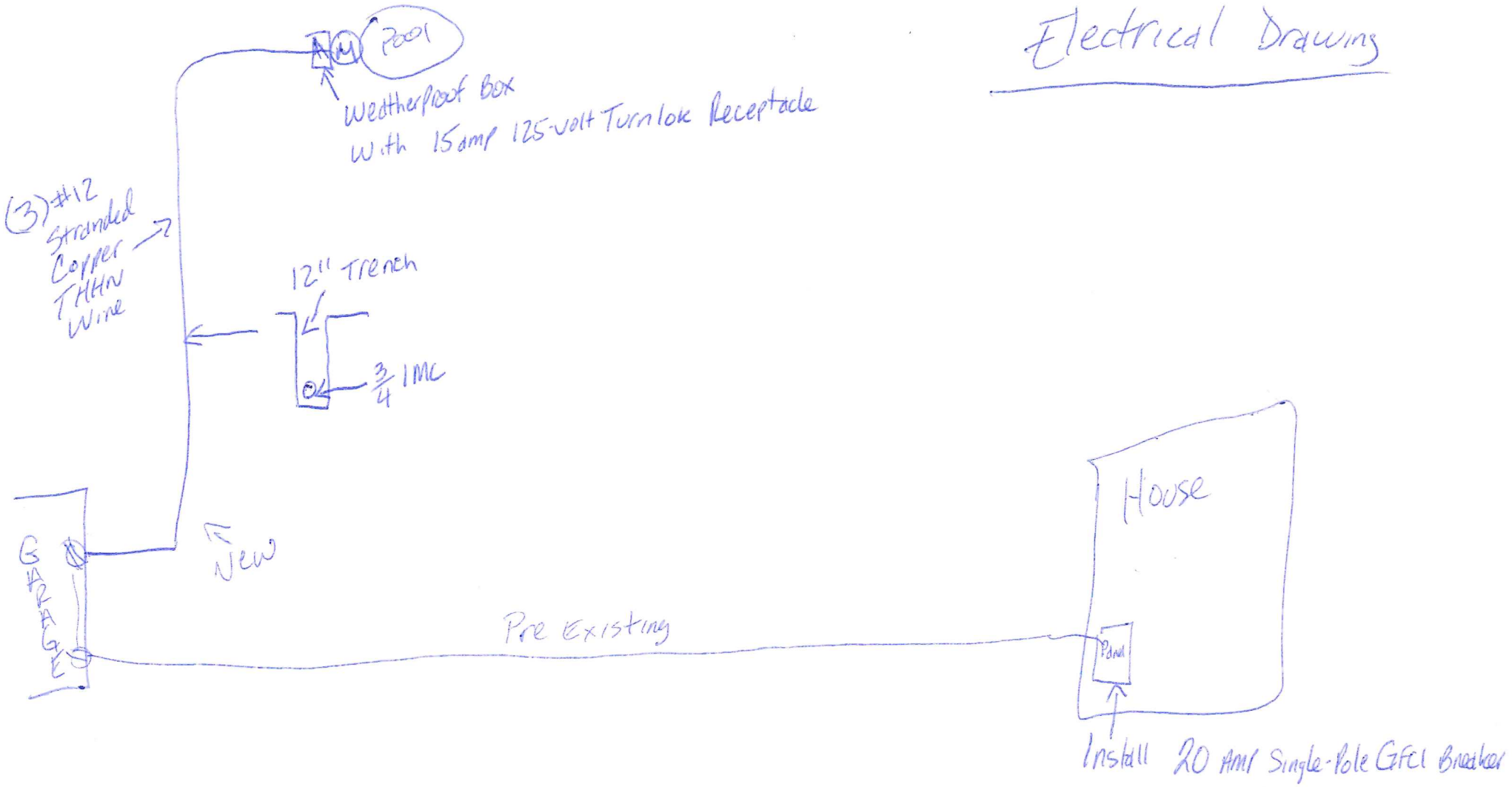


Detailed Plans Drawing

Pool HT - 4'-6"
Protection Fence - 2'
Overall HT - 6'-6"
18" below surface level
HT above ground - 5'



Electrical Drawing



Neighbor Support Letter – Pool Variation/Variance Request

Village of Itasca

Print one copy per neighbor. Each neighbor should complete and sign their own letter.

Date: 1-9-2025

Village of Itasca

Attn: Community Development / Plan Commission / Zoning Administrator

Re: Support for Pool Variation/Variance Request at:

_____

(Applicant Property Address)

To Whom It May Concern,

My name is Brittany Neht and I reside at 434 Hickory Dr. Itasca, IL 60143.

I am writing to state that I support the request for a zoning variation/variance to allow the installation of an above-ground swimming pool at the applicant's property located at 438 Hickory DR ITASCA, IL 60143.

I understand the general location being requested (as shown on the applicant's submitted site plan) and I have no objection to the pool being installed at that location, provided the installation complies with all applicable building, electrical, and safety requirements.

I do not believe the proposed pool will negatively impact my property, public safety, or the character of the neighborhood.

If you have any questions, I can be reached at the contact information below.

Sincerely,

Signature [redacted]

Printed Name: Brittany Nehf

Address: 434 Hickory Dr. Itasca, IL 60143

Phone: [redacted]

Email: [redacted]

Optional note (neighbor may add):

Neighbor Support Letter – Pool Variation/Variance Request

Village of Itasca

Print one copy per neighbor. Each neighbor should complete and sign their own letter.

Date: January 13, 2026

Village of Itasca

Attn: Community Development / Plan Commission / Zoning Administrator

Re: Support for Pool Variation/Variance Request at:
438 Hickory Drive, Itasca IL 60143
(Applicant Property Address)

To Whom It May Concern,

My name is Douglas Kosar and I reside at
560 West North Street, Itasca IL 60143

I am writing to state that I support the request for a zoning variation/variance to allow the installation of an above-ground swimming pool at the applicant's property located at 438 Hickory Dr. Itasca IL 60143.

I understand the general location being requested (as shown on the applicant's submitted site plan) and I have no objection to the pool being installed at that location, provided the installation complies with all applicable building, electrical, and safety requirements.

I do not believe the proposed pool will negatively impact my property, public safety, or the character of the neighborhood.

If you have any questions, I can be reached at the contact information below.

Sincerely,

Signature: [redacted]

Printed Name: Douglas Kosar

Address: 560 West North Street, Itasca, IL 60143

Phone: [redacted]

Email: [redacted]

Optional note (neighbor may add):

Neighbor Support Letter – Pool Variation/Variance Request

Village of Itasca

Print one copy per neighbor. Each neighbor should complete and sign their own letter.

Date: 1/7/25

Village of Itasca

Attn: Community Development / Plan Commission / Zoning Administrator

Re: Support for Pool Variation/Variance Request at:
438 Hickory Drive Itasca, IL 60143

(Applicant Property Address)

To Whom It May Concern,

My name is Francesca Larsen and I reside at
565 W. North St. Itasca, IL 60143

I am writing to state that I support the request for a zoning variation/variance to allow the installation of an above-ground swimming pool at the applicant's property located at 438 HICKORY DR ITASCA IL 60143.

I understand the general location being requested (as shown on the applicant's submitted site plan) and I have no objection to the pool being installed at that location, provided the installation complies with all applicable building, electrical, and safety requirements.

I do not believe the proposed pool will negatively impact my property, public safety, or the character of the neighborhood.

If you have any questions, I can be reached at the contact information below.

Sincerely,

Signature: [redacted]

Printed Name: Francesca Larsen

Address: 565 W. North St Itasca, IL 60143

Phone: [redacted]

Email: [redacted]

Optional note (neighbor may add):

_____

_____

_____

Neighbor Support Letter – Pool Variation/Variance Request

Village of Itasca

Print one copy per neighbor. Each neighbor should complete and sign their own letter.

Date: 1-12-2026

Village of Itasca

Attn: Community Development / Plan Commission / Zoning Administrator

Re: Support for Pool Variation/Variance Request at:

(Applicant Property Address)
512 HICKORY DR.

To Whom It May Concern,

My name is SCOTT W. SCHNEIDER and I reside at 512 HICKORY DR.

I am writing to state that I support the request for a zoning variation/variance to allow the installation of an above-ground swimming pool at the applicant's property located at 438 HICKORY DR ITASCA, IL 60143

I understand the general location being requested (as shown on the applicant's submitted site plan) and I have no objection to the pool being installed at that location, provided the installation complies with all applicable building, electrical, and safety requirements.

I do not believe the proposed pool will negatively impact my property, public safety, or the character of the neighborhood.

If you have any questions, I can be reached at the contact information below.

Sincerely,

Signature: [redacted]

Printed Name: SCOTT W. SCHREIBER

Address: 512 HICKORY DR

Phone: [redacted]

Email: [redacted]

Optional note (neighbor may add):

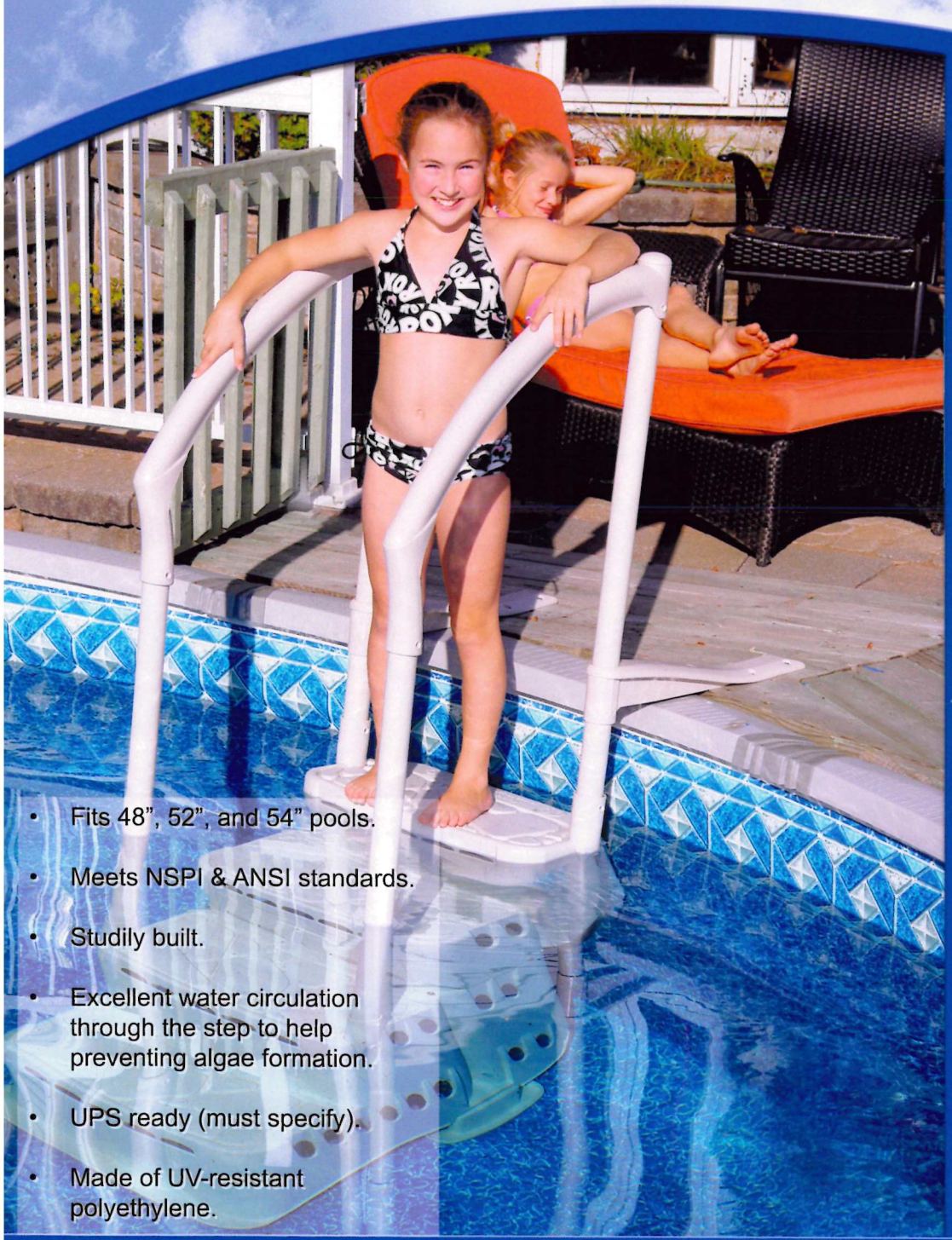
_____

_____

_____

BILT MOR™ 5001

The entrapment free Step & Ladder combo for your pool package



- Fits 48”, 52”, and 54” pools.
- Meets NSPI & ANSI standards.
- Studily built.
- Excellent water circulation through the step to help preventing algae formation.
- UPS ready (must specify).
- Made of UV-resistant polyethylene.

Build your system

PG-9005

Low profile deck attachments.

PG-6003

Classic ladder

Flips up.

PG-9600

Ladder with self latching system.

Lumi | InnovaPlas

HANDLE AND INSTALL

Model 5001 & 6001 shown

21" wide passage over the pool.

Continuous water flow to help avoid algae formation.

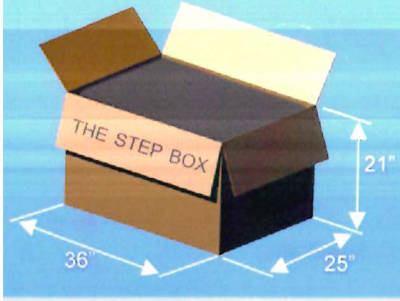
Platform for easy installation and removal of ballast.

Enhanced non skid surface.

Clip on panel to access the ballasting system.

Enlarged front lip to allow gentle contact with the pool liner.

UPS READY
(must specify)



Safe closed sides that permit water circulation and prevent child entrapment.

Smooth moon lander feet for greater water flow.

6003

CLASSIC LADDER

The new Classic Ladder is a sturdier ladder with:

- A wider footprint; from 21" to 24"
- 5" deep treads compared to 3" on the previous model.
- Wider tread surface from 14" to 20" long.

Lumi | InnovaPlas

www.innovaplas.com

he industry's only patented stackable and front loading ballast system for drop in pool steps. (US. Patent #6.966.405) BiLT⊕MOR™ is ergonomically designed to withstand weight up to 350 lbs.
nnovaPlas reserves the right to modify its products' specifications, designs or models at any time, without further obligation on its part.

HAYWARD®

SwimPro® Voyager™

»»» Pump/Filter System

ADVANCED FILTRATION TECHNOLOGY
FOR SUPERIOR WATER CLARITY

TOTAL SYSTEMS FOR TOTAL CLARITY

SwimPro® Voyager™ Series Full-Flow Element Filter Systems by Hayward® utilize an EnduraClean element with antimicrobial media to deliver crystal clear water through advanced filtration. Each filter includes a performance-matched pump for a complete backyard system.

MAINTENANCE MADE EASY

Built with extra-large EnduraClean cartridge elements, Voyager filters efficiently trap dirt and debris. Precision-engineered extruded cores ensure maximum flow, helping to reduce filter operation time—and energy costs. Plus, the EnduraClean element is easy to remove and clean, making maintenance simpler than ever.

USER-FRIENDLY TECHNOLOGY

Constructed of durable, non-corrosive material, Voyager filters provide years of trouble-free operation. The EnduraClean element even utilizes a unique color-coded drain plug and cartridge element end cap, making this Hayward filter a clear choice.

SW110 SYSTEM

SW150 SYSTEM

SW175 SYSTEM

PERFORMANCE DATA

MODEL NUMBER	DESCRIPTION	ENDURACLEAN END CAP AND DRAIN COLOR	EFFECTIVE FILTRATION AREA RATE (FT.)	DESIGN FLOW (GPM)	TURNOVER (GALLONS)	
					8 HRS.	10 HRS.
SW110 System	100 ft² Voyager Element Filter; standard thermoplastic base	Red	100	80	38,400	48,000
SW150 System	150 ft² Voyager Element Filter; deluxe thermoplastic base	Gold	150	120	57,600	72,000
SW175 System	175 ft² Voyager Element Filter; deluxe thermoplastic base	Taupe	175	120	57,600	72,000

» hayward.com » 1-888-HAYWARD

Pumps » Filters » Heaters » Cleaners » Sanitization » Automation » Lighting » Water Features » White Goods

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LITSPVOY20

SwimPro® LX by HAYWARD®

SwimPro® Voyager™ by HAYWARD®

ABOVE-GROUND POOL PUMP SERIES

- Designed specifically for the rigors of above-ground and on-ground-type swimming pools
- Provides dependable, energy-efficient performance and quiet operation
- Extra-large debris basket keeps pool maintenance to a minimum
- Clear cover lets you see exactly when the basket needs cleaning

SwimPro® LX

SwimPro® Voyager™

Swim Like a Pro

The SwimPro LX and Voyager pump series are specifically designed for the demands of above-ground pools of all shapes and sizes. Available in a variety of models and with optional accessories such as twist-lock cords and automatic timers, SwimPro pumps provide reliable and consistent performance.

SwimPro LX Specifications

Model	Dim "A"	HP	Inlet/ Outlet	Description
SW1110	10 1/8"	1 HP	1 ½"	SwimPro LX pump
SW1110H	10 1/8"	1 HP	1 ½"	SwimPro LX pump, horizontal discharge
SW1115	10 5/8"	1 ½ HP	1 ½"	SwimPro LX pump
SW1115H	10 5/8"	1 ½ HP	1 ½"	SwimPro LX pump, horizontal discharge
SW1115HTL	10 5/8"	1 ½ HP	1 ½"	SwimPro LX pump, horiz. discharge, twist-lock cord
SW15851X20TL	10 5/8"	2 HP	1 ½"	SwimPro LX pump, horiz. discharge, twist-lock cord
SW15851X20FTL	10 5/8"	2 HP	1 ½"	SwimPro LX pump, horiz. discharge, TL cord, timer

"TL" pump includes 3' twisting lock cord.

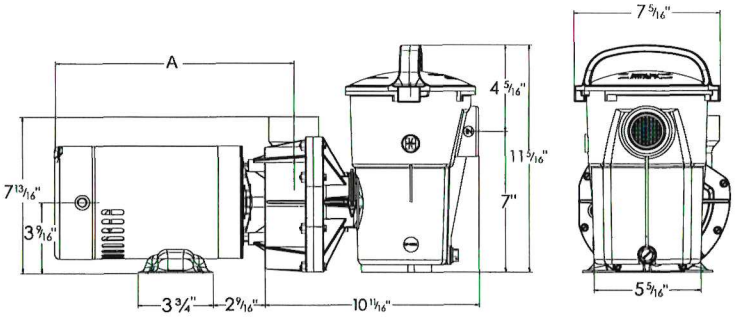
SwimPro Voyager Specifications

Model	Dim "A"	HP	Inlet/ Outlet	Description
SW159412STL	12"	"2 HP,	1½"	SwimPro Voyager pump with strainer

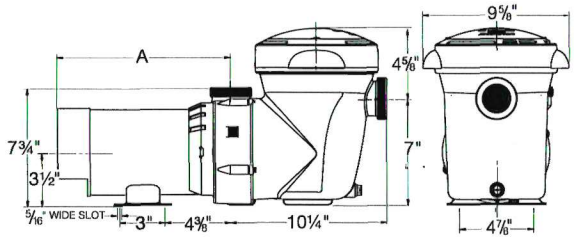
"TL" pump includes 3' twisting lock cord.

Overall Dimensions

SwimPro LX



SwimPro Voyager



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193E
Century®
POOL & SPA MOTOR
1081 POOL PUMP DUTY
E44849
LR44242
THERMALLY PROTECTED
SP1520Z1ESC
PART 7-193554-01
FR R48Y
TYPE SP
ENCL DP
HP 2.0
SF SPL
CODE H
RPM 3450
VOLTS 115
HZ 60
INSUL CLASS B
PH 1
AMPS 15.0
AMB 50 °C
TIME CONT
FORM PHM
SER# 36320J2ML010000336
KW=1.5 PATENT NO. 5,299,350
YEL/BLK
LINE
1
RED
4
GREEN (GROUND)
SWITCH
BLUE
YELLOW
5
WHITE
6
NEUTRAL
ACCEPTABLE FOR FIELD WIRING
USE COPPER CONDUCTORS ONLY
WARNING: Electrical Hazard. Failure to follow instructions can result in serious injury or death.
FOR USE WITH SWIMMING POOLS, HOT TUBS AND SPAS
• Disconnect power suply before servicing
• All electrical connections must be performed by qualified personnel in compliance with applicable electrical codes.
• A ground fault circuit interrupter(GFCI) must be installed as required by electrical codes.
• Power source must agree with nameplate.
• Replace all covers before operation.
• Motor must be suitably grounded. Connect ground screw and for cord connected units use properly grounded outlet.
• Use motor bonding lug to connect motor with other bonded parts using a #8 AWG conductor (#6 AWG conductor in Canada) as required by electrical codes.
• Keep fingers and foreign objects away from openings and moving parts.
WARNING
This pool motor is NOT equipped with a Safety Vacuum Release System (SVRS). SVRS helps prevent drowning due to body entrapment on underwater drains. In some pool configurations, if a person's body covers the drain, the person can be trapped by suction. Depending on your pool configuration, a SVRS may be required to meet local, state, and federal requirements.
Hayward Industries, Inc.
www.hayward.com

Square D

Homeline 20 Amp Single-Pole GFCI Circuit Breaker

★★★★½ (4.7 / 1590)

Model# HOM120GFICP

ZION • DRIFTWOOD

RESIN
POOL FRAME

specifications

Height	54"
Top ledge	9" Resin – Soho
Upright	Resin – Soho w/Dark Wood inserts
Bottom rail	Resin – Basalt Grey
Stabilizer	Resin
Bottom plate	Resin
Top plate	Resin
Ledge cover	1 piece – Black
Foot cover	Yes - Black
Oval system	Braceless – YM
Wall	Steel

available sizes

15 | 18 | 21 | 24
27 | 30 | 33

12 x 24 | 15 x 26
15 x 30 | 18 x 33
21 x 43

pool code and wall details

Pool and wall code:

PZIODRI-**54RRDRRRT41-TS
PZIODRI-YM****54RRDRRRT41-TS

Wall pattern:

DRIFTWOOD (WDRI54S-WMS)

Punch and panel:

Wide Mouth, Stainless Panel

PC 26-004

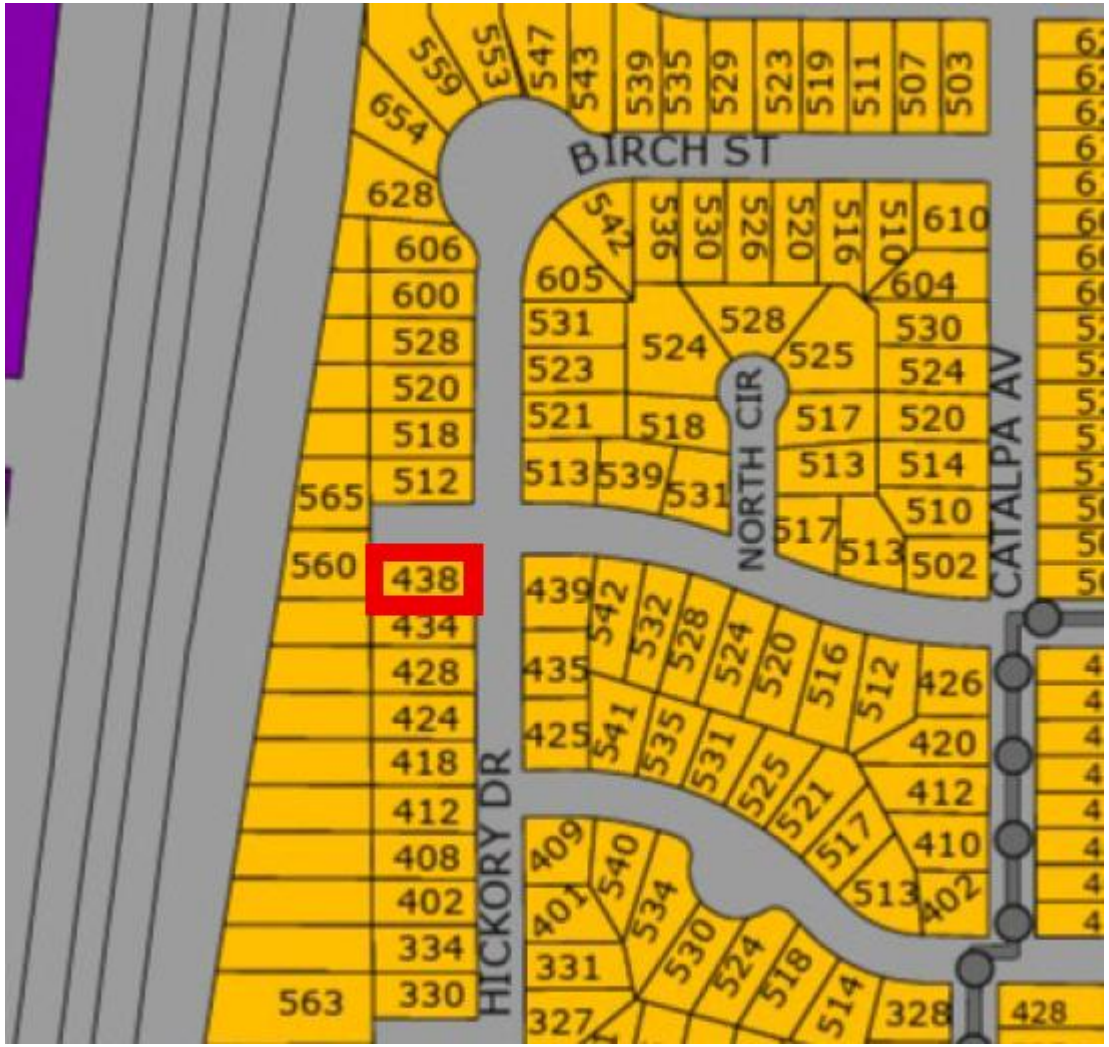
438 Hickory Dr.

#03-07-204-001

PC 26-004

438 Hickory Dr.

#03-07-204-001



BACKGROUND

- Property is zoned R-2 single family residence
- Property has overhead utilities
- Property has exiting fence that fences the entire backyard area

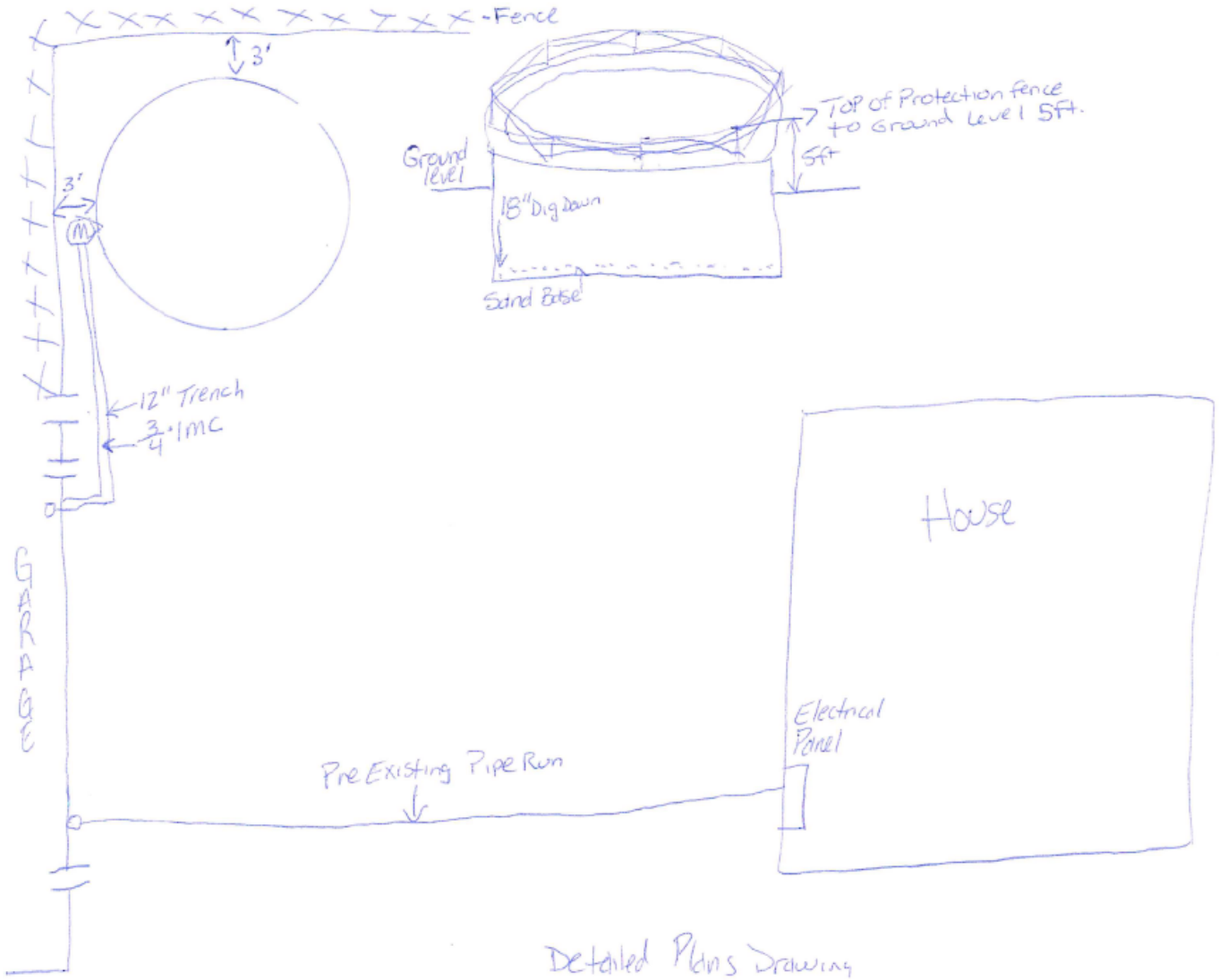
PC 26-004

438 Hickory Dr.

#03-07-204-001

Proposal

- To install an above ground pool in the back yard with a 3’ setback front the north side property line
- The pool will be 15’ from overhead utilities
- Current fence follows code for pool fence regulations



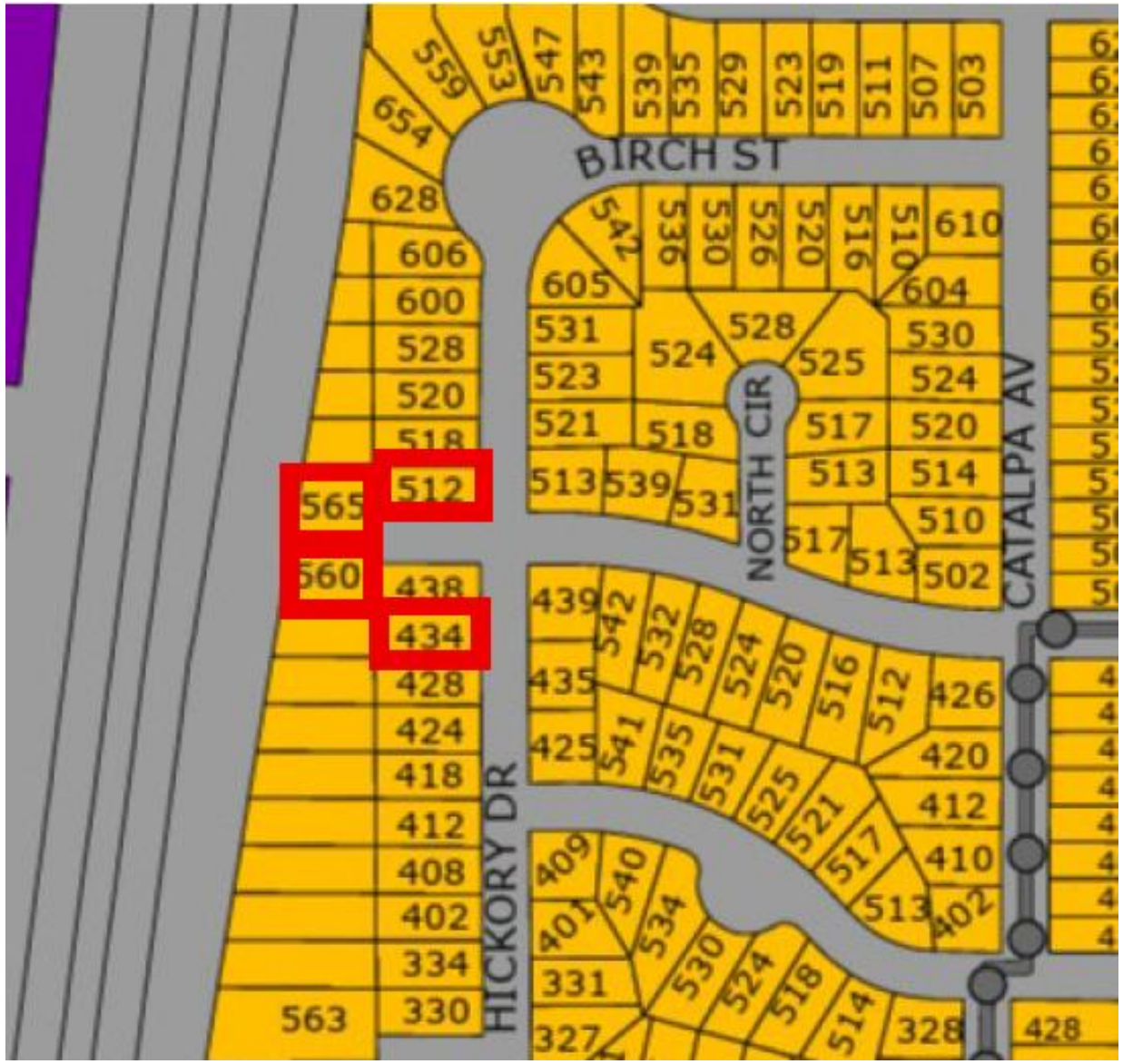
PC 26-004

438 Hickory Dr.

#03-07-204-001

Public Comment

The applicant collected letters of support from neighbors at the following addresses: 434 Hickory Dr; 560 W. North St; 565 W. North St; 512 Hickory Dr.



Findings of Fact submitted by Applicant are in Staff Report and should be entered into the record

Exhibit A – Responding to the Variation Standards of Approval (Findings of Fact) for these requests:

- 1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
- 2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
- 3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with a 0-foot front yard setback.
- 4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
- 5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
- 6. Variance to Sec. 12.03.7 to allow two driveways.
- 7. Variance to Sec. 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

Findings of Fact Standards paraphrased

3.a.1. property cannot yield a reasonable return if no variation permitted

3.a.2. plight of the owner is due to unique circumstances

3.a.3. variation, if granted, will not alter the essential character of the locality

3.b.1. physical surroundings, shape, or topographical conditions of the specific property involved bring a hardship, as distinguished from a mere inconvenience

3.b.2. not generally to other property within the same zoning classification

3.b.3. not based exclusively upon a desire to make more money, or merely for convenience

3.b.4. alleged difficulty or hardship has not been created by any person with present interest in property

3.b.5 variation will not be detrimental to the public welfare or injurious to the other property

3.b.6 proposed variation will not impair light on adjacent property, substantially increase danger of fire, endanger the public safety, or impair values

RECOMMENDED MOTION

- I move to accept and adopt the applicant's responses to the Variance Standards of Approval, on the second and third pages of their "Variance Request Narrative", attached to the Staff Report as Exhibit A, as the Findings of Fact and to recommend approval of the Petition for a variation from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, subject to the following conditions:
  - The variation is specific to a 15 ft. wide above ground swimming pool on the subject property in general conformance with the plans and drawings depicted in Exhibit C to the Staff Report.
  - All permits issued pursuant to these variations shall conform to the requirements of the Municipal Code. Minor modifications from the plans shown in Exhibit C may be made to conform to the Municipal Code, provided the modifications do not reduce the corner side yard setback for the pool to less than 3 ft.

ORDINANCE NO. 2169-26

AN ORDINANCE APPROVING A VARIANCE TO PERMIT A POOL IN A CORNER SIDE YARD WITH A 3 FOOT SETBACK FROM THE PROPERTY LINE INSTEAD OF THE REQUIRED 5 FOOT SETBACK, IN THE R-2 RESIDENTIAL DISTRICT AT 438 HICKORY DR, CASE PC 26-004

WHEREAS, Robert and Carla Muir, (herein "Petitioners"), have requested a variance for the property located at 438 Hickory Dr, Itasca, IL 60143 (Case PC 26-004):

1. Request for Variance to Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines.

WHEREAS, the Subject Property is identified by PIN #03-07-204-001, approximately 9,425 square feet in area, and is legally described as follows:

LOT 21 IN ITASCA HEIGHTS UNIT 2, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED MAY 8, 1956 AS DOCUMENT NUMBER 799549, AND CERTIFICATE OF CORRECTION RECORDED JULY 2, 1956 AS DOCUMENT NUMBER 806290, AND CERTIFICATE OF CORERECTION RECORDED DECEMBER 9, 1957 AS DOCUMENT NUMBER 865182, IN DU PAGE COUNTY, ILLINOIS.

WHEREAS, a public hearing was held by the Itasca Plan Commission on February 18, 2026, pursuant to public notice, with respect to Petitioner's applications; and

WHEREAS, the Plan Commission made the following Findings of Fact with respect to the Petitioner's request for variances:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

2. The plight of the owner is due to unique circumstances.

3. The variation, if granted, will not alter the essential character of the locality.

WHEREAS, the Plan Commission recommended to the Village Board of Trustees that Petitioner's request for one (1) variance from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, be approved subject to the following conditions:

1. The variation is specific to a 21 ft. wide above ground swimming pool on the subject property in general conformance with the plans and drawings depicted in Exhibit A to the Staff Report.

2. All permits issued pursuant to these variations shall conform to the requirements of the Municipal Code. Minor modifications from the plans shown in Exhibit A may be made to conform to the Municipal Code, provided the modifications do not reduce the corner side yard setback for the pool to less than 3 ft.

NOW, THEREFORE, BE IT ORDAINED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities accept the findings of fact and recommendations of the Itasca Plan Commission concerning Petitioner's application for (1) variance from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, subject to the conditions listed above.

SECTION TWO: All other aspects of the Subject Property are to be in compliance with all Village ordinances, including but not limited to the Itasca Zoning Ordinance, unless otherwise modified by ordinance.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 16th day of March, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Department Director

DATE: February 20, 2026

SUBJECT: Proposed Amendments to the Itasca Zoning Ordinance to amend the Village of Itasca Zoning Code to align downtown zoning districts, downtown design guidelines, parking requirements, and other relevant code sections with Transit-Oriented Development

RECOMMENDED MOTION: Move to affirm Plan Commission's recommendation and amend the Village of Itasca Zoning Code to align downtown zoning districts, downtown design guidelines, parking requirements, and other relevant code sections with Transit-Oriented Development.

INTRODUCTION

On February 18, 2026, the Itasca Plan Commission held a public hearing for PC 26-005, a text amendment to multiple sections of the Zoning Code to align downtown zoning districts, downtown design guidelines, parking requirements, and other relevant code sections with Transit-Oriented Development principles.

Plan Commission voted 6-0 to approve the request.

DISCUSSION

A draft code update was presented at the July 16th, 2025 and the November 18th, 2025 Plan Commission meetings and was reviewed by the Downtown Zoning Steering Committee at the September 16th, 2025 and the November 12th, 2025 meetings. The draft code was also presented to the Historic Commission on August 21st, 2025, and to Village Board on November 19th, 2025.

At the November 2025 Village Board meeting, staff was given direction to remove changes to the R-1 District. All changes that affect the R-1 Zoning District have been removed from the final draft:

- Porch and dormer bonuses have been removed from the R-1 District.
- Floor Area Ratio (FAR) will be retained in the R-1 District.
- Townhomes and duplexes have been removed as a Special Use in the R-1 District.

Additionally, a new definition was added for "Parking Facilities." Parking Lots have been removed as a Special Use in the new B-1 District (downtown district) and Parking Facilities have been added as a Special Use.

A summary of the changes can be reviewed in Exhibit A of the Plan Commission Agenda Packet. Minor edits have been made to the memo to show changes since the memo was first reviewed by board displayed in redlined text.

At the Plan Commission meeting, commissioners discussed the new Transit Bill, which limits municipalities' ability to regulate parking near transit hubs. The State of Illinois approved the "People Over Parking" transit bill, which will take effect on June 1st, 2026. Per the bill, Itasca may not impose or enforce any minimum automobile parking requirements on a development project if the project is located within one-half mile of a public transportation hub. **The current code retains the originally suggested parking minimums.** The Regional Transit Authority (RTA) is working to provide updated model languages for municipalities that can be retrofitted to Itasca's code once further study of the bill has been completed, and the Village will stay up to date on possible amendments to this bill.

PLAN COMMISSION RECOMMENDATION

At the February 18, 2026 meeting, by a vote of 6 to 0, the Itasca Plan Commission reviewed and recommended the approval of the application to amend the Itasca Zoning Ordinance, Plan Commission Case #26-005, as set forth in Exhibit B attached to the staff report.

NEXT STEPS

After approval, Community Development Staff will facilitate the updating of the Village Code.

STAFF RECOMMENDATION

Staff recommend the item be forwarded to the Village Board First Reading on March 3, 2026 for consideration and approval.

ATTACHMENTS

1. Draft Ordinance approving the Text Amendment
2. Plan Commission Agenda packet, which includes:
    a. Memo from August 2025 - Updated
    b. Redline of proposed text amendment
3. Presentation to Plan Commission, February 18, 2026

Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: February 18, 2026 **PC 26-005**

TO: Village of Itasca Plan Commission

FROM: Natalie Crown, Community Development Planner

DATE: February 10, 2026

SUBJECT: To amend the Village of Itasca Zoning Code to align downtown zoning districts, downtown design guidelines, parking requirements, and other relevant code sections with Transit-Oriented Development.

GENERAL INFORMATION:

Applicant: Village of Itasca
Request: To amend the Village of Itasca Zoning Code to align downtown zoning districts, downtown design guidelines, parking requirements, and other relevant code sections with Transit-Oriented Development.
Address: N/A
PIN: N/A
Zoning District: Downtown and related zoning districts

PROPOSAL

In 2024 the Village received a Technical Services Grant through the RTA's *Community Planning Program* which provided consultant services to review the zoning code, downtown zoning districts, and downtown design guidelines. The zoning code updates align the Zoning Ordinance with the vision of a transit-oriented mixed-use downtown expressed during the development of the 2022 Strategic Plan.

The proposed plan incorporates changes following the community's and Village official's feedback received over the past several months.

BACKGROUND

A draft code update was presented at the July 16th, 2025 and the November 18th, 2025 Plan Commission Meetings, and was reviewed by the Downtown Zoning Steering Committee at the September 16th, 2025 and the November 12th, 2025 meetings of the committee. The draft code was also presented to the Historic Commission on August 21st, 2025 and to Village Board on November 19th, 2025.

DISCUSSION

The draft code presented to the Plan Commission in July 2025 has undergone the following changes:

- During the final round of presentations of the draft code to plan commission and the Village Board, staff received feedback that no changes should be made to the R-1 Zoning District. All changes that affect the R-1 zoning district have been removed in the final draft.
    - Townhomes and duplexes have been removed as a special use in the R-1 District
    - Porch and Dormer bonuses have been removed from the R-1 District
    - FAR is not being removed in the R-1 District
- Parking Facilities Definition
    - A definition for Parking Facilities has been added to the definitions section
    - Parking lots have been removed as a permitted use from the B-1 District, and Parking Facilities have been included as a special use

The State of Illinois approved the People Over Parking transit bill which goes into affect on June 1st, 2026. The law limits municipalities authority when regulating parking minimums near transit hubs. Per the bill, Itasca may not impose or enforce any minimum automobile parking requirements on a development project if the project is located within one-half mile of a public transportation hub. The current code retains the originally suggested parking minimums. The RTA is working to provide updated languages for municipalities that can be retrofitted to Itasca's code once further study of the bill has been completed.

PUBLIC HEARING NOTICES

The required notices have been provided for the public hearing for this petition: A notice of public hearing was published on January 28, 2026 in the Daily Herald.

STANDARDS FOR APPROVAL

The Findings of Fact in Sec. 14.10-6 of the Itasca Zoning Ordinance are required for Map Amendments (Re-Zoning) but not for Text Amendments. Therefore, there are no required Findings of Fact for this application.

RECOMMENDED MOTION (Approval)

"I move to recommend approval of the application to amend the Itasca Zoning Ordinance, Plan Commission Case #26-005, as set forth in Exhibit "C" attached to the staff report."

ATTACHED EXHIBITS:

A. Memo from August 2025 - Updated
B. Redline of proposed text amendment

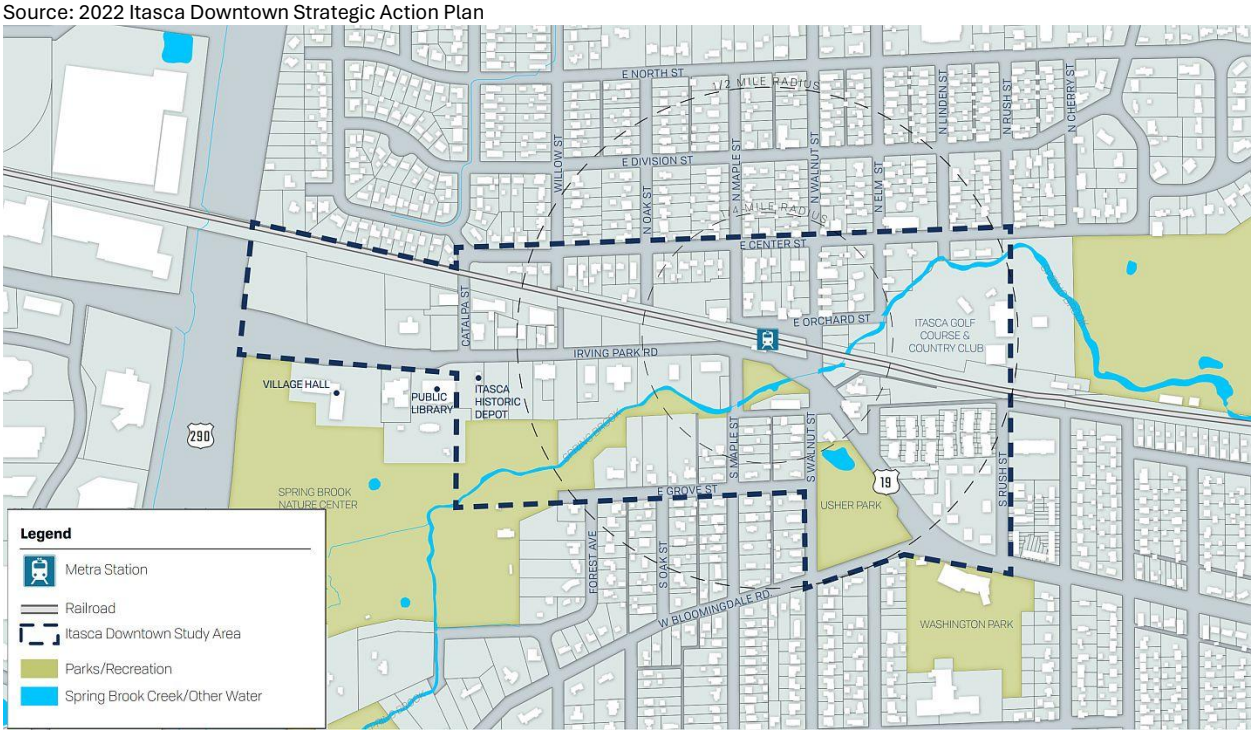
MEMO

To: Kurtis Poszgay, AICP, Community Development Director, Village of Itasca
Ellen Weber, Planning Consultant to the Village of Itasca
Charles Voss, Planner, Village of Itasca
Natalie Crown, Planner, Village of Itasca
Robert Morris, AICP, Principal Analyst, RTA
From: Todd Vanadilok, AICP, Principal Planner, Egret & Ox Planning
Date: August 27, 2025
Re: Draft TOD Zoning Ordinance Amendments, First Round

This memo provides a summary of the draft code amendments recommended for the Village of Itasca Zoning Ordinance to support development and access to transit around the Itasca Metra Station in the Itasca Downtown Study Area, which is shown in Figure 1 below. The draft code amendments are based on an in-depth review of the Zoning Ordinance, including incorporation of best practices in zoning and transit-oriented development (TOD). Height and parking analyses were also conducted to gain a better understanding of current conditions in Downtown Itasca and inform code amendments regarding potential amendments to the Village's height and parking standards (see the findings from the height and parking analyses on pages 8-13 of this memo).

The consultant will lead the Steering Committee in a discussion of the draft code amendments summarized in this memo at their next meeting on September 16, 2025.

Figure 1: Study Area Map
Source: 2022 Itasca Downtown Strategic Action Plan



ZONING ORDINANCE

The Village of Itasca Zoning Ordinance is organized into sixteen (16) sections, as outlined below and on the following pages with a brief summary of the draft code amendments recommended for each section. Page numbers where the proposed TOD code amendments appear in the Itasca Zoning Ordinance are noted in red text.

- **Global**: The following global code amendments are recommended, particularly covering a specific topic that appears at various points throughout the Zoning Ordinance.

  Proposed TOD code amendments:
  - Recommended minor grammatical and formatting revisions throughout.
  - Recommended the potential elimination of floor area ratio (FAR) requirements, as FAR is increasingly becoming less necessary for lower density communities. FAR can get complicated when incentives like density bonuses, reduced parking requirements, yard size changes, etc. are applied and supersede the original intent of FAR. Elimination of FAR standards is a significant policy change that may warrant detailed discussion beyond the scope of this project.
    - Definitions [PAGE 3-17]
    - Exempted buildings, structures, and uses [PAGE 5-1]
    - Residence Districts [PAGES 7-4, 7-6, 7-12]
    - Business Districts [PAGES 8-10, 8-15]
    - Office Research District [PAGE 9-5]
    - ROC District [PAGE 10-6]
    - M District [PAGE 11-14]
    - Planned Developments [PAGE 14-32]
    - Site Plan Review [PAGE 14-37]
  - Updated the adoption date of the Itasca Comprehensive Plan from February 28, 1995, to July 7, 2015.
    - Residence Districts purpose and intent [PAGE 7-1]
    - Amendments to Zoning Ordinance [PAGES 14-10, 14-12]
  - Recommended replacing potentially offensive language with more inclusive language.
    - Changed “the aged” to “older adults” [PAGES 3-25, 7-9, 12-15]
    - Changed “elderly” to “older adults” [PAGES 3-12, 7-1, 12-11]
    - Changed “handicapped” to “people with disabilities” [PAGES 7-1, 12-2, 12-5, 12-23]
    - Changed “feeble-minded or insane” to “people with intellectual disabilities or mental health issues” [PAGES 7-9, 12-15]

- **Section 1: Title**: This section establishes the Zoning Ordinance as municipal policy.

  Proposed TOD code amendments:
  - None

  Section 2: Intent and Purpose: This section establishes the intent and purpose of the Zoning Ordinance.

  Proposed TOD code amendments:
  - Revised some of the Residence Districts purpose statements to align with TOD principles. [PAGE 2-1]

- **Section 3: Rules and Definitions**: This section establishes the rules for using the Zoning Ordinance and definitions for key terms used throughout the ordinance.

  Proposed TOD code amendments:
  - Updated the definitions list with the following new or revised definitions:
    - Coworking space [NEW; PAGE 3-9]
    - Dwelling, Apartment – Older Adults [REVISED; PAGE 3-12]
    - Electric vehicle [NEW; PAGE 3-13]
    - Electric vehicle charging station [NEW; PAGE 3-14]
    - Nursing Home [REVISED; PAGE 3-25]
    - Traditional downtown [REVISED; PAGE 3-36]
    - Parking Facilities [NEW; PAGE 3-26]

- **Section 4: General Provisions**: This section includes subsections focusing on a range of code elements organized by the following topics: ordinance administration, lot standards, use standards, supporting standards, and public utilities.

  Proposed TOD code amendments:
  - Updated the zoning districts in which home occupations shall be permitted. [PAGE 4-6]

- **Section 5: Non-Conforming Buildings, Structures, and Uses**: This section is primarily related to the handling of non-conformities which occur when a lot, building, structure, or use is deemed non-compliant with the Zoning Ordinance standards. Standards for non-conforming uses are fairly standard across most communities, and the standards in Itasca's Zoning Ordinance are consistent with common zoning practice.

  Proposed TOD code amendments:
  - None, except labeling consistency of Business Districts

- **Section 6: Zoning Districts**: This section lists the various zoning districts that are described in more detail in Sections 7 through 11. In addition, this section describes the Zoning Map and standards for identifying zoning district boundaries, annexations, and zoning designations for public ways (e.g., streets, alleys, waterways, railroads).

  Proposed TOD code amendments:
  - Consolidated the six Business Districts to form a streamlined set of three districts, as described in more detail in Section 8. [PAGES 6-1]
  - Left the Residence Districts (R-1, R-2, R-3), Office Research District (O-R), Regional Office District (ROC), and Manufacturing District (M) as is. [PAGES 6-1]
  - Recommended Zoning Map revisions include:
    - Rezone the fire station, library, and water park parcels from B-2 to B-3
    - Relabel all parcels zoned B-4 and B-5 to B-3

- **Section 7: Residence Districts**: This section provides the purpose statements and zoning standards for the three Residence Districts:

  - R-1: Single Family Residence District
  - R-2: Single Family Residence District
  - R-3: General Residence District

  Proposed TOD code amendments:
  - Revised some of the Residence Districts purpose statements to align with TOD principles. [PAGES 7-1]
  - ~~Added single-family attached dwellings (including group, rowhouse, or townhouse) and two-family dwellings, including duplexes to the list of R-1 special uses.~~ [PAGES 7-4]
  - Recommended consideration of the R-2 porch, detached garage, and dormer bonuses for other residential districts (~~R-1~~ and R-3), particularly if located within a ½ mile radius of the Metra station and contributes to the overall character of this area as it would for lots zoned R-2. [PAGES 7-8]
  - Added electric vehicle charging stations to the list of R-3 special uses. [PAGES 7-10]

- **Section 8: Business Districts**: This section provides the purpose statements and zoning standards for the Business Districts, which are recommended to be streamlined from five districts to three districts as listed below and described on the previous page.

  - B-1: Community Business District
  - B-2: Service Business District
  - B-3: Downtown TOD District

  Proposed TOD code amendments:
  - Consolidated the six Business Districts to form a streamlined set of three districts, as listed below. The specific consolidation actions are described below.

Current Business Districts	Proposed Business Districts
B-1: Local Business District	B-1: Community Business District
B-2: Community Business District	
B-3: Service Business District	B-2: Service Business District
B-4: Traditional Downtown North Business District	B-3: Downtown TOD District
B-5: Traditional Downtown South Business District	
B-6: Irving Park Road Business District	

  - Recommended the consolidation of the B-1: Local Business District and B-2: Community Business District on account of no parcels in the Village have the B-1 designation anymore. This consolidation would create the new B-1: Community Business District. [PAGES 8-1 THROUGH 8-11]
    - Revised the new B-1 district description to align with TOD principles. [PAGE 8-4]
    - Combined the permitted use and special use lists for the former B-1 and B-2 districts. [PAGES 8-4 THROUGH 8-10]
    - Added electric vehicle charging stations to the list of B-1 special uses. [PAGES 8-9]

- Re-numbered Service Business District from B-3 to B-2 as the previous B-1 and B-2 districts merged to form the new B-1. The new B-2: Service Business District zoning standards generally stay the same unless noted otherwise. [PAGES 8-12 THROUGH 8-15]
    - Removed typewriter and adding machine sales and service establishments from the B-2 permitted use list. [PAGES 8-13]
    - Added electric vehicle charging stations to the list of B-2 special uses. [PAGES 8-15]
- Recommended the consolidation of the current B-4 and B-5 districts as recommended in the Downtown Itasca Strategic Action Plan to create a new B-3 Downtown TOD District. [PAGES 8-16 THROUGH 8-21]
    - Revised the new B-3 district description to align with TOD principles. [PAGE 8-16]
    - Combined the permitted use and special use lists for the former B-4 and B-5 districts. [PAGES 8-16 THROUGH 8-17]
    - Added electric vehicle charging stations to the list of B-3 special uses. [PAGES 8-17]
    - Recommended variable front yard setback due to the differing character of the west end of Irving Park Road, which is more auto oriented with larger lot sizes. While zero front yard setbacks are encouraged in the B-3 district. However, if front yards are provided, they shall not exceed ten (10) feet in all areas except the area west of Maple Street and south of the railroad, which shall have a minimum front yard setback of twenty-five (25) feet. [PAGE 8-18]
    - Updated off-street parking requirements to allow for one row of short-term parking at the front of the lot at the recommendation of the Plan Commission. [PAGE 8-18]
    - Added TOD zoning standard to allow for up to a 50% reduction in parking requirements for development located within ½ mile of the Metra station. [PAGE 8-18]
    - Set the maximum building height standard to five stories or 65 feet, whichever is lower. [PAGE 8-18]
- Deleted the B-6: Irving Park Road Business District on account of no parcels in the Village have the B-6 designation anymore. [PAGES 8-19 THROUGH 8-21]

- **Section 9: Office Research District**: This section provides the purpose and zoning standards for the Office Research (O-R) District, including: permitted uses, special uses, required conditions, bulk regulations (e.g., floor area ratio, lot size, lot coverage, yards, building height), signs, parking, and loading. Based on the current Zoning Map, two main areas of the Village are zoned O-R, one area west of I-290 and the other north of the IL Route 390 Tollway. Neither of these areas are located within the downtown study area.

  Proposed TOD code amendments:
  - None (outside purview of project scope)

- **Section 10: Regional Office Center District**: This section provides the purpose and zoning standards for the Regional Office Center (ROC) District, including: permitted uses, special uses, required conditions, bulk regulations (e.g., floor area ratio, lot size, lot coverage, yards, building height, walls, berms), concept and site plan review, signs, parking, and loading. Based on the current Zoning Map, only one area north of the IL Route 390 Tollway is zoned ROC. This area is not located within the downtown study area.

  Proposed TOD code amendments:
  - None (outside purview of project scope)

- **Section 11: Manufacturing District**: This section provides the purpose and zoning standards for the Manufacturing (M) District, including: district provisions, performance standards, permitted uses, special uses, required conditions, bulk regulations (e.g., floor area ratio, lot size, lot coverage, yards, building height), signs, parking, and loading. Based on the current Zoning Map, multiple areas of the Village are zoned M, most of which are concentrated west of I-290 and east of Prospect Avenue. None of these areas are located within the downtown study area.

  Proposed TOD code amendments:
  - None (outside purview of project scope)

- **Section 12: Off-Street Parking and Loading**: This section provides the zoning standards that regulate off-street parking and loading areas across the various zoning districts. This includes standards for ADA accessible parking for people with disabilities, parking for the Itasca Historic District, limitations on certain vehicles, and the design, maintenance, and location of parking spaces and facilities. Bicycle parking standards are also provided.

  Proposed TOD code amendments:
  - Added special provision for reduced parking near transit in the B-3 Downtown TOD District, particularly allowing for up to a 50% reduction in parking requirements for development located within ½ mile of the Metra station. [PAGE 12-3]
  - Added parking standards for compact cars. [PAGE 12-5]
  - Added parking standards for electric vehicle charging stations. [PAGES 12-5, 12-9, 12-10]
  - Added parking standards for motorcycles, mopeds, and scooters. [PAGE 12-23]

- **Section 13: Signs**: This section provides requirements for a range of signs in the various zoning districts, including the Residence and Business Districts that underly the downtown study area.

  Proposed TOD code amendments:
  - Revised Master Sign Plan to cover any development in the B-3 Downtown TOD District and update the list of information that should be submitted as part of this plan. [PAGE 13-27]
  - Deleted the sign provisions for the former B-1 Limited Business District since it no longer exists and is recommended for consolidation with the B-2 Community Business District. [PAGE 13-31, 13-32]
  - Deleted the sign provisions for the former B-6 Irving Park Road Business District since it no longer exists. [PAGE 13-36]

- **Section 14: Administration**: This section is primarily administrative in nature, with subsections focusing on the roles and responsibilities of key Village officials that play important roles in reviewing zoning applications, enforcing the zoning standards to evaluate compliance, and adjudicating recommendations for approval or denial. These key Village officials include the Zoning Administrator, Village Board of Trustees, and Plan Commission/Zoning Board of Appeals. Procedural standards are provided for the administration of the following:

  - Zoning certificates
  - Certificates of occupancy
  - Certificates for continued occupancy of non-conforming uses
  - Appeals
  - Variations
  - Amendments

- Special uses
- Planned development
- Site plan review
- Fees, violations, and penalty enforcement

Proposed TOD code amendments:
- Revised the purpose statement for Planned Development to include commercial areas and the transit-oriented mixed use downtown. [PAGE 14-16]

- **Section 15: Telecommunications Towers and Antennas**: This section provides general zoning requirements for telecommunications towers and antennas. Given the complexity of this section and applicability across the entire Village, this section will not be reviewed in great detail or amended unless instructed otherwise from the Village.

  Proposed TOD code amendments:
  - None (outside purview of project scope)

- **Section 16: Illustrations**: This section provides graphics that visually illustrate the following key zoning elements:

  - Residential lot types
  - Typical lot configuration in R-1 Single Family Residence District
  - Typical lot configuration in R-2 Single Family Residence District
  - Typical lot configuration in R-3 General Residence District
  - Vision clearance
  - Fence location
  - Lot definitions
  - Building height

  Proposed TOD code amendments:
  - None

HEIGHT ANALYSIS

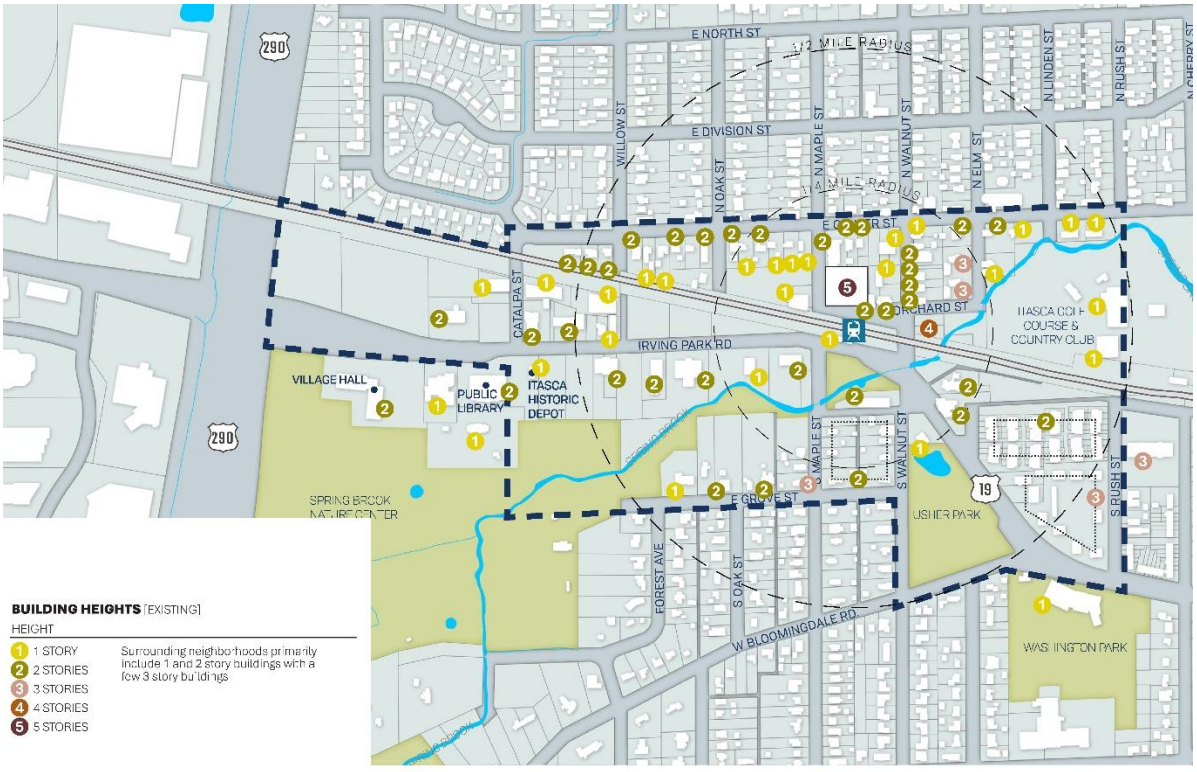
A majority of the study area is comprised of structures that are one (1) and two (2) stories in height. The Premier Place commercial/residential mixed use building just east of the Metra station is presently the tallest structure at four (4) stories. Once the Itasca Station mixed use building being constructed by Holladay Properties north of the Metra station is completed, it will be the tallest structure at five (5) stories. There are also pockets of apartment buildings and townhouses that are three (3) stories.

Based on the height of existing structures, current height standards in the applicable zoning districts (R-1, R-3, R-3, B-3) seem to be appropriate to maintain as is with no recommended changes.

Max Height (Residential Districts): 2½ stories (R-1, R-2, R-3; up to 3 stories with approval in R-3)
Max Height (Business Districts): 5 stories (B-3)

The planned development process described in Section 14-12-6(b)(1)(a) of the Zoning Ordinance allows for the following modifications regarding height:

Minor changes, which do not change the concept or intent of the development, including the location, sitting, and height of buildings and structures and in the location of streets and ways of public access and in the size and location of open space, may be authorized by the Plan Commission as required by engineering or other circumstances not foreseen at the time that the final plat was approved.



Height Analysis Map
ITASCA TOD ZONING CODE UPDATE | VILLAGE OF ITASCA, ILLINOIS

Last Revised: August 25, 2025
Map Source: 2022 Itasca Downtown Strategic Action Plan

A full-page version of the Height Analysis Map is provided on the next page.

NOTE: This height analysis is generalized in nature and is not intended to serve as an official height study. The number of stories in each structure are estimated based on an exterior view of the structure. Garden units, basements, and partial stories that may be hidden may not be reflected accurately in the height data. The height analysis is meant to offer approximate height data for discussion purposes only.

BUILDING HEIGHTS [EXISTING]

HEIGHT

- 1 1 STORY
- 2 2 STORIES
- 3 3 STORIES
- 4 4 STORIES
- 5 5 STORIES

Surrounding neighborhoods primarily include 1 and 2 story buildings with a few 3 story buildings

Height Analysis Map

ITASCA TOD ZONING CODE UPDATE | VILLAGE OF ITASCA, ILLINOIS

Last Revised: August 25, 2025

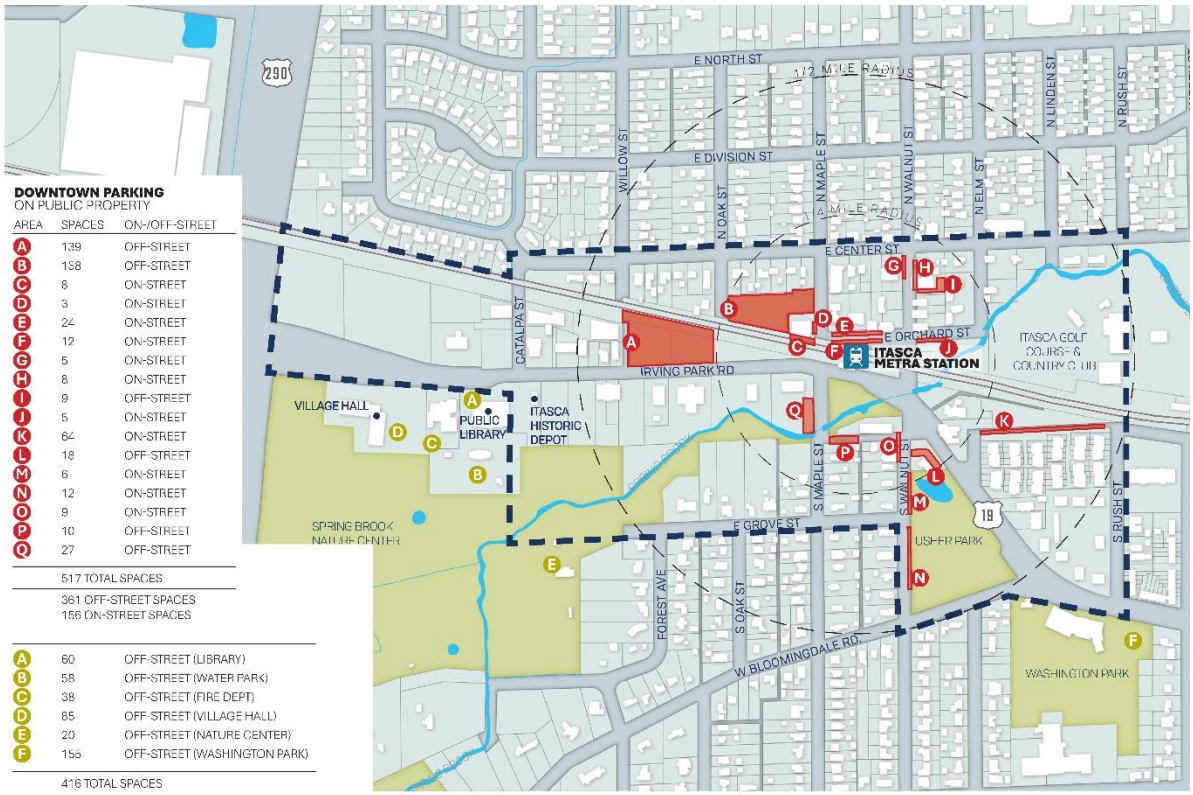
Map Source: 2022 Itasca Downtown Strategic Action Plan

PARKING ANALYSIS

The parking analysis looks at parking in two different forms: (1) parking on public property that is open to anyone; and (2) parking on private property that is generally open to patrons of the businesses or services on those properties. Overall, the proposed TOD code amendments relating to parking standards in Section 12 of the Zoning Ordinance are intended to provide the Village with greater flexibility to accommodate parking in a compact, transit-accessible downtown environment. The parking analysis below is intended to provide context to the amount, type, and distribution of parking in the downtown area.

Public Parking Spaces

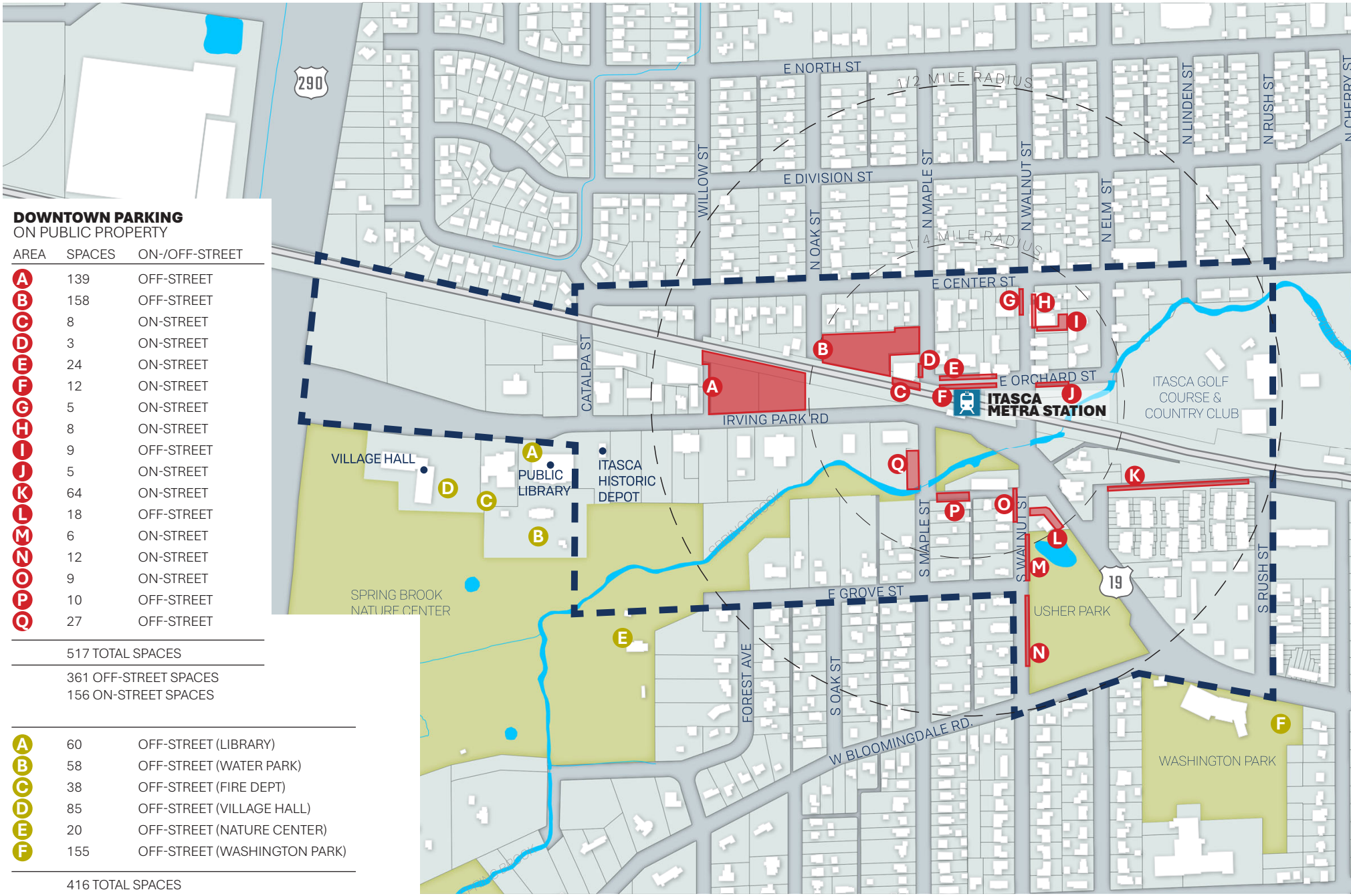
As shown in the map below, parking on public property provides approximately 933 total spaces, including 517 spaces within the study area (red labels) and 416 spaces just outside the study area and generally accessible to the downtown area (yellow labels). About 16.7% (156 spaces) of the total 933 public spaces are located on-street. Another 38.6% (360 spaces) are designated as commuter parking (A, B, and K red labels on the map below), per Metra data. In terms of distribution, public parking spaces are fairly evenly distributed around the Metra station, with most spaces within a ¼-mile radius and all spaces within a ½-mile radius. The six public properties that offer public parking spaces beyond the study area (yellow labels) are primarily targeted to users of those sites, which include civic buildings, parks, and open spaces. However, they are still close to the downtown area for community events. Metra commuters and patrons of businesses and services in the core downtown area will primarily access the parking spaces marked with red labels.



Parking Analysis Map [PUBLIC PARKING AREAS]
ITASCA TOD ZONING CODE UPDATE | VILLAGE OF ITASCA, ILLINOIS

Last Revised: August 25, 2025
Map Source: 2022 Itasca Downtown Strategic Action Plan

A full-page version of the Parking Analysis Map is provided on the following pages.



DOWNTOWN PARKING
ON PUBLIC PROPERTY

AREA	SPACES	ON-/OFF-STREET
A	139	OFF-STREET
B	158	OFF-STREET
C	8	ON-STREET
D	3	ON-STREET
E	24	ON-STREET
F	12	ON-STREET
G	5	ON-STREET
H	8	ON-STREET
I	9	OFF-STREET
J	5	ON-STREET
K	64	ON-STREET
L	18	OFF-STREET
M	6	ON-STREET
N	12	ON-STREET
O	9	ON-STREET
P	10	OFF-STREET
Q	27	OFF-STREET
	517 TOTAL SPACES	
	361 OFF-STREET SPACES 156 ON-STREET SPACES	

A	60	OFF-STREET (LIBRARY)
B	58	OFF-STREET (WATER PARK)
C	38	OFF-STREET (FIRE DEPT)
D	85	OFF-STREET (VILLAGE HALL)
E	20	OFF-STREET (NATURE CENTER)
F	155	OFF-STREET (WASHINGTON PARK)
	416 TOTAL SPACES	

Parking Analysis Map [PUBLIC PARKING AREAS]

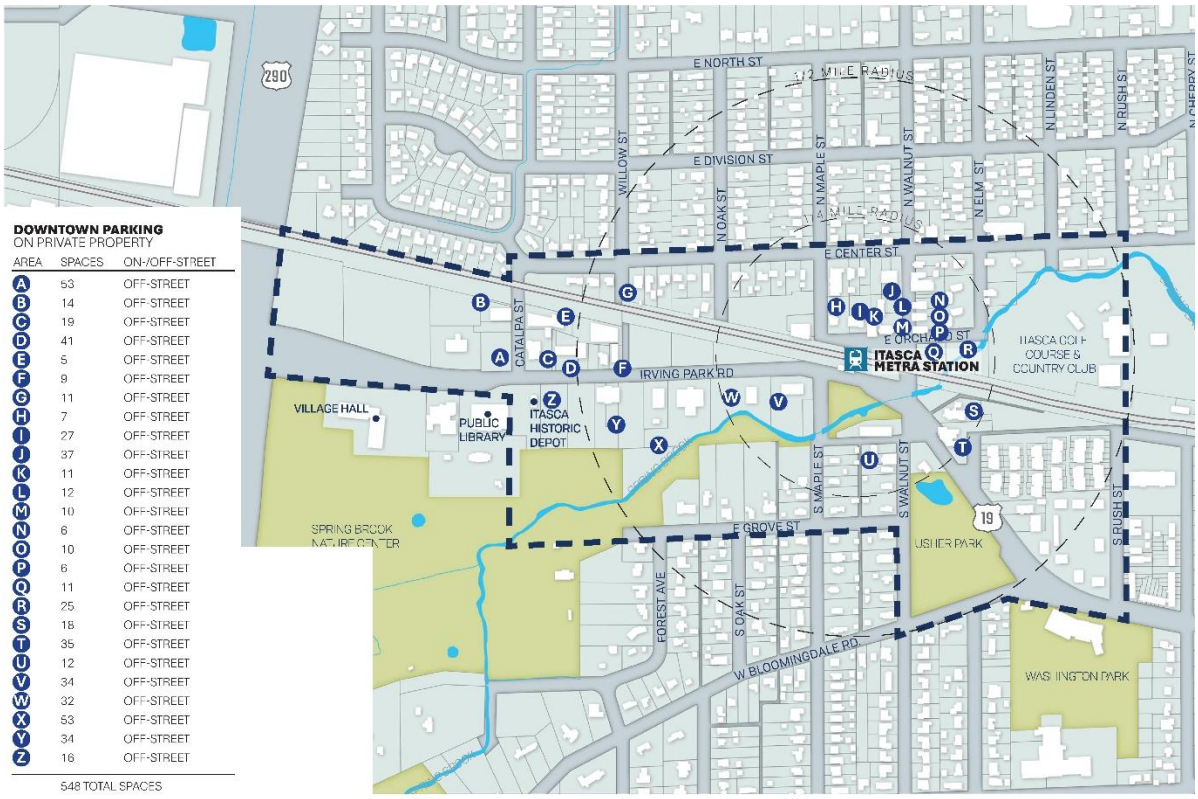
ITASCA TOD ZONING CODE UPDATE | VILLAGE OF ITASCA, ILLINOIS

Last Revised: August 25, 2025

Map Source: 2022 Itasca Downtown Strategic Action Plan

Private Parking Spaces

As shown in the map below, parking on private property provides approximately 548 total spaces, all of which are off-street parking. This parking count does not account for the future parking garage that will be part of the Itasca Station mixed use building north of the Metra station. The parking count also does not account for parking spaces for single family homes, apartments, and townhouses located within the study area since those spaces are only available to those residents. Private parking areas are distributed across the entire study area, including a significant amount in the two blocks north of the Metra station between Maple Street and Elm Street.



Parking Analysis Map [PRIVATE PARKING AREAS]

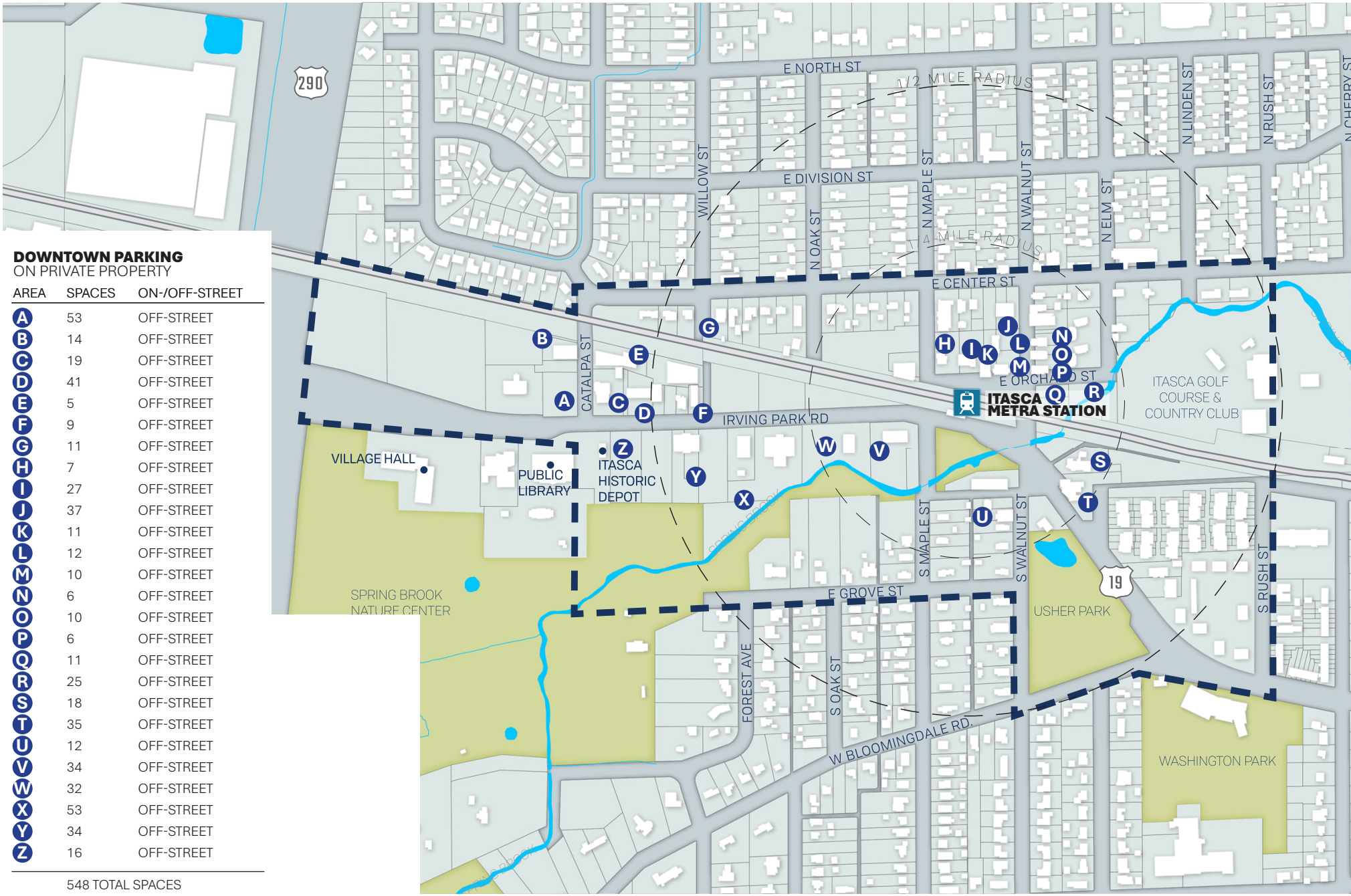
ITASCA TOD ZONING CODE UPDATE | VILLAGE OF ITASCA, ILLINOIS

Last Revised: August 25, 2025

Map Source: 2022 Itasca Downtown Strategic Action Plan

A full-page version of the Parking Analysis Map is provided on the following pages.

NOTE: This parking analysis is generalized in nature and is not intended to serve as an official parking study that a traffic engineer would typically conduct. The parking counts may not be completely precise and are primarily meant to offer approximate parking data for discussion purposes only.



DOWNTOWN PARKING
ON PRIVATE PROPERTY

AREA	SPACES	ON-/OFF-STREET
A	53	OFF-STREET
B	14	OFF-STREET
C	19	OFF-STREET
D	41	OFF-STREET
E	5	OFF-STREET
F	9	OFF-STREET
G	11	OFF-STREET
H	7	OFF-STREET
I	27	OFF-STREET
J	37	OFF-STREET
K	11	OFF-STREET
L	12	OFF-STREET
M	10	OFF-STREET
N	6	OFF-STREET
O	10	OFF-STREET
P	6	OFF-STREET
Q	11	OFF-STREET
R	25	OFF-STREET
S	18	OFF-STREET
T	35	OFF-STREET
U	12	OFF-STREET
V	34	OFF-STREET
W	32	OFF-STREET
X	53	OFF-STREET
Y	34	OFF-STREET
Z	16	OFF-STREET

548 TOTAL SPACES

Parking Analysis Map [PRIVATE PARKING AREAS]

ITASCA TOD ZONING CODE UPDATE | VILLAGE OF ITASCA, ILLINOIS

Last Revised: August 25, 2025

Map Source: 2022 Itasca Downtown Strategic Action Plan

COMMUNITY ENGAGEMENT

In addition to the in-depth review of the Zoning Ordinance and the height and parking analyses, the draft code amendments are also grounded in community feedback collected by a community survey and comment map. Findings from the survey and comment map are summarized below.

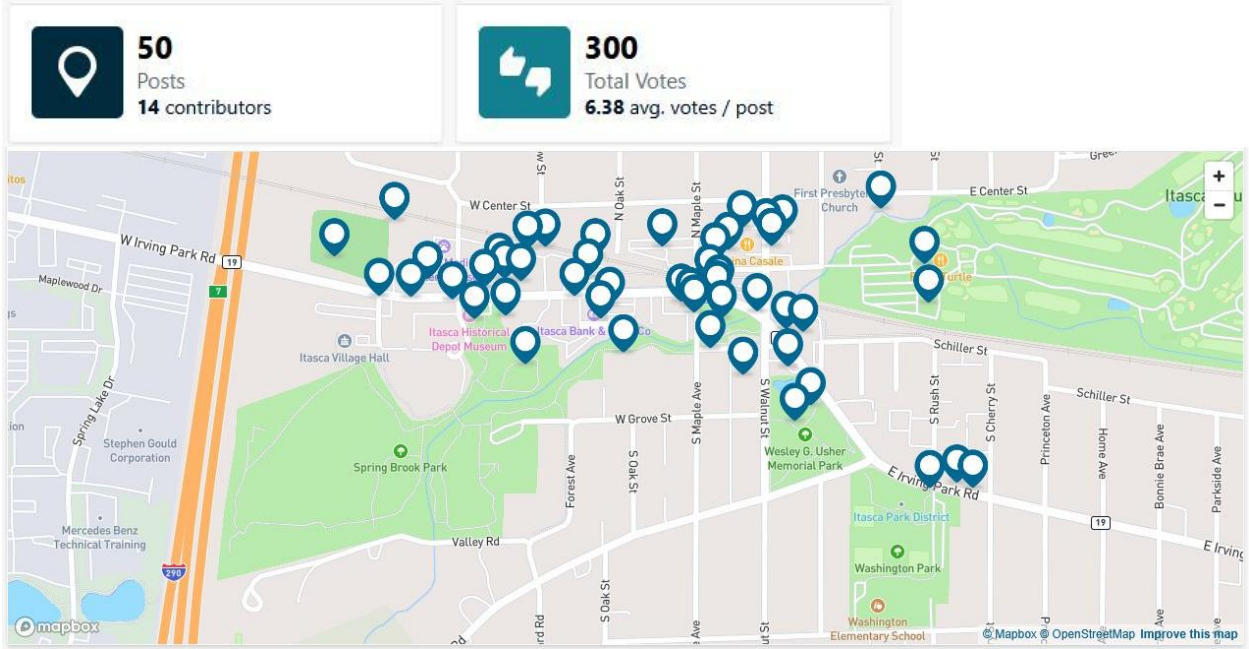
Project Website: A project website is provided to serve as a one-stop shop for community members to learn about the project, share feedback using web-based engagement activities (see below), and review draft deliverables. URL: https://tinyurl.com/itasca-tod-zoning

Comment Map: A web-based interactive comment map is embedded into the project website to provide community members the opportunity to share their thoughts and ideas in a visual format regarding elements like specific roads, key sites, development ideas, access to transit, and safe mobility for pedestrians and bicyclists, among other things.

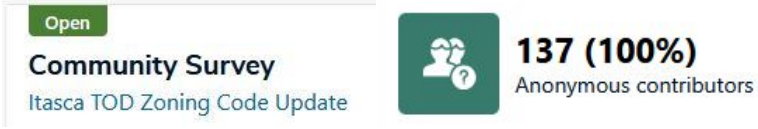
Community Survey: A community survey is currently being administered to gather public input geared towards zoning and development in Downtown Itasca. The intent of this survey is to ensure that potential Zoning Ordinance amendments reflect the preferences and perspectives of the local community. Recognizing that the 2022 Downtown Itasca Strategic Action Plan process included a survey, this Community Survey for the Zoning Code is meant to be more focused on zoning aspects. The web-based survey is embedded into the project website.

Below are the comment map and survey engagement statistics as of August 27, 2025. The comment map and survey will stay open for public participation through at least mid-September. A complete summary of findings will be provided after the comment map and survey both close.

COMMENT MAP ENGAGEMENT QUICK SUMMARY



SURVEY ENGAGEMENT QUICK SUMMARY



The Village of **Itasca, Illinois**

Zoning Ordinance

Amendments to 2012 Zoning Ordinance

1. Ordinance # 1679-13
2. Ordinance # 1818-16
3. Ordinance # 1894-18
4. Ordinance # 1916-19
5. Ordinance # 1912-19
6. Ordinance # 1945-20
7. Ordinance # 1932-20
8. Ordinance # 1931-20
9. Ordinance # 1945-20
10. Ordinance # 2011-22
11. Ordinance # 2027-22
12. Ordinance # 2062-23
13. Ordinance # 2069-23
14. Ordinance # 2080-23
15. Ordinance # 2106-24

Updated: April 3, 2024

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1.00 TITLE

This Ordinance shall be known and referred to as the "Itasca Zoning Ordinance." The official date for adoption and effective date of this Ordinance for the purposes of amortization, discontinuation of uses, and for any section which references date of adoptions, or effective date shall be the date of the original adoption of Ordinance 594-85 of August 6, 1985 and such date shall not be modified due to subsequent amendment of this Ordinance.

2.00 INTENT AND PURPOSE

2.01 INTENT AND PURPOSE

This Ordinance is adopted for the following purposes:

1. To promote and protect the public health, safety, morals, comfort, and general welfare of the people.
2. To divide the Village of Itasca into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings, structure, and land for residence, business, manufacturing and other specified uses.
3. To protect the character and the stability of the residential, business, and manufacturing areas with the Village of Itasca and to promote the orderly and beneficial development of such areas.
4. To provide adequate light, air, privacy and convenience of access to property.
5. To prevent additions to or alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder.

6. To limit congestion in the public streets and protect the public health, safety, convenience and general welfare by providing for off-street parking of motor vehicles and the loading and unloading commercial vehicles.

~~6.~~7.5. To provide safe access and mobility for pedestrians, bicyclists, and transit riders of all ages and abilities.

~~7.~~8. To protect against fire, explosion, noxious fumes and other hazards in the interest of public health, safety, comfort, and general welfare.

~~8.~~9. To prevent the overcrowding of land and undue concentration of structure as far as is possible and appropriate in each district, by regulating the use and bulk buildings in relations to the land surrounding them.

~~9.~~10. To conserve the taxable value of land and buildings throughout the Village of Itasca.

~~10.~~11. To provide for the gradual elimination of those uses, buildings, and structures which are incompatible with the character of the districts in which they are made or located, including without being limited thereto:

a. Elimination of such uses of unimproved lands or lots areas when the existing rights of the persons in possession thereof are terminated, or when the uses to which they are devoted are discontinued; and

b. Elimination of uses to which such buildings and structures are devoted if they are adaptable for permitted uses; and

c. Elimination of such building and structures when they are destroyed or damaged in major part or when they have reached the age fixed by the corporate authorities or the municipality as the normal useful life of such buildings or structures.

~~11.~~12. To define and limit the powers and duties of the administrative officers and bodies as provided herein.

~~12.~~13. To prescribe the penalties for the violation of the provisions of this Ordinance or any amendments thereto.

~~13.~~14. To protect the air, water, and land resources of the Village from the hazards of pollution.

~~14.~~15. To protect land and buildings and the lawful uses of land and buildings from natural hazards including flooding and erosion.

~~15.~~16. To encourage development of the zoning districts so that there is compliance with the General Development Plan, as amended.

3.00 RULES & DEFINITIONS

3.01 RULES

In the construction of this Ordinance, the rules and definitions contained in this Section shall be observed and applied, except when the context clearly indicates otherwise:

1. Words used in the present tense shall include the future.
2. Words used in the singular number shall include the plural number, and words in the plural number shall include the singular number.
3. The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
4. The word "shall" is mandatory.
5. The word "may" is permissive.
6. All measured distance, expressed in feet shall be to the nearest integral foot. If a fraction is one half (1/2) foot or more, the integral foot next above shall be taken.
7. The following words and terms, wherever they occur in this Ordinance, shall be interpreted as here defined.

3.02 DEFINITIONS

ACCESSORY BUILDING, STRUCTURE OR USE

An accessory building, structure or use is one which:

1. Is subordinate to and serves a principal building or principal use; and
2. Is subordinate in building area, intensity of use, or purpose to the principal use served; and
3. Contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and
4. Is located on the same zoning lot as the principal building or principal use served, with the single exception of such accessory off-street parking facilities as permitted to be located elsewhere on the same zoning lot with the building or use served.

ADULT USES

Any commercial or recreational use which purveys, sells, offers for sale, exhibits or displays sexually orientated materials or entertainment, including, but not limited to, adult bookstores, adult motion pictures theaters, adult mini-motion picture theaters, adult drive-in theaters, adult massage parlors, massage schools or services, adult escort services, adult modeling studios, adult art

studios or galleries and eating and/or drinking establishments having sexual oriented performances.

Adult Bookstore: Adult bookstore means an establishment having more than twenty-five (25) percent of its stock and trade in books, films, video cassettes (whether for viewing off premises or on premises), or magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined herein.

Adult Cabaret: Adult cabaret means a cabaret, which features topless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers.

Adult Entertainment: Adult entertainment means any exhibition or any adult-oriented motion pictures, live performance, display or dance of any type which has a significant or substantial portion of such performance any actual or simulated performance of specified sexual activities or exhibition and viewing of specified anatomical area, removal of articles of clothing or appearing unclothed, pantomime, modeling, or any other personal service offered to customers.

Adult Mini-Motion Picture Theater: Adult mini-motion picture theater means an enclosed building with a capacity of less than fifty (50) persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities specified anatomical areas, ~~ad~~ as defined herein, for observation by patrons thereof.

Adult Motion Picture Theater: Adult motion picture theater means an enclosed building with a capacity of fifty (50) or more persons regularly used for presenting material having as a dominant theme or presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined therein, for observation by patrons therein.

Massage Parlor: An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person licensed by the State. This definition does not include an athletic club, health club, school, gymnasium, or similar manipulation of the human body is offered as an incidental or accessory service.

Sexual Encounter Establishment: An establishment other than a hotel, motel, or similar establishment offering accommodations, which for any form of consideration, provides a place where two or more persons may congregate, associate, or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not include an establishment where medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the State engages in sexual therapy.

Sexual Oriented Business: Sexually oriented business shall mean any premises to which the public patrons or members are invited or admitted and which are so physically arranged as to provide booths, cubicles, rooms, compartments, or stalls separate from the common areas of the premises for the purpose of viewing adult-oriented motion pictures, or where an entertainer provides adult entertainment to a member of the public, a patron or member when such adult entertainment is held, conducted, operated, or maintained for a profit, direct or indirect. A sexually oriented business further includes, without being limited to, any adult bookstores, adult motion picture theaters, adult mini-motion picture establishments, adult cabaret, adult entertainment studio or any premises that is physically arranged and used as such, whether advertised or represented as an adult studio, sensitivity, modeling studio or any other term of like import.

Specified Anatomical Areas:

1. Less than complete and opaquely covered:
    a. Human genitals, pubic region
    b. Buttocks and anus
    c. Female breasts below a point immediately above the top of the aureole.
2. Human male genitals in a discernibly turgid state even if completely or opaquely.

Specified Anatomical Areas:

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse or sodomy;
3. Fondling or erotic touching of human genitals, pubic region, buttock or female breasts.

ALLEY

An alley is a dedicated minor public right-of-way, not more than twenty-four (24) feet in width, affording a secondary means of access to abutting property and not intended for general traffic circulation.

ALTERATION	Alteration shall mean any change in size, shape, character, occupancy, or use of a building or structure.
ALTERNATIVE TOWER STRUCTURE	Alternative tower structure means man-made trees, clock towers, bell steeples, light poles and similar alternative design mounting structures that camouflage or conceal the presence of antennas and telecommunications towers.
AMUSEMENT MACHINES	Amusement machines are any mechanical, electronic, and/or coin operated games and/or devised for the amusement of patrons. This definition shall not be construed to include coin operated music players, coin operated mechanical kiddy rides, or coin operated television.
ANIMAL HOSPITAL	An animal hospital is any building or portion thereof designed or used for the care, observation or treatment or domestic animals.
ANTENNA	Antenna is any structure or device used to receive or radiate electromagnetic waves as defined by the FCC or any successor agency. Small wireless facilities as defined and regulated by Chapter 57 (Small Wireless Facilities) of the Village Code shall not be included within this definition.
ATENNA STRUCTURES	Antenna structures are those structures which include the radiating and/or receive system, its supporting structures (see Telecommunications Towers), and any appurtenance mounted thereon as defined by the FCC or any successor agency. Antenna structures, erected or modified to support small wireless facilities (wireless support structures for small wireless facilities) as defined and regulated by Chapter 57 (Small Wireless Facilities) of the Village Code shall not be included within this definition.
APARTMENT	(See “Dwelling”)
APARTMENT HOTEL	(See “Dwelling”)
ARCADE	An arcade is a continuous area at ground level, open to a street or plaza, which is open and unobstructed to a height of not less that twelve (12) feet, and which is accessible to the public at all times. Any portion of an arcade occupied by building columns, landscaping, statuary, or pools shall be considered to be a part of an arcade for the purpose of computing a floor area premium credit. The term “arcade” shall not include off-street loading areas, driveways, off- street parking areas, or pedestrian ways accessory thereto. <u>Arcade, Enclosed:</u> An enclosed arcade is one with less than twenty-five (25) percent of its perimeter abutting a street or plaza.

Arcade, Entrance to: An entrance to an arcade is an opening in a building wall, or between building walls, side lot lines, or rear lot lines, at around level, unobstructed by any solid matter, but this shall not be construed to prohibit air curtains.

Arcade, Unenclosed: An unenclosed arcade is one with twenty-five (25) percent or more of its perimeter abutting a street or plaza.

AREA, GROSS The gross area of a parcel or development is the total area, which excludes right-of-way already dedicated but includes other land uses and private streets.

AREA, NET The net area of a parcel or development is the area of the actual tract of land upon which the buildings are proposed to be located. This area shall include the site for all principal and accessory building(s) and associated parking area, but does not include common open space or recreational facilities, or the vehicular circulation system, either private or public.

ATRIUM An atrium is covered space which extends vertically two (2) or more stories through the building.

ATTIC The space between the ceiling beams of the top habitable story and the roof rafters.

AUDITORIUM Auditorium is a room, hall or building made a part of a church, theater, school, recreation building or other building assigned to the gathering of people as an audience to hear lectures, plays and other presentations.

AUTOMOBILE LAUNDRY (CAR WASH) An automobile laundry is a building, or portion thereof, containing facilities for washing motor vehicles, using automatic production-line methods and may have a chain conveyor, blower, steam cleaning device, or other mechanical devices.

AUTOMOBILE SERVICE STATION (GAS STATION) Any building or premises used for dispensing or offering for sale of automotive fuels or oils having pumps and fuel storage tanks; also, where battery, tire and other similar services are rendered, but only if rendered wholly within the building. When dispensing, selling, or offering for sale, of any fuels or oils incidental to the conduct of a public garage, the premises shall be classified as a public garage. Auto service stations shall not include the sales or storage (new or used) of automobiles, trailers, or other vehicles.

AUTOMOBILE WRECKING YARD An automobile wrecking yard is any place where three (3) or more motor vehicles, not in running condition, or the parts thereof, are stored in the open and are not being restored to operation; or any land, building or structure used for the wrecking or storing of such automobiles or the parts thereof.

AWNING An awning shall include any structure made of cloth, metal or other materials with a rigid frame attached to a building and projecting

over a thoroughfare when the same is so erected as to permit its being raised to a position flat against the building when not in use.

BACKHAUL NETWORK Back haul network means the lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices, and/or long-distance providers, or the public switched telephone network.

BANQUET HALL Banquet hall is a building, or portion thereof, primarily intended to accommodate large groups of diners or patrons.

BASEMENT A portion of a building located that is partly or completely below grade. If the floor of any basement is less than two feet, six inches (2'6") below such grade, or if the ceiling of such basement is more than five feet, zero inches (5'0") above such grade, the basement shall be counted as a "story" for the purpose of height regulations.

BLOCK A block is a tract of land bounded by street rights-of-way, or by a combination of street rights-of-way and public parks, cemeteries, railroad and utility rights-of-way, bulkhead lines or shorelines of waterways, or corporate boundary lines.

BOARDING HOUSE (See "Lodging House")

BUILDABLE AREA Buildable area is that area remaining on a lot after all yard requirements have been complied with.

BUILDING A building is any structure, with a permanent roof, separated on all sides from adjacent open space by exterior or party walls, built for support, shelter, or enclosure of persons, animals chattels or moveable property or any kind, and which is permanently affixed to the land acting as a subordinate station for the distribution of electric current of other utilities.

Building Accessory: (See "Accessory Building, Structure or Use")

Building, Completely Enclosed: A building separated on all sides from the adjacent open space or from other buildings or structures by a permanent roof and party wall, and by exterior walls pierced by only windows and normal entrance or exit doors.

Building, Detached: A detached building is one surrounded by open space on the same zoning lot.

BUILDING HEIGHT Building height shall be measured as the vertical distance from established grade to the highest point of the building. In determining height limits, penthouses, roof tanks, bulkheads, chimneys, and similar roof structures shall not be included unless the aggregate of such structures exceed one-third (1/3) of the area of the roof or the building and provided the height of such structures is not more than fifteen (15) feet above the roof level. If a penthouse or any other structure provides for residential accommodations or commercial use in part or total, then such area

providing for such use shall be included in the building height measurement.

BUILDING LINE The line nearest the front of and across a zoning lot, establishing the minimum open space to be provided between the front line of a building or structure and the street right-of-way line. (See Setback Line).

BUILDING, STRUCTURE OR PRINCIPAL USE A principal building, structure or use is the primary structure or building housing the use (permitted or special) permitted within the district, in contradiction to Accessory Building, Structure or Use.

BUILDING, TEMPORARY A temporary building is a structure designed, built, erected, or occupied for short and/or intermittent periods of time and shall include tents, lunch wagons, dining cars, trailers, and other roofed structures on wheels or other supports, used for residential, business, mercantile, storage, commercial, industrial, institutional, assembly, educational, or recreational purposes. For the purpose of this definition, "roof" shall include an awning or other similar covering whether or not it is permanent in nature.

BULK Bulk is the term used to determine the size and placement of buildings or structures; and the location of same with respect to one another, and includes the following:

1. Size and height of buildings;
2. Location of exterior walls at all levels in relation to lines, streets or to other buildings;
3. Gross floor area of buildings in relation to lot area (floor area ratio);
4. All open spaces allocated to buildings;
5. Amount to lot area and lot width provided per dwelling unit.

BUSINESS OR SERVICE A business or service is any occupation, employment, or enterprise wherein merchandise is exhibited or sold, or which occupies time, attention, labor and materials or where services are offered for compensation.

CANOPY A canopy shall include any structure, other than an awning, made of cloth, metal, or other materials, with frames attached to a building, projected over a thoroughfare, and carried by a frame supported by the ground, sidewalk or building and not capable of being raised to a position flat against the building when not in use.

CARPORT A carport is a roofed automobile shelter with two (2) or more open sides.

CAR WASH (See "Automobile Laundry").

CELLAR (See "Basement").

CEMETARY

A cemetery is a parcel of land or structure dedicated to and at least a portion of which is being used for the interment of human remains. A cemetery may include crematories, mausoleums, and columbariums.

CHILD CARE CENTER (DAY CARE CENTER)

Childcare center is a day care center which receives preschool or school-aged children, or both, for short term or extended hours of care, or out of school hours, and which provide essential personal care, protection, supervision, training and programs to meet the needs of the children served. (See "Nursery Schools").

CLINIC

(See "Health Care Facilities").

CLUB OR LODGE (PRIVATE)

Club or lodge, private, is a group or association of persons who are bona fide members paying dues, which owns, hires, or leases a building, or portion thereof; the use of such premises being restricted to members and their guests. The affairs and management of such private club or lodge are conducted by a Board of Directors, Executive Committee, or similar body chosen by the members or owners. It shall be permissible to serve food and meals on such premises, to members and their guests, provided adequate dining room space and kitchen facilities are available. The sale of alcoholic beverages to members and their guests shall be allowed provided it is secondary and incidental to the promotion of some other common objective of the organization, and further provided that such a sale of alcoholic beverages is in compliance with the applicable federal, state and municipal laws.

CLUSTERING (OF RESIDENCES)

A clustering is a grouping of residential structures around courts, cul-de-sacs, or short streets more closely than in conventional residential plans, in order to preserve natural site amenities and open space.

COMMON CARRIER

Individual or organization holding itself out to the general public to provide motor vehicle or rail transportation of persons or property over regular routes and without right of refusal if the approved fare or charge is paid.

COMMUNITY CENTER

A community center is a building, together with lawful accessory buildings and uses, used for recreational or cultural activities and not operated for profit. Membership shall be restricted to persons living in a specific geographical area but shall not be based upon any other criteria.

Community Center, Theatrical: A theatrical community center is a building or portion thereof, used for a not-for- profit organization chartered by the State of Illinois, or local political jurisdiction, which has its purpose(s) the promotion, instruction, study, and production of theater art forms.

Community Recreational Facility: Community recreational facilities include swimming and/or other sport facilities, not operated for profit. Membership shall be restricted to persons living in a specific geographical area and shall not be based upon any other criteria.

COMPLETELY ENCLOSED STRUCTURE A completely enclosed structure is a building enclosed by a permanent roof and by solid exterior walls pierced only by windows and customary entrance and exit doors.

COMPREHENSIVE PLAN A comprehensive plan is a plan for the Village, including graphic and written proposals, indicating the general locations recommended for the streets, parks, schools, public buildings, land use areas, and all physical developments of the Village including any unit or part of such plan separately adopted, and any amendment to such plan and parts thereof, recommended by the Village Plan Commission (See Section 4.04.5) and adopted by the Village Board of Trustees.

CONDOMINIUM A condominium is a form of real estate ownership in which designated units, including volumes of space, are owned by individual owners who, by virtue of their unit ownership, have joint use of, interest in, and ownership of halls, entrance ways, service facilities, lands and such other improvements as may be included in the Condominium Declaration required by the Condominium Property Act of the State of Illinois.

CONTIGUOUS Contiguous means in contact, adjoining, or touching another structure, property, or boundary as distinguished from being adjacent.

CONTRACTOR'S AND CONSTRUCTION OFFICES A contractor's or construction office is any office or other place of business that is occupied by a person or entity engaged in the business of contracting with an owner of land to build, improve, alter, repair or ornament the land, or a structure thereon, through the furnishing of materials, fixtures, apparatus, machinery, labor or services.

COOPERATIVE Cooperative is a mutual ownership of property by shareholders in which title to the land and building is held by a corporation.

COWORKING SPACE A structure comprised of communal and private workspaces in a shared office environment, typically utilized by one or more businesses, entrepreneurs, and/or independent contractors. Typically categorized with general office as a use type.

CURB LEVEL Curb level is the level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one (1) street, the curb level shall be the average of the levels of the curbs at the center of the front of each street. Where no curb level has been established, it shall be deemed to be the

established level of the center line of the street surface in front of a building or structure measured at the enter line of such front.

DENSITY The number of facilities, individuals, dwelling units, or housing buildings per unit of land.

DENSITY, GROSS Gross density is the numerical value used as measurement for the general intensity of a residential development. Gross density is obtained by dividing the total number of dwelling units in a development by the gross area (in acres) within the development, the result being the number of swelling units per gross acre of land (See "Floor Area Ratio – F.A.R." also).

DENSINTY, NET Net density is the numerical value used as a measurement for the specific intensity of that portion of a development upon which buildings are placed. Net density is obtained by dividing the total number of dwelling units in a development by the net area (in acres) within the development, the result being the number of dwelling units per net acre of land. (See "Floor Area Ratio – F.A.R." also).

DETENTION BASIN The detention basin is a covered or uncovered reservoir designed to temporarily hold an excessive accumulation of stormwater so as to reduce peak flow in a stormwater drainage system.

DEVELOPMENT Development means any man-made change to real estate, including but not limited to land, buildings, or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

DEVELOPMENTALLY DISABLED PERSON A developmentally disabled person is a person suffering from a developmentally disabling disease, including, but not limited to, mental retardation, epilepsy, autism, cerebral palsy, or dyslexia.

DISTRIBUTION Distribution is the process by which commodities get to the consumer. Distribution shall not be interpreted as warehousing.

DISTRICT A district is an area within (incorporated and/or unincorporated areas) which certain uniform regulations and requirements or various combinations thereof apply under the provision of this Ordinance.

DORMER A projection from a sloping roof that contains a window.

DOWNTOWN DESIGN GUIDELINES Detailed guidelines and specifications governing building architecture and improvements to public streetscapes within the "Traditional Downtown" area.

DRIVE-IN ESTABLISHMENT

A drive-in establishment is a place of business being operated for the sale and purchase, at retail, of food and other goods, services, or entertainment, which is designed and equipped so as to allow its patrons to be served or accommodated while remaining in their automobiles.

DRIVEWAY

A driveway is an accessway for motor vehicles from a street to an off-street building, facility, or a parking area.

DWELLING

A dwelling is a building, or portion thereof, designed or used exclusively for residential occupancy including single-family dwellings, two family dwellings, and multiple-family dwellings, but not including mobile homes, hotels, motels, rooming, boarding, or lodging houses.

Dwelling, Apartment: An apartment is a room, or suite of rooms, in a multiple-family building which is arranged, designed, used or intended to be used as a single housekeeping unit. Complete bath (water closet, tub and/or shower and sink) and kitchen facilities (sink, stove, refrigerator, and storage facilities) permanently installed, must always be included for each separate apartment.

Dwelling, Apartment – ~~Elderly~~Older Adults: An apartment for ~~the elderly~~older adults, typically age 55 or older, is a room or suite of rooms in a multiple-family building which is arranged, designed, used or intended to be used as a single housekeeping unit. Complete kitchen and bath facilities may or may not be included for each separate apartment.

Dwelling, Apartment – Hotel: An apartment hotel in which at least ninety (90) percent of the hotel accommodations are for occupancy by the permanent guest. An apartment hotel having not less than fifty (50) guestrooms, may have a dining room open to the public which is accessible only from an inner lobby or corridor.

DWELLING UNIT

A dwelling unit consists of one (1) or more rooms, which are arranged, designed or used as living quarters for one (1) family only. Individual bathrooms and complete kitchen facilities, permanently installed, shall be included in each dwelling unit.

Dwelling Unit, Efficiency: An efficiency dwelling unit consists of one (1) principal room for living, sleeping, and eating plus facilities for cooking and complete bath and toilet facilities.

Dwelling Unit, Modular: A modular dwelling unit is a factory-fabricated transportable building designed to be used by itself or to be incorporated with similar units at a building site into a modular structure that will be a finished building in a fixed location on a permanent foundation.

The term is intended to apply to major assemblies, and does not include prefabricated panels, trusses, plumbing trees, and other prefabricated sub-elements incorporated into a structure at the site. For the purpose of this Ordinance, a modular unit shall be deemed a Single-Family Dwelling and shall not be deemed a Mobile Home.

Dwelling Unit, Multiple-Family: A multiple-family dwelling unit is a building or portion thereof, consisting of three (3) or more dwelling units which may have a common entrance. The definition of multiple-family dwelling unit may include, but shall not be limited to, the following terms: apartment, condominium, cooperative, quadrominium, three-flat, and triplex.

Dwelling Unit, Single-Family – Detached: A single- family detached dwelling unit is building containing a single dwelling unit only, which is separated from all other dwelling units by open space on all sides.

Dwelling Unit, Single-Family – Attached (Group Home, Rowhouse~~,~~ or Townhouse): An attached single-family dwelling is a building attached by common vertical side walls, without openings and two outside wall adjoining open space, consisting of not more than five (5) dwelling units with each dwelling unit having two (2) separate entrances at grade level. An attached single-family unit shall include the terms “townhouse” and “rowhouse”. A group home is a residential facility that provides room and board, personal care, habilitation services, and supervision in a family setting for service-dependent or developmentally disabled persons.

Dwelling, Semi-Detached: A two-family which is joined to one (1) other dwelling by a party wall.

Dwelling Unit, Two-Family: A two-family dwelling unit is a building consisting of two (2) dwelling units which may be either attached, side-by-side, or one (1) above the other, with each dwelling unit having a separate or combined entrance or entrances.

EASEMENT

An easement is an authorization or grant by a property owner for the use by another and for a specific purpose, or any designated part of this property.

EDUCATIONAL INSTITUATION, PRVIATE

A private educational institution is every private school or educational institution, however, designated, which offers a program of college, professional, preparatory, high school, junior high school, elementary, kindergarten, or any combination thereof; but such term does not include:

a. Any institution which is under the supervisory jurisdiction of an established Illinois Public School District, or

b. Any activity offering instruction which is carried on by a single teacher, tutor, or instructor having a total enrollment of not more than eight (8) students, or

c. Any day care of foster home care having eight (8) children or less, under twelve (12) years of age, including all children of the operator's or owner's family, living on premises.

No private educational institution shall be deemed a home occupation.

ELECTRIC VEHICLE

A vehicle that uses one or more electric motors for propulsion, particularly operating either partially or exclusively on electrical energy from an off-board source that is stored on board. Some electric vehicles may generate propulsion by a battery that converts solar power via solar panels into electricity using fuel cells or a generator. An electric vehicle may be either fully electric or a hybrid electric/gas-powered. An electric vehicle typically recharges by plugging into an electric vehicle charging station.

ELECTRIC VEHICLE CHARGING STATION

Equipment designed to transfer electric energy by conductive or inductive means to charge an electric vehicle battery or other energy storage device in an electric vehicle. The station may be mounted on a wall, affixed to a freestanding pole, or designed as a freestanding kiosk. A station may offer varying levels of charging: (A) Level 1 is considered slow charging at 120 volts or less; (B) Level 2 is considered medium charging at a range between 120 volts and 240 volts with the charging head and cord hard-wired to the circuit; and (C) Level 3 is considered fast or rapid charging at 240 volts or greater.

EXCAVATING-FILLING

Excavating – filling, shall mean any substantial changing of the grade or sub-grade of a tract of land by cutting, scraping, grading, trenching, digging, filling-in, or otherwise reshaping the natural

contour of the ground. The following shall not be construed as excavating – filling:

a. Any cutting, grading, trenching, digging, or backfilling or any foundation of a building approved for construction.

b. Top dressing in area of existing homes, which top dressing does not change the drainage patterns.

FAA FAA means the Federal Aviation Administration.

FCC FCC means the Federal Communications Commission.

FAMILY A family is one (1) or more persons related by blood, marriage, or adoption, or a group of not more than five (5) persons not so related maintaining a common household in a dwelling unit.

FAMILY CARE HOME FOR THE DEVELOPMENTALLY DISABLED Is a dwelling for ~~five (5) or fewer~~ developmentally disabled person, in which the program's size and content are structured to meet the individual, social, habilitative, and respite needs of the persons residing therein, in a residential community setting. Prior to admitting residents, this dwelling shall comply with applicable licensing standards of the appropriate Federal, State, or local agencies, and may, in addition, house such minimum staff persons as may be required to meet the standards of the licensing agencies.

FENCE A structure or natural growth, used as a boundary, screen, separation, means of privacy, protection on confinement: (See Section 4.20)

Fence, Natural: A natural fence is a fence of natural growth, such as trees, deciduous shrubs, evergreens, etc.

Fence, Open: A fence, including gates, where at least fifty percent (50%) of the face area of the fence consists of openings when viewed at right angles. The face area to determine this shall consist of a single panel of fence and the open area directly adjacent to it. All fence panels on an open fence shall be spaced an equal distance apart.

Fence, Semi-Solid: A fence, including gates, where less than fifty percent (50%) of the face area of the fences consists of openings when viewed at right angles. The face area to determine this shall consist of a single panel of fence and the open area directly adjacent to it. All fence panels on a semi-solid fence shall be spaced an equal distance apart.

Fence, Solid: A fence, including gates, which conceals from view of adjoining properties, open storage of materials, and/or operations conducted behind the fence area. A solid fence shall have no openings of the face area when viewed at right angles.

FESTIVAL

A festival is any fair, festival, or similar activity where patrons watch or participate in entertainment, including, but not limited to, music, shows, concerts, and revivals. For the purpose of this ordinance, a Carnival or Circus shall be deemed a festival.

FLASHPOINT

Flashpoint is the lowest temperature at which the vapor of a volatile liquid will ignite with a flash.

FLOOR AREA – BUILDING/ STRUCTURES

For the purpose of determining the floor area ratio, maximum allowable floor area, conversions of existing structures and maximum size of business establishments. Floor area shall be defined as the sum of the horizontal area of floor space contained in all floors, including a basement floor only when having exposed exterior walls that extend more than an average of four (4) feet above grade, or as specified below; of a building or buildings on a zoning lot, measured in square feet from the exterior faces of the exterior walls of each building, or from the center line of party walls separating two buildings or areas.

Such floor area shall also include:

1. space devoted to elevator shafts and stairwells at each floor;
2. floor space used for mechanical equipment when the structural headroom exceeds seven feet, zero inches (7’0”) in height, except equipment such as bulkheads, water tanks and cooling towers when located on the roof, whether or not such equipment is in the open or enclosed;
3. where any building consists of, or is devoted entirely to, the housing of mechanical or electrical equipment (commonly referred to as a public or private utility substation), the sum of the gross horizontal area of said building shall be its floor area;
4. interior space above any great room or open multi- story element as measured on the plane of the floor of each full story;
5. floor space devoted to interior balconies, mezzanines and enclosed porches;
6. floor space devoted to accessory uses in the principal building and in any accessory building or buildings; and
7. floor space devoted to enclosed off-street parking and off-street loading.

FLOOR AREA – OFF STREET PARKING AND LOADING

For the purpose of determining off-street and off-street loading requirements only: the sum of the gross horizontal areas of the several floors of the building or portion thereof, devoted to such use requiring off-street parking and off-street loading. However, such floor area shall not include atriums, elevator shafts; floor area devoted to off- street parking or loading facilities, including aisles, ramps and maneuvering space; or basement floor area unless used for human occupancy or such area is devoted to retailing activities, to the production or processing of goods or business or professional offices, or uses, or for uses incidental to the principal use of the building, except as provided herein.

FLOOR AREA RATIO

The numerical value obtained through dividing the total floor area of a building or buildings by the gross lot area on which such building or buildings are located.

FRONTAGE

Frontage is all the property fronting on one (1) side of a street between the two (2) nearest intersecting streets, measured along the line of the street, or if dead ended, then all of the property abutting on one (1) side between an intersecting street and the dead end of the street.

GARAGE, PRIVATE

A private garage is an accessory building or an accessory portion of the principal building, or both, which is situated on the same lot as the principal building, intended and used to store motor vehicles designated to carry not more than ten (10) passengers. Such a garage may be used for the storage of not more than one (1) truck having a load capacity of greater than one (1) ton and shall not include facilities for service or repair of commercial or public vehicles. All temporary outdoor storage of motor vehicles, in other than residential districts, waiting to be repaired shall be screened by a solid wall or fence not less than six (6) feet in height.

GARAGE, PUBLIC – MAJOR REPAIR

First Division Motor Vehicles: A public garage – major repair shall include the repair of the complete line of First Division Motor Vehicles including the rebuilding of engines or major reconditioning or reconstruction of worn of damaged motor vehicles of parts thereof; body, frame or fender straightening or reconstruction and painting of vehicles or parts thereof. All temporary outdoor storage of motor vehicles waiting to be repaired shall be screened by a solid wall or fence not less than six (6) feet in height.

GARAGE, PUBLIC – MINOR REPAIR

First Division Motor Vehicles: A public garage – minor repair shall include incidental or minor repair, replacement of worn or damaged parts and minor motor or tune-up services, but not including any operation included within the definition of public garage, major repair (First Division Motor Vehicles). All temporary outdoor

storage of motor vehicles waiting to be repaired shall be screened by a solid wall or fence not less than six (6) feet in height.

First and Second Division Motor Vehicles: A public garage – major repair – general; shall include all automotive services permitted under Public Garage – Major Repair, and shall include all classes of motor vehicles, trailers and recreational vehicles.

GARAGE, PUBLIC PARKING

A public parking garage is any structure intended to be used for the temporary, daily, or off-street parking of passenger vehicles and commercial vehicles under one and one-half (1-1/2) tons rated capacity and availability to the public, whether for compensation, free, or an accommodation to clients or customers.

GARAGE, STORAGE

A storage garage is any building used for the storage only of motor vehicles pursuant to previous arrangements and not to transients, and where not equipment, parts, fuel, grease or oil is sold and vehicles are not equipped, serviced, repaired, hired or sold.

GOLF COURSE

Public, semi-public or private golf courses are grounds over which the game of golf is played, including accessory buildings and land uses incidental thereto, and consisting of at least sixty (60) acres for each standard nine-hole course and thirty (30) acres for nine-hole, par-3" course.

GRADE (FOR DETERMINATION OF BUILDING OR STRUCTURE HEIGHT)

Grade is defined as follows:

1. As applied to a building ten feet, zero inches (10'0") or less from a street property line, grade shall be the established sidewalk elevation at the centerline of the street surface shall be used.
2. As applied to a building more than ten feet, zero inches (10'0") from a street property line, grade shall be the average finished ground elevations at the building walls.
3. As applied to a building facing two (2) streets having different elevations, grade shall be determined by the sidewalk elevation of where no sidewalk is established, the elevation at the center line at the street surface at the lower-level street
4. Buildings in the Business, Office Research, Regional Office Center and Manufacturing Districts, when adjacent to a residence district, the building height is to be measured from the average of the grade elevation at the property line adjoining the residence district.

GRADING

(See Excavating-Filling)

GUEST, PERMANENT

A permanent guest is a person who occupies or has the right to occupy a hotel or apartment hotel accommodation as his/her domicile and place of permanent residence.

HEALTH CLUB

Any establishment where members or nonmembers use equipment or space for the purpose of physical exercise.

HEALTHCARE FACILITIES

(HEALTH CENTERS)

Clinic: A clinic is a building containing an association or group of physicians, dentists, clinical psychologists, and similar professional healthcare practitioners, including allied professional assistants who are assembled for the purpose of carrying on their professions. The healthcare facility may include apothecary, dental and medical laboratories, and/or x-ray facilities, but shall not include in-patient care and/or operating rooms for major surgery.

Hospital: A hospital is any institution, place, building, or agency, public or private, whether organized for profit, or not, devoted primarily to the maintenance and operation of facilities for the diagnosis and treatment or care of two (2) or more unrelated persons admitted for overnight stay or longer in order to obtain medical care, including obstetric, psychiatric, and nursing or care of illness, disease, injury, infirmity, or deformity.

The term "hospital", without regard to length of stay, shall also include:

1. Any facility which is devoted primarily to providing psychiatric and related services and programs for the diagnosis and treatment or care of two (2) or more unrelated persons suffering from emotional or nervous disease; and
2. All places where pregnant women are received, cared for, or treated during delivery irrespective of the number of patients received.

The term "hospital" includes general and specialized hospitals, tuberculosis sanitaria, mental or physical hospitals and sanitaria, and includes maternity homes, lying-in-homes, and homes for unwed mothers in which aid is given during delivery.

HEIGHT

Height means when referring to a Telecommunications Tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the Telecommunications Tower or other structure, including the base pad and Antenna Structures.

HOME OCCUPATION

Home occupation is any gainful occupation or profession engaged in by the occupant of a dwelling at or from the dwelling, where such home occupation is incidental and secondary to the use of the dwelling for dwelling purposes. (See Section 4.07)

HOTEL

A hotel is a building which is used as a temporary abiding place, by transient guests, for remuneration, with or without meals, containing five (5) or more guests rooms or suites where no provision for cooking is made in any individual guest room or suite, and which may provide maid, butler and linen service.

HOTEL – EXTENDED STAY

An extended stay hotel is a building which is used as a temporary abiding place for transient guests, for remuneration, with or without meals, containing five (5) or more guest or suites where provisions for cooking may be made in any individual guest room or suite, and which may provide maid, butler and linen service for a non-permanent guest when recommended by the Plan Commission (see Section 4.04.5) and approved by the Village Board as a special use where the time limit for a transient guest is extended to no more than 120 days through such special use (see definition – "transient guest").

JUNKYARD

An open area where waste, used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A junkyard includes an auto-wrecking yard, but does not include such uses as are conducted entirely within enclosed buildings.

KENNEL

A kennel is any premises, or portion thereof, in which three (3) or more dogs, cats, or other household domestic animals over four (4) months of age, or any combination thereof, are kept or where more than two (2) such animals are maintained, boarded, bred, or cared for in return for remuneration, or are kept for the purpose of sale.

LAUNDRETTE

A launderette is a business that provides coin-operated, self-service type washing, drying, dry-cleaning, and ironing facilities~~, .provided that:~~

~~1. Not more than four (4) persons, including owners, are employed on the premises; and~~

~~2.~~1.~~No pick-up or delivery service is maintained.~~

LODGING HOUSE

A lodging house is a residential building, or portion thereof, other (including boarding than a motel or hotel, containing lodging rooms which & rooming house) accommodate persons who are not members of the keeper's family. Lodging with or without meals is provided for compensation on a weekly or monthly basis.

LODGING ROOM

A lodging room is a room rented as sleeping and living quarters but without cooking facilities and with or without an individual bathroom. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall count as one (1) lodging room.

LOT

Lot is a parcel of land, which is either a "Lot of Record" or a "Zoning Lot".

Lot of Record: Lot of record is a lot which is part of a subdivision, the plat of which has been recorded in the Office of the Recorder of Deeds of the County; or a parcel of land, the deed to which was recorded in the Office of said Recorder of Deeds pursuant to the Illinois Compiled Statutes (revised) Chapter 109 (Plats Act), paragraph I(b).

Lot, Corner: A corner lot is one (1) situated at the intersection of two (2) or more streets, where the interior angle of such intersection coterminous with the right-of- way lines of such streets does not exceed one hundred thirty-five (135) degrees (See illustrations).

Lot, Interior: An interior lot is any lot other than a corner lot.

Lot, Reversed Corner: A reversed corner lot, the rear of which abuts upon either side of another lot, whether across an alley or not.

Lot, Through: A through lot is any interior lot, which has a pair of opposite lot lines along two (2) substantially parallel streets. (See illustrations).

Lot, Zoning: A zoning lot is a single tract of land, which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed or built upon as a unit, under single ownership or control, and meets the requirements of a buildable lot as specified herein, therefore, a zoning lot or lots may or may not coincide with a lot of record. A parcel of land may not be declared to be a zoning lot where such zoning lot crosses zoning district boundary lines.

LOT AREA

Lot area, except as hereinafter provided within specific zoning districts, the area of a lot shall be the area of a horizontal plane bounded by the lot lines.

LOT COVERAGE

Lot coverage is that portion or percentage of a lot permitted to be covered by buildings or structures.

LOT DEPTH

Lot depth is the mean horizontal distance between the front lot line and the rear lot line, measured within the boundaries (See Illustrations).

LOT LINE

A property boundary line of any lot held in single or separate ownership, except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley right-of-way lines.

LOT LINE, FRONT

That boundary line of a lot which is along an existing or dedicated street lot line and which is established by the owner as a front lot

line. On corner lots, the owner may select either street lot line as the front line.

LOT LINE, REAR That boundary of a lot which is most distant from, and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten (10) feet in length, or if the lot forms to a point at the rear, the rear lot line shall be deemed to be line ten (10) feet in length with the lot, parallel to and at the maximum distance from the lot line. (See Illustrations).

LOT, RESERVE (FLAG LOT) A buildable lot where access is obtained by way of a narrow strip of land (reserve strip) from a dedicated street only, where each lot shall contain a minimum of one (1) acre exclusive of the portion of the lot used as the reserve strip, except where a specific zoning district requires more than one (1) acre of land. The minimum width of the reserve strip shall be not less than thirty-four (34) feet.

LOT LINE, SIDE Any boundary of a lot which is not a front or rear lot line.

LOT WIDTH The minimum horizontal distance measured anywhere within the buildable area. (See illustration and Section 3.02 Definition of buildable area).

MARQUEE A marquee shall include any hood or awning of permanent construction projecting from the wall of a building above an entrance and/or extending over a thoroughfare.

MEDICAL MARIJUANA CULTIVATION CENTER A facility authorized by Illinois law and registered with the Illinois Department of Agriculture to grow and cultivate cannabis for medical purposes in accordance with all State Statutes and Regulations.

MEDICAL MARIJUANA DISPENSARY A facility authorized by Illinois law and registered with the Illinois Department of Financial and Professional Regulation to dispense cannabis for medicinal purposes in accordance with all State Statutes and Regulations.

MINI-WAREHOUSE A building containing separate storage areas of varying sizes which are leased or rented on an individual basis.

MOTEL A motel is a series of attached, semi-attached or detached guest rooms or suites for the accommodation primarily of automobile transient guests which does not include individual cooking or kitchen facilities, and which provides the unit with convenient access to off-street parking spaces for the exclusive use of the guests or occupants of the premises.

MOTOR FREIGHT TERMINAL A building and premise in which freight, brought by motor truck or railroad, is received, sorted, and/or stored for routing for local, intrastate and/or interstate shipment by common carrier. Stored freight shall not be interpreted as operating a warehouse. (See Section 3.02, Common Carrier).

MOTOR VEHICLE

A motor vehicle is every vehicle which is self-propelled and which vehicle is capable of being licensed for operation upon the streets and highways of the State of Illinois. For this Ordinance, motor vehicles are divided into two (2) divisions.

First Division: Those motor vehicles which are designed for the carrying of not more than ten (10) persons and all vehicles having gross vehicle weight rating (GVW) of 6,000 pounds or less.

Second Division: Those motor vehicles which are designed for carrying more than ten (10) persons, those designed or used for living quarters and those motor vehicles which are designed for pulling or carrying freight or cargo, and those motor vehicles of the First Division remodeled for use and used as motor vehicles of the Second Division.

Vehicle Abandoned: Abandoned vehicles are all vehicles in a state of disrepair rendering the vehicle incapable of being driven in its condition; or any other vehicle that has not been moved or used for seven (7) consecutive days or more, and is apparently deserted or a vehicle which is not properly displaying license plates and/or a vehicle sticker.

Vehicle Antique: An antique vehicle is a motor vehicle that is more than twenty-five (25) years of age which is driven on the highways only going to and returning from an antique auto show or exhibition, for servicing or demonstration, or a fire-fighting vehicle more than twenty (20) years old which is not used a fire-fighting equipment but is used only for the purpose of exhibition or demonstration.

Vehicle, Commercial: A commercial vehicle is any vehicle operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, and all vehicles displaying commercial advertising or commercial name.

Vehicle, Motorcycle: A motorcycle is every motor vehicle having a seat or saddle for the use of the rider and designed to travel on not more than three (3) wheels in contact with the ground, but excluding a tractor.

Vehicle, Motor Driven Cycle: A motor driven cycle is every motorcycle and every motor scooter with less than one hundred fifty (150) cubic centimeter piston displacement including motorized pedal cycles.

Vehicle, Motorized Pedal Cycle: A motorized pedal cycle is a bicycle type vehicle which has tires with an overall inflated diameter of nineteen (19) inches or more, with fully operative pedals for propulsion by human power equipped with a power drive system that functions directly or automatically only and not

requiring clutching or shifting by the operator after the drive system is engaged, and a helper motor with a cylinder capacity not exceeding fifty (50) cubic centimeter displacement, which produces no more than two point zero (2.0) brake horsepower, and is capable of propelling the vehicle at a maximum speed of no more than thirty (30) m.p.h. on level ground.

Vehicle, Recreational: (See Recreational Vehicle).

MOVING AND STORAGE BUILDING A building in which household goods and similar materials brought by motor truck are received and stored for future recall. Stored freight and household goods shall not be interpreted as operating a warehouse.

NO-IMPACT ANTENNAS No-Impact Antennas means Antennas that are placed on a building or other exiting structure and meet any one of the following conditions: (1) are screened, placed behind louvers or in a steeple, or otherwise made virtually invisible to a casual observer from the ground level; (2) are painted or otherwise camouflaged so as to be nor more obtrusive than the building or structure on which they are paced when viewed by a casual observer from the ground level; or (3) are whip-shaped, stick, shaped, or cylindrically-shaped and are no more than five (5) feet in Height (such Height shall not include the Height of the building or any penthouse on which the Antennas may be placed, and if the Antenna Structure is partially obscured by a parapet, the Antennas will be considered No-Impact so long as they do not extend more than five (5) feet above the parapet).

NO-IMPACT TOWER No-Impact Tower means a Telecommunications Tower that meets any one of the following conditions: (1) is a replacement of an existing structure, such as an athletic field light standard; (2) is so camouflaged that a casual observer would not recognize the telecommunications purpose of the No-Impact Tower; or (3) is disguised as a bell tower, steeple, or similar architectural element designed to blend or coordinate with surrounding structures.

NON-CONFORMING BUILDING OR STRUCTURE Non-conforming building or structure is any building or structure or portion thereof where the use of which is not permitted in the zoning district in which the building or structure is located, but which conformed with all codes, ordinances, and other legal requirements applicable at the time such building or structure was established.

NON-CONFORMING LOT A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the Zoning District.

NON-CONFORMING USE Non-conforming use is any use of land, buildings, or structures or portion thereof where the use of which is not permitted in the

	zoning district in which the use is located, but which use conformed with all of the codes, ordinances, and other legal requirements applicable at the time such use was established.
NOT-FOR-PROFIT OR NOT-FOR-PROFIT CORP.	Not-for-profit, or not-for-profit corporation is any corporation chartered as such by the State of Illinois; no part of its income of which is distributable to its members, directors, or officers; provided, however, that the payment of reasonable compensation for services rendered and the making of distributions upon dissolution or final liquidation, as permitted by the Corporation Act of the Illinois Compiled Statutes, shall not be deemed a distribution of income.
NOTICE, LEGAL PUBLICATION	Notice, legal publication, shall be in compliance with Chapter 100 NOTICES, of the Illinois Compiled Statutes.
NOXIOUS MATTER	Material which is capable of causing injury or malaise to living organisms or property by biological or chemical activity and is capable of causing detrimental effects upon the health or the psychological, social, or economic well- being of human beings.
NURSEY SCHOOLS	Nursery schools mean day care centers which receive children between the ages of two (2) and six (6) years and which are established and professionally operated primarily for educational purposes to meet the development needs of the children served. (See Child Care Center).
NURSING HOME	An establishment for the care of children ~~or the aged~~, older adults, or infirm. Such a home does not contain equipment for medical and surgical care or for the treatment of disease or injury nor does it prove care for maternity or mental illness. Also includes sanitariums, convalescent homes, or institutions for older adults or for children.
OCTAVE BAND	A term denoting all frequencies between any given frequency and double that frequency.
OCTAVE BAND FILTER	An electrical frequency analyzer designed according to standards formulated by the American Standards Association and used in conjunction with a sound level meter to take measurements in specific octave intervals. (American Standard or Sound-Level Meters, A.S.S. No. 224-3-1944) or as required under subsequent amended regulation.
OFFICE	A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government. For medical offices, this does not include hospitals.
~~**OFFICE, PROFESSIONAL**~~	~~Professional office is an office of recognized profession such as but not limited to architects, attorneys, engineers, doctors, etc., maintained for the conduct of that profession but not including clinics or hospitals.~~

OFF-STREET LOADING & UNLOADING SPACE OR BERTH

Off-street loading and unloading space or berth is a hard- surfaced area of land other than a street, the principal use of which is for loading and unloading of goods or materials from motor vehicles and trailers, to avoid undue interference with streets, alleys, and access drives. Such space shall comply with Section 12.00 of this Ordinance.

OFF-STREET PARKING SPACE

Off-street parking space is a space within a public or private parking ~~area~~ facility in compliance with the requirements set forth in Section 12.00 in this Ordinance.

OPEN SALES LOT

Open sales lot is a lot or parcel of land used or occupied for the purpose of buying, selling, rental, or trading of all goods and commodities and including the storage of same prior to rental, sale, or exchange.

OPEN SPACE

1. Public Open Space: Public open spaces are areas permanently reserved for open space purposes which are owned, operated, and maintained by a local political jurisdiction with no limitations on access or use.
2. Private Open Space: Private open spaces are areas reserved by the owners' choice, which are under private ownership and management and which have some limitations on access or use and are not controlled by public entities.
3. Planned Residential Open Space:
   a. Private Open Space: Private open space is a parcel of land located immediately adjacent to an individual dwelling unit, owned and maintained by its resident(s), and reserved exclusively for their use.
   b. Common Open Space: Common open space is a parcel or parcels of land exclusively of permanent buildings or structures, reserved primarily for the leisure and active recreational use of a planned residential development, residents and owners, operated, and maintained by such residents/owners as an undivided portion of such land, or where such land is in common ownership, generally through a homeowner's association.

PARKING AREA, PRIVATE

Parking area, private, is an open, hard-surfaced area, other than a street, designed, arranged, and made available for the storage of private passenger automobiles or other vehicles as specifically provided for in this Ordinance for occupants of the building or buildings for which the parking area is accessory thereto. Parking area, private, shall comply with requirements of Section 12.00 of this Ordinance.

~~PARKIGN~~ PARKING AREA, PUBLIC	Parking area, public, is an open, hard-surfaced area, other than a street, intended to be used for the temporary, daily, off-street parking of passenger automobiles and commercial vehicles and available to the public whether for compensation, free, or as an accommodation to clients or customers. Commercial vehicles shall be limited to those vehicles rated at one (1) ton or less, and shall not include any combination of a trailer or a semi-trailer.
PARKING AREA, TRUCK	A truck parking area is any land used or intended to be used for the storage and parking of trucks, trailers, or tractors, and which includes commercial vehicles, loading or unloading.
PARKING FACILITIES	Any area or structure intended to be used for off-street parking or storage of passenger vehicles and commercial vehicles under one and one-half (1-1/2) tons rated capacity.
PARKWAY	That part of the public street right-of-way not occupied by the street pavement and located between the back of the curb or edge of street pavement and the sidewalk or property line as well as the dividing strip of a roadway.
PARTICULATE MATTER	Matter which is suspended in or discharged into the atmosphere in a finely divided from as a liquid or solid at atmospheric temperature and pressure.
PARTY WALL	A wall starting from the foundation and extending continuously through all stories to or above the roof without openings which separate one (1) building or tenant from another, and is in joint use by each building or tenant.
PERFORMANCE STANDARD	A criteria to control noise, odor, smoke, toxic, or noxious matter, vibration, fire, and explosive hazards, glare, or heat generated by or inherent in uses of land or buildings.
PERSON	Person means any individual, partnership, corporation, association, proprietorship, or other legal entity.
PERSONAL WATERCRAFT	A vessel that uses an inboard motor powering a water jet pump as its primary source of motor power and that is designed to be operated by a person sitting, standing, or kneeling on the vessel, rather that the conventional manner of sitting or standing inside the vessel, and includes vessels that are similar in appearance and operation but are powered by an outboard or propeller drive motor.
PERSONAL WIRELESS FACILITY	Personal Wireless Facility is any facility for the provision of Personal Wireless Services as defined by the FCC or any successor agency.
PERSONAL WIRELESS SERVICES	Personal Wireless Services are commercial mobile services, unlicensed wireless services and common carrier wireless exchange access services as defined by the FCC or any successor agency.

PLANNED DEVELOPMENT

Planned development means a parcel of land or contiguous parcels of land of a size sufficient to create its own character, controlled by a single landowner or by a group of landowners in common

agreement as to control, to be developed as a single entity, the character of which is compatible with adjacent parcels, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land-use regulations and design standards and may be awarded certain premiums in return for assurances of an over all quality of development, including any specific feature which will be of exceptional benefit to the Village as a whole and which would not otherwise be required by the Zoning Ordinance. The area of a planned development shall remain under one (1) ownership or unified control unless safeguards are provided that, in the opinion of the Plan Commission (See Section 4.04.5) and Board of Trustees of the Village of Itasca, will provide for the continuation of the original planned development concept.

PLAZA

A plaza is an open area at a level accessible to the public at all times, and which is unobstructed from its lowest level to the sky. Any portion of a plaza occupied by landscaping, statuary, pools, and open recreation facilities shall be considered to be a part of the plaza for the purpose of computing a floor area premium credit. The term "plaza" shall not include off-street loading areas, driveways, off-street parking areas, or pedestrian ways accessory thereto.

Plaza Enclosed: An enclosed plaza is one with less than twenty-five (25) percent of its perimeter abutting a street or plaza.

Plaza, Unenclosed: An unenclosed plaza is one with twenty-five (25) percent or more of its perimeter abutting a street or plaza.

PORCH

A roofed open area, which may be screened, attached to a part of and with direct access to or from a building.

PORTABLE STORAGE CONTAINERS

A transportable, fully enclosed, box-like receptacle or container that is designed and used for the temporary storage or shipment of household goods, wares, materials, and/or equipment. Such containers are uniquely designed for their ease of loading to and from a transport vehicle.

RECREATIONAL CENTER

A recreational center is a building, buildings, or use of land operated on a profit basis, with or without membership requirements for the provision of entertainment, sport, or health activities delivered directly to the consumer; including but not limited to a skating rink, bowling alley, pool hall, racquet club, swim club, health club, indoor golf center, or indoor archery, pistol, or rifle range. Accessory sales of related sporting goods may occupy not more than ten (10) percent of the total floor area. Recreational areas shall not include Teen Recreational and Dance Centers.

RECREATIONAL VEHICLE	A recreational vehicle is every vehicle originally designed or permanently converted and used for living quarters or for human habitation and not used as a commercial vehicle, including but not limited to any camper, house car, house trailer, or private living coach.
RECYCLING CENTER	A lot or parcel of land, with or without buildings, upon which used materials are separated and/or processed for shipment for eventual reuse or conversion into new products.
RECYCLING PLANT	A facility in which recyclables such as newspapers, magazines, books, and other paper products; glass, metal, cans; plastics, and other products are recycled, reprocessed and/or treated to return such products to a condition in which they may again be used in new products.
REFUSE	Refuse is all waste products resulting from human habitation, except sewage.
RELIGIOUS INSTITUTION	Religious institution means a building in which persons regularly assemble for religious worship intended primarily for purposes connected with such worship or for propagating a particular form of religious belief.
RESEARCH LABORATORY	A building, or group of buildings, in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities principally for the manufacture or sale of products.
RESIDENTIAL VEHICLE	(See definition of Motor Vehicle – First Division)
RESTAURANT	A restaurant is a retail establishment engaged primarily in the sale of prepared food and/or drinks of any kind for consumption therein; provided, however, that a drive-in restaurant shall not be considered a restaurant within the concept of this definition.
RESTAURANT DRIVE-IN	A drive-in restaurant is a building or portion thereof where food and/or beverages are sold in a form ready for consumption and where all or a portion of the consumption takes place or is designed to take place outside of the confines of the building.
RETAIL	Retail refers to the sale of commodities directly to customers when such commodities are used or consumed by the customer and not purchased primarily for the purpose of resale.
RETENTION	A wet bottom stormwater storage area that is designed to be maintained with free water surface or pond.
RIGHT-OF-WAY	Right-of-way is a strip of land dedicated to the public and occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The use of the term "right-of-way" for land platting purposes in the Village of Itasca shall

mean every right-of-way hereinafter established and shown on a Final Plat which is to be separate and distinct from the lots or parcels adjoining such right-of-way, and not included with the dimensions or areas of such lots or parcels. Rights-of- ways intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the make of the Plat on which such right-of- way is established.

RINGLEMANN CHART A chart which is described in the U.S. Bureau of Mines Information Circular 6888, and on which are illustrated graduated shades of gray for use in estimating the light- obscuring capacity of smoke.

RINGLEMANN NUMBER The number of the area on the Ringlemann Chart that coincides most nearly with the light-obscuring capacity of smoke.

SANITARY LANDFILL A sanitary landfill shall mean any site used for the disposal of refuse from (a) more than one (1) residential premises, or (b) one (1) or more commercial, industrial manufacturing or municipal operations, where refuse is disposed of without creating nuisances or hazards to the public health or safety by confining refuse to the smallest practical area by employing approved power equipment, and covering with a layer of compacted earth or suitable cover material at the conclusion of each day's operation.

SCHOOL, TECHNICAL A specialized instruction establishment providing on-site training of business, commercial, and/or trade skills such as accounting, data processing, and computer repair. This classification excludes establishments providing training in an activity that is not otherwise permitted in the zone.

SETBACK The minimum horizontal distance between a right-of-way line and the nearest wall in a building or side of a structure facing such street line or edge of the area of operation of a principal use when no building or structure is involved.

SIDEWALK A paved surface or leveled areas generally paralleling and usually separated from the street used as a pedestrian walkway.

SIDEWALK LEVEL Sidewalk level is the level of the established sidewalk in front of the building measured at the center of such front. Where a building faces on more than one (1) street, the sidewalk level shall be the average of the levels of the sidewalk at the center of the front of each street. Where no sidewalk level has been established, it shall be deemed to be the established level of the center line of the street surface in front of a building or structure measured at the center line of such front.

SIGN A name, identification, description, display or illustration which is affixed to or represented directly or indirectly upon a building or other outdoor surface or piece of land; and which directs attention

to an object, product, place, activity, person, institution, organization or business.

However, a sign shall not include the following:

1. any display of an official court or official public notices;
2. the flag emblem or insignia of a nation, political unit or school;
3. a sign located completely within an enclosed building, unless the context is intended to be viewed from a street.

Banner: A banner is a flag, pennant, ribbon, streamers, bunting, valance of similar items and any emblem, insignia, coat of arms, logo of a corporation, company, or religious group made of fabric or flexible material, including plain or blank fabric, with or without enclosing framework. Such banner shall be classified as a sign for the purpose of this Ordinance, except as provided in (b) above.

Street, Banner: All banner signs which are placed over or across any street or public way shall be hung to withstand a horizontal wind pressure of thirty-five (35) pounds per square foot. No such banner sign shall be erected over or across any street or public way without the permission of the Village Board and shall meet the requirements specified for temporary signs.

SIGN, DYNAMIC DISPLAY

Any sign that appears to have movement or appears to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a sign that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving, flashing, blinking, or animated display and any sign that incorporates rotating panels, LED lights manipulated through digital input, “digital ink” or any other method or technology that allows the sign face to present a series of images or displays.

SIGN, ENTRANCE

A sign when located on the premises and located immediately above or adjacent to such entrances where such sign is not above the first floor and does not exceed twelve (12) square feet in area.

SIGN, FLASHING

Any illuminated sign on which any artificial light is not maintained stationary or constant in intensity and color, at all times, when such is in use. For the purpose of this Ordinance, any moving sign shall be considered a flashing sign.

SIGN, GROSS SURFACE AREA OF

The entire area within a single continuous perimeter, enclosing the extreme limits of a sign. However, such perimeter shall not include

any structural elements lying outside the limits of such sign and not forming an integral part of the display. If a sign has two faces that are parallel, not more than two feet apart, and supported by the same pole[s] or structure[s], the gross surface area of the sign is one-half the area of the two faces.

SIGN, GROUND (MONUMENT) A sign other than a pole sign, placed upon or supported by the ground independent of any other structure, where the entire bottom of the sign is in contact with, or in close proximity to, the ground.

SIGN, INFLATABLE (INFLATABLE DEVICE) A portable device that is supported primarily by compressed air or other gases. Such devices may be sealed from escaping or may be maintained in an inflatable condition by means of a fan or blower, which is designed to maintain air pressure inside the device which is greater than the atmospheric pressure outside the device.

SIGN, LANTERN - POST A lantern post sign is a pole type sign including an electric lantern light on which a sign may be attached.

SIGN, OFF-PREMISES A sign, display, device, notice, figure, painting, drawing, message, placard, poster, billboard or other thing which is visible from a street and which products or services not sold or offered on the land or in the structure upon which the sign is attached.

SIGN, POLE A pole sign is a sign mounted on a free-standing pole or other support so that the bottom edge of the sign face is not less than eight (8) feet above grade.

SIGNS, PORTABLE A freestanding sign that is not permanently anchored or secured to either a building or the ground.

SIGN, PROJECTING A projecting sign shall include any sign which is attached to a building or other structure and extends more than eighteen (18) inches beyond the building.

SIGN, PYLON A pylon sign is a sign mounted on a tower-like structure or free-standing pole.

SIGN, TEMPORARY A temporary sign shall include any sign, banner, pennant, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials, with or without frames, intended to be displayed for a limited period of time.

SIGN, WALL A wall sign shall include all flat signs of solid face construction which are affixed flush against a building or other structure and attached to the exterior front, rear, or side wall of any building or structure.

SIGN, WINDOW (WINDOW DISPLAY) A window sign or display shall include any sign display, attached to the inside or outside of a window. All signs similar in nature to the aforementioned signs, shall be classified as signs for the

purpose of this Ordinance and subject to all provisions contained therein.

SIGN, ZONING DISTRICT Signs denoting or identifying an entire manufacturing district, planned development, subdivision or office park may be permitted, notwithstanding any other contrary provision of this Ordinance provided:

1. The sign denotes or identifies an entire zoning district or contiguous area.
2. The sign shall be a ground sign only and shall not exceed fifty (50) square feet of surface area.
3. Plans and specification shall be submitted with the application for sign permit, showing distances from all streets, sidewalks, residences, sign design, landscaping (if any), intended lighting (if any) and any other necessary information.
4. The Board of Trustees shall approve same, and authorize the Building Department to issue sign permit.

SMALL WIRELESS FACILITIY See definitions in Section 57.03 of the Village Code.

SNOWMOBILE A self-propelled device designed for travel on snow or ice, or natural terrain steered by skis or runners, and supported in part by skis, belts, or cleats.

SPECIALITY PROPCRAFT A vessel that is similar in appearance and operation to a personal watercraft but that is powered by an outboard or propeller driven motor.

STABLE, PRVIATE A private stable is any accessory structure which provides shelter for equine, for the exclusive use of the occupants of the premises, but in no event is rented to the public.

STORAGE Storage is a space or area in the same building as the principal use for the storing of goods or merchandise which are distributed or utilized on the premises.

STORY Story is that portion of a building included between the surface of any floor and surface of the floor next above it, or if there is not a floor above, the space between and the ceiling next above it and in the case of a split level story, the surface of the floors at different elevations and the ceilings next above such floors, provided that there is more than four (4) feet difference in elevation between the levels of the floors of such a story. A basement shall be counted as a story for the purposes of this Ordinance as provided under the definition of “basement.”

STORY, HALF

Half-story is that portion of a building or structure under a gable, hip or mansard roof, the wall plates of which on at least two (2) opposite exterior walls are not more that four and one-half (4-1/2) feet above the finished floor of each story.

STREET

A street is a primary means of vehicular access to abutting properties, whether designated as a street, avenue, highway, road, boulevard, lane, throughway, or however otherwise designated, except driveways to buildings, whether in public or private ownership.

1. Arterial Street: An arterial street is a major or minor street of greater continuity which is intended to serve as a large volume traffic-way for both immediate area and regions beyond, and may be designated on the Village's Comprehensive Plan, as amended, as a principal or minor arterial, parkway, tollway, freeway, expressway, or equivalent term to identify those streets comprising the basic structure of the street plan.
2. Collector Street: A collector street is a secondary street used primarily to carry traffic from minor streets to arterial streets.
3. Minor Street: A minor street is a street of limited continuity used primarily for access to abutting residential properties.
4. Frontage Road: A frontage road is a minor street paralleling, adjacent and often within the right-of- way of an arterial street which provides access to local street systems and protection from through traffic.
5. Other Streets:
    a. Cul-de-Sac Street is a minor street of short length, having one (1) end open to traffic and being permanently terminated at the at the other end by vehicular turnaround.
    b. Private Street is an undedicated street which is privately owned and maintained, or an easement of access benefiting a dominant tenant.

STRUCTURAL ALTERATION

Structural alteration is any change to supporting members of a building such as the addition, removal or alteration of bearing walls, columns, beams, girders, or foundations, or any substantial change in the roof or exterior walls except such repairs or replacement or existing members as may be necessary for the safety of the building.

STRUCTURE

Structure is anything constructed or erected which required location on the ground or is attached to something having location

on the ground, including a fence or free-standing wall. A tower, pole, equipment, antenna and a sign, billboard or other advertising medium, detached or projecting, shall be construed to be a structure.

Structure, Detached: A detached structure is any structure having no party wall or common wall with other structure. Bridges, tunnels, breezeways, and other similar means of connecting one (1) structure to another shall not, for the purposes of this Ordinance, be considered to constitute a party wall or a common wall.

Structure, Temporary: Except as hereinafter provided, a temporary structure is a structure designed for a limited period of time or tenure on a zoning lot. A sign, billboard or other advertising device detached or projecting shall not be constructed to be a temporary structure.

SWIMMING POOL, PERMANENT — A permanent swimming pool is built above or below grade which may have a foundation and cannot be readily disassembled.

SWIMMING POOL, PORTABLE — A portable swimming pool is maintained above grade which can readily be disassembled and stored and which has a capacity of one thousand (1,000) gallons of water or greater. For the purpose of this Ordinance, a portable swimming pool is presumed to require re-erection each year.

SWIMMING POOL, ~~PRVIATE~~ PRIVATE (SINGLE-USE) — A private swimming pool, single-use, is a swimming pool and the apparatus and equipment pertaining to the swimming pool, maintained by an individual for the sole use of a family and guests, without charge for admission, and not for the purpose of profit in connection with any business operated for profit, located on a lot as an accessory use to a residence.

SWIMMING POOL, PUBLIC — A swimming pool and the apparatus and equipment pertaining to the swimming pool, maintained and operated by a municipality or other unit of government for the general public, whether or not an admission fee is charged.

SWIMMING POOL, QUASI PUBLIC — A swimming pool and the apparatus and equipment pertaining to the swimming pool, maintained and operated by a hotel or motel for the exclusive use by the room occupants and their guests.

TAVERN OR LOUNGE — A tavern or lounge is a building, or portion thereof, where liquors are sold to be consumed on the premises but not including restaurants where the principal business is serving food.

TEENAGE RECREATION AND DANCE CENTER — A building designed and equipped for the conduct for teenage activities such as but not limited to dancing, sports and other customary and usual recreational activities where no alcoholic beverages are sold or dispensed on premises.

TELECOMMUNICATIONS TOWER	Telecommunications Towers means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communications purposes, including self-support lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, Alternative Tower Structures, and the like. This includes the structure and support thereto. Telecommunication towers erected or modified to support small wireless facilities (wireless support structures for small wireless facilities), as defined and regulated by Chapter 57 (Small Wireless Facilities) of the Village Code, shall not be included within this definition.
TELECOMMUNICATIONS TOWER OR ANTENNAS, PRE-EXISTING	Pre-Existing Telecommunications Tower or Antennas means any Telecommunications Tower or Antenna for which a building permit or conditional use permit has been properly issued prior to the effective date of this Ordinance, including permitted Telecommunications Towers and Antennas that have not yet been constructed so long as such approval is current and not expired.
TELECOMMUNICATIONS TOWER AND ANTENNA ORDINANCE	Telecommunications Tower and Antenna Ordinance shall refer to Section 15.00 et seq. of this ordinance.
THEATER	A theater is any building or structure designed for the enactment of dramatic performances and/or showing of motion pictures. For the purpose of this Ordinance, a dinner theater shall be deemed a restaurant. A drive-in movie picture theater, adult amusement, or entertainment theaters and drive-in theaters are deemed separate and distinct uses.
TOWER	A structure which may be attached to a building or may be detached and affixed to the ground and is used in the generation of electrical power or to support a windmill or other equipment.
TRADITIONAL DOWNTOWN	The Traditional Downtown encompasses the ~~B-4 Traditional Downtown North, B-5 Traditional Downtown South, and B-6 Irving Park Road Corridor zoning districts~~B-1 Downtown TOD District, in ~~their~~ its entirety.
TRANSIENT GUEST	A non-permanent guest who occupies, or has the right to Occupy a hotel or motel room for a period of no longer that thirty (30) days.
UNLICENSED WIRELESS SERVICE	Unlicensed Wireless Service is that service which offers telecommunications services using duly authorized devices which do not require individual licenses by the FCC, but does not mean the provision of direct-to-home satellite services as defined by the FCC or any successor agency.
USE	Use is any purpose for which a structure or a tract of land may be designed, arranged, intended, maintained, or occupied; also, any

activity, occupation, business, or operation carried on, or intended to be carried on, in or on a structure or on a tract of land, and shall comply with all performance standards contained in this Ordinance.

Use, Principal: Principal use is the main use of land or buildings as distinguished from a subordinate or accessory use. The principal use may be either a Permitted or a Special Use.

Use, Special: Special use is a use, either public or private, which, because of its unique characteristics, cannot be properly classified as a Permitted Use in a particular district or districts.

Use, Lawful: The use of any building, structure or land that conforms with all of the regulations of this Ordinance or any amendment hereto and which conforms with all of the codes, ordinances and other legal requirements, as existing at the time of the enactment of this Ordinance or any amendment thereto, for the structure or land that is being considered.

Use, Permitted: Any use which is or may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations, and when applicable, performance standards of this Ordinance for the district in which such use is located.

VARIATION

A variation is a relaxation of the terms of the Zoning Ordinance where such variations will be in harmony with the general purpose and intent and not contrary to the public interest, and where, due to conditions, peculiar to the property and not the direct result of the actions of the owner, a literal enforcement of the Ordinance would result in practical difficulties or unnecessary hardship. Variation may be granted in the use, construction, or alteration of a building or structure, or in the use of land.

VETERINARY CLINIC OR HOSPITAL

Veterinary clinic or hospital is a facility rendering surgical and medical treatment to animals ~~(household pets)~~, and providing for overnight accommodations for animals under treatment or observation. Crematory facilities shall not be allowed in a veterinary hospital unless approved by the Illinois Environmental Protection Agency and the Village Board. For the purpose of this Ordinance, where a veterinary hospital is permitted, a veterinary clinic shall also be permitted.~~For the purpose of this ordinance, animals shall be deemed to be ordinary household pets, excluding equines or other such animals not normally housed or cared for entirely within the confines of a residence.~~

~~**VETERINARY HOSPITAL**~~	~~A veterinary hospital is a facility rendering surgical and medical treatment to animals, and having no limitation on overnight accommodations for such animals. Crematory facilities shall not be allowed in a veterinary hospital unless approved by the Illinois Environmental Protection Agency and the Village Board. For the purpose of this Ordinance, where a veterinary hospital is permitted, a veterinary clinic shall also be permitted.~~
VIDEO GAMING CAFÉ	An establishment whose primary or major focus is video gaming, and the service of alcohol and food is incidental to the operation of video gaming. The following factors may be considering when determining if the establishment is a video gaming café: A. Does not meet the definition of a restaurant; Annual revenue is at least 60% generated from video gaming activities, which can be certified by request of the Village from the operator and State of Illinois.
VIDEO GAMING ESTABLISHMENT	An establishment that is not a Video Gaming Café, where video gaming terminals are an accessory use to the primary business activity, that also has a secured a liquor license from the Village of Itasca and complies with all requirements of Chapter 119, Video Gaming, of the Itasca Municipal Code.
WAREHOUSE	A warehouse is a building, structure, or part thereof used principally for the storage of any goods or merchandise, and not for retail sale of such goods.
WATERCRAFT	Every description of watercraft used or capable of being used as a means of transportation on water. Watercraft includes, but is not limited to, personal watercrafts, specialty prop-crafts, and other boats.
WIRELESS SUPPORT STRUCTURE FOR SMALL WIRELESS FACILITIES	See definition in Section 57.03 of the Village Code.
WHOLESALE ESTABLISHMENT	Wholesale establishment is any building wherein the primary occupation is the sale of merchandise in gross for resale and any such building wherein the primary occupation is the sale of merchandise to institutional, commercial, and industrial consumers and not for retail sale of such goods and merchandise.

YARD

A yard is an open space on the same zoning lot with a use, building or structure unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted in Section 4.06.8. A yard extends along a lot line, and to such a depth or width specified in the yard requirements, for the zoning district in which such zoning is located.

(See illustrations)

Yard, Front: A front yard is a yard extending along the full length of the from lot line between the side lot lines to a depth specified in the yard requirements for the zoning district.

Yard, Rear: A rear yard is a yard extending along the full length of the rear lot line between the side lot lines to a depth specified in the yard requirements for the zoning district.

Yard, Side: A side yard is a yard extending along a side lot line between the front and rear yards to width specified in the yard requirements for the zoning district.

Yard, Corner: A corner yard is a side yard which adjoins any street to a width specified in the yard requirements for the zoning district.

ZERO LOT LINE

Zero lot line is a development approach in which a building is sited on one (1) or more lot lines with no yard.

ZONING ADMINISTRATOR

The Zoning Administrator is that person designated as Zoning Administrator by ordinance or resolution of the Village Board and such deputies as may be appointed by the Village Board. The Zoning Administrator is hereby authorized to administer and enforce the provisions of the Zoning Ordinance, making such determinations, interpretations and orders as are necessary therefore, and requiring such plats, plan and other descriptive material in connection with applications/permits as are necessary to comply with this Ordinance.

ZONING BOARD

The Zoning Board is the Village of Itasca Zoning Board of Appeals (see Section 14.06 and Section 4.04.5).

ZONING CERTIFICATE

A zoning certificate is a certificate issued by the Zoning Administrator with approval of the Village Board, certifying that any proposed use, building or structure to be located on a zoning lot is in accordance with all of the regulations of this Ordinance.

ZONING DISTRICT

A zoning district is a section or sections of territory for which the regulations and requirements governing use, lot, and bulk of buildings and premises are uniform.

ZONING LOT

(See Lot, Zoning)

ZONING MAP

A zoning map is the map incorporated herein, as part hereof, designating a zoning district.

4.00 GENERAL PROVISIONS

4.01 INTERPRETATION

1. **Minimum Requirement:** The provisions herein shall be held to be the minimum requirements for the promotion of public health, morals and welfare.

2. **Relationship with Other Laws:** Where the conditions imposed by any provision herein upon the use of land or buildings, or upon the bulk of buildings, are either more restrictive or less restrictive than comparable conditions imposed by any other provision herein, or any other law, ordinance, resolution rule or regulations of any kind the regulations which are more restrictive (or which impose higher standards or requirements) shall govern.

3. **Effect of Existing Agreement:** The Ordinance is not intended to abrogate any easement, covenant or another private agreement, provided that where the regulations of the Ordinance are more restrictive (or impose higher standards or requirements) than such easements, covenants or other private agreements, the requirements herein shall govern.

4.02 SEPARABILITY

It is hereby declared to be the intention of the Village of Itasca that several provisions of this Ordinance are separable in accordance with the following:

1. If any court of competent jurisdiction shall adjudge invalid the application of any provisions not specifically included in said judgment.

2. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Ordinance to a particular property, building or other structures such judgment shall not affect the application of said provisions to any other property, building or structure not specifically included in said judgment.

4.03 AMENDMENT

Ordinance No. 800-94, relating to the zoning of land is hereby amended and all other ordinance of parts of ordinance of the Village of Itasca unconstitutional or conflicting with this Ordinance, to the extent of the inconsistency only, are hereby superseded.

4.04 SCOPE OF REGULATIONS

1. **Change in Building, Structures or Uses:** Except as may otherwise be provided, all buildings or structures erected hereafter, all uses of land or buildings established hereafter, all structural alternations, reconstruction, or relocations, or existing buildings or structures occurring hereafter, and all enlargements of or additions to existing uses

occurring hereafter, shall be subject to all regulations herein which are applicable to the zoning district in which such buildings, uses or land shall be located.

2. **Non-Conforming Buildings, Structures and Uses:** Any lawful building, structure, or use existing at the time of the enactment of the Zoning Ordinance may be continued, even though such building, structure, or use does not conform to the provisions herein for the district in which it is located, and whenever a district shall be changed hereafter, the then existing lawful use may be continued, subject to the provisions in Section 5.00.

3. **Building or Structure:** Where the word "building" is used in this Ordinance, it shall also include structure. (See Section 3.02, Definitions)

4. **Building Permits:** Where a building permit for construction of a building or structure or part thereof has been issued in accordance with law prior to the effective date of the Ordinance, and provided that construction is begun within ninety (90) days of such effective date and diligently prosecuted to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit was issued, and further may, upon completion, be occupied under a Certificate of Occupancy by the use of which originally designated subject thereafter to the provisions of Section 5.00.

5. **Consultants:** The Plan Commission/Zoning Board of Appeals, and the Village Board, may utilize the services of professional consultants for research, investigation, and professional opinion, for assistance in arriving at recommendations or decisions. The applicant whose request to the Plan Commission/Zoning Board of Appeals, or Village Board, requires the use of such professional services, shall reimburse the Village the reasonable cost it incurred for the services rendered by its consultants, within ten (10) days after the submission of the bill by the Village. The consultants shall bill for their services at the same hourly rate which they normally charge municipal clients. The Village consultants shall include but not be limited to the persons who provide the Village with advice in the field of engineering, law, planning, traffic, design, and finance.

4.05 USE AND BULK REGULATIONS

1. **Control Over Use:** No building structure or land shall hereafter be used or occupied and no building or part thereof, or other structure shall be erected, raised, moved, reconstructed, extended, enlarged or altered except in conformity with the regulations herein specified for the district in which it is located, except as otherwise provided by law, as authorized by a pre-existing section of this Ordinance.

2. **Control Over Bulk:** All new buildings and structures shall conform to the building regulations established herein for the district in which each building shall be located, except that chimneys, cooling towers, elevator bulkheads, fire towers, stacks and necessary mechanical appurtenances shall be permitted to exceed the maximum height

provisions when erected in accordance with the applicable provisions of this Ordinance and all other ordinances of the Village of Itasca.

4.06 LOT COVERAGE

1. **Maintenance of Yards, Courts and other Open Spaces:** The maintenance of yards courts, and other open spaces and minimum lot area legally required for a building shall be a continuing obligation of the owner of such building or of the property in which it is located, as long as the building is in existence. Furthermore, no legally required yards, courts or other open spaces of minimum lot area allocated to any building, shall by virtue of change of ownership or for any reason be used to satisfy yard, court, or other open space, or minimum lot area requirements for any other building.

2. **Division of Zoning Lots:** No improved zoning lot shall hereafter be divided into two (2) or more zoning lots unless all improved zoning lots resulting from each subdivision shall conform with all the applicable bulk regulations of the zoning district in which the property is located.

3. **Access Across Residential Property:** No land which is located in a residential district shall be used for vehicular access purposes to any lot which is located in a building or manufacturing district, or used for any purpose not permitted in a residence district except in the case of an approved special use or planned development.

4. **Location of Required Open Space:** All yards, courts and other open spaces allocated to a building or dwelling group shall be located on the same zoning lot as such building or dwelling group, or as otherwise provided herein.

5. **Required Yards for Existing Buildings:** No yards, nor or hereafter provided, for a building existing on the effective date of the zoning ordinance shall subsequently be reduced below or further reduced below if already less than the minimum yard requirements of the Ordinance for the equivalent new construction.

6. **Front Yard Setback and Corner Side Yard:** On streets in business districts ~~only~~ where a front yard and/or corner side yard setback has been maintained for buildings existing on lots or tracts having a frontage of fifty (50) percent or more of the total frontage on one (1) side of that portion of any street lying between two (2) intersection street, there shall be maintained a front yard setback of not less than the average setback of the aforementioned existing buildings or twenty-five (25) feet, and a corner side yard not less than the average of the aforementioned existing buildings or twenty-five (25) feet, when recommended by the Plan Commission and approved by the Village Board.

   Any changes in the front yard setback and/or corner side yard requirement shall be submitted to the Plan Commission (see Section 4.04.5) for its review and recommendation, and for the consideration for approval by the Village Board.

7. **Vision Clearance – Corner Lots:** All corner lots where deemed necessary shall proved for a clear sight distance (traffic view obstruction triangle), not less than three (3) feet in height above the elevation at the center line of the traveled way, free from all buildings, structures, plant materials, play equipment, or parking, loading, or storage uses which would interfere with or obstruct vision in accordance with the following specifications (see illustrations).

   All Zoning Districts, a sight distance of not less than twenty-five (25) feet measured along the intersection street right-of-way line bordering corner lots.

   Exceptions to the above requirement may be granted by authority of the Village Board where intersections are protected by existing stop signs or traffic control signals and, in the opinion of the Village Board, reduced sight distances do not create an unsafe condition.

8. **Permitted Accessory Buildings, Structures, and Uses:** The following accessory buildings, structures, and uses (see table below) may be obstructions in required yards as follows, but in no case shall any accessory building or structure be located in any required easement or interfere with drainage runoff.

PERMITTED ACCESSORY BUILDINGS, STRUCTURE AND USES						
Item	Yard				Minimum Distance to Property Line	Allowed in Front of Building?
	Front	Side	Corner Side	Rear		
a) accessory buildings & structures	No	No	No	Yes	5’	No
b) awnings or canopies up to 8’ wide for residential buildings	Yes	Yes	Yes	Yes	3’	Yes
c) awnings or canopies up to 10’ wide for commercial buildings	Yes	Yes	Yes	Yes	1’	Yes
d) arbors & trellises	Yes	No	Yes	Yes	5’	Yes
e) window A/C units	Yes	Yes	Yes	Yes	4’	Yes
f) central A/C & heat pumps	Yes	Yes	Yes	Yes	4’	Yes
g) architectural entrance structures to lots of 1 acre or more to subdivisions having 25 or more lots or dwelling units	No	No	No	Yes	-	No
h) balconies, unenclosed	Yes	Yes	Yes	Yes	6’	Yes
i) bay windows	Yes	Yes	Yes	Yes	3’	Yes
j) attached chimneys	Yes	Yes	Yes	Yes	4’	Yes
k) eaves & gutters on principal buildings or attached accessory buildings	Yes	No	Yes	Yes	15’	Yes
l) flagpoles	Yes	Yes	Yes	Yes	4’	Yes
m) garages, detached	Yes	Yes	Yes	Yes	6’	Yes

PERMITTED ACCESSORY BUILDINGS, STRUCTURE AND USES, CONT'D						
Item	**Yard**				**Minimum Distance to Property Line**	**Allowed in Front of Building?**
	Front	**Side**	**Corner Side**	**Rear**		
n) open entrances, entrance porches & stoops, front-yard decks & patios	Yes	No	No	Yes	24'	Yes
o) open off-street loading spaces accessory to non-residential uses	Yes	Yes	Yes	Yes	3'	Yes
p) ornamental light standard	No	Yes	No	Yes	5'	Yes
q) playground & laundry drying equipment	No	No	No	Yes	5'	No
r) sheds	No	Yes	No	Yes	5'	No
s) signs & nameplates	*See Section 13*					
t) sills, belt courses, cornices & ornamental features of a principal building	Yes	Yes	Yes	Yes	4.5'	Yes
u) steps, four feet (4') or less above grade which are necessary for access	Yes	Yes	Yes	Yes	3'	Yes
v) swimming pools, private, which include adjacent hardscapes such as perimeter walks and decks	No	No	No	Yes	5'	No
w) sport courts, private	No	No	No	Yes	15'	No
x) gazebos, terraces, patios, decks, & outdoor fireplaces	No	Yes	No	Yes	3' side 15' rear	No
y) towers	No	No	No	Yes	10'	No

9. No private, permanent improvements of any kind or description are allowed at any time between the property line, curb and/or edge of pavement line, or in, or across any sidewalk, parkway, or other public way except for an approved mail box, buried water and sewer services and other facilities specifically permitted by the Village Board, or otherwise permitted under a valid franchise agreement. (Also see Section 4.19.5(m) and Section 12.03.9).
10. For single-family attached or semi-detached dwelling units which have dedicated common area surrounding individually subdivided parcels for each unit, the common area may be utilized to meet the minimum setback or maximum lot coverage requirements of this Ordinance for accessory buildings or structures provided that the accessory buildings or structures are entirely within the same parcel of the dwelling unit to which they are an accessory. Any development which is enabled by this subsection shall be required to provide an as-built survey demonstrating compliance with the standards herein prior to final inspection by the Building Inspector.

4.07 HOME OCCUPATIONS

In all Residential Districts and Business Districts with residential units in a mixed use development, a home occupation shall be permitted without requiring a Special Use Permit and Public Hearing provided that:

1. It is conducted entirely within the dwelling and not in any accessory building by a person residing in the dwelling and only when such home occupation is incidental and secondary to the use of the dwelling for dwelling purposes.

2. The entrance to the space devoted to such occupation is from within the dwelling unit and the portion of the dwelling unit devoted to such occupation shall not exceed thirty (30) percent of the gross floor area of the dwelling.

3. There is no display, activity, or storage of equipment and/or materials that will indicate from the exterior of the dwelling that it is a being used in whole, or in part, for any use other than a dwelling.

4. No product assembled or made on premises shall be offered for sale in any dwelling unit.

5. There is no manufacturing, repair, or storage of major or heavy equipment.

6. Teaching of musical instruments, arts and crafts, and dancing shall be conducted only in a single family detached dwelling and then to not more that four (4) pupils at one time.

Home occupations not meeting the above criteria shall be permitted by Special Use only.

4.08 LOT AREA AND DIMENSION

1. **Lots or Parcels of Land or Record:** Any single lot or parcel of land which was of record at the time of adoption of the Ordinance that does not meet the requirements for minimum lot width or area may be utilized for a permitted use subject to the provisions set forth in Section 3 below, lots in combination. This provision shall apply even though such lots fail to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.

2. **Lot Area Greater than Fifteen (15) Acres:** A lot, or contiguous area of lots, as defined in Section 3.02 when fifteen (15) acres or larger shall be developed as a planned development special use. (See Section 14.12).

3. **Lots in Combination:** If two or more lots or a combination of lots with contiguous frontage in single ownership are of record at the effective date of this Ordinance, and if all or part of the lots do not meet at least one-half (1/2) of the required minimum lot

area, two-thirds (2/3) of the requirement minimum lot width, or both required under this Ordinance, the lots involved shall be considered to be a single zoning lot for the purposes of this Ordinance; and no portion of said zoning shall be used, sold or developed in a manner which diminishes compliance with the lot width and area requirements established by this Ordinance, nor shall any division of any parcel be made which creates a lot width or area below the minimum requirements stated in this Ordinance.

4.09 ACCESS TO PUBLIC STREET

Except as otherwise provided for herein, every building shall be constructed or erected upon a lot or parcel of land, which abuts upon a public street, unless a permanent easement of access to a public street was of record prior to the adoption of the Ordinance.

4.10 NUMBER OF BUILDINGS ON A ZONING LOT

Except in the case of a planned development, not more than one (1) principal detached building shall be located on a zoning lot, nor shall a principal detached building be located on the same zoning lot with any other principal building.

4.11 TWO USES ON A ZONING LOT

Where two (2) or more Permitted or Special Uses, each requiring a minimum lot area, are provided on the same zoning lot, the required lot area for such uses shall be the sum of the areas required for each individual use.

4.12 REZONING OF PUBLIC AND SEMI-PUBLIC AREA

An area indicated on the zoning map as a public park, recreation area, public school site, cemetery or other similar open space, shall not be used for any other purpose than that which it is zoned and planned for, and when the use of the area is discontinued, it shall be rezoned to the most restrictive adjoining district until appropriate zoning is authorized by the Village Board of Trustees within three (3) months after the day of application filed for rezoning.

4.13 ACCESSORY BUILDINGS, STRUCTURES, AND USES

1. Accessory Uses shall be compatible with the principal use and shall not be established prior to the establishment of the principal use, and shall not include the keeping, propagation, or culture or pigeons, poultry, or livestock, whether or not for profit. Private swimming pools shall be a permitted accessory use in any Residence District, provided it conforms with the regulations of this Ordinance and other applicable ordinances of the Village of Itasca.

2. No accessory building, unless it is structurally a part of the principal building and unless it conforms with requirements of accessory building for Special Uses, shall be erected or altered, or moved to a location within ten (10) feet of the nearest wall of the principal building, or within the required area for front or side yard of the lot. An accessory

building in a rear yard shall be not less than five (5) feet from any property line.

3. No accessory building shall encroach upon the side yard of a corner lot which is adjacent to the street, nor upon that side yard of a reversed corner lot which is adjacent to the street, nor upon the rear yard of a through lot.

4. All accessory buildings shall be restricted to the following:

    a. Maximum Height: Eighteen (18) feet.
    b. Maximum Number of Stories: One (1).
    c. Minimum Building Separation (Principal & Other Accessory): Ten (10) feet.
    d. The maximum accessory structure square footage (including but not limited to sheds, detached garage, swimming pools, and other structures under a roof) shall be the lesser of ten (10) percent of the lot area or
        i. R-1: 864 square feet
        ii. R-2: 792 square feet
        iii. R-3: 720 square feet

5. Towers and/or antennas as accessory structures if the following criteria are met:

    a. That no part of any tower and/or antenna shall project more than fifteen (15) feet above actual building height, or fifteen (15) feet above the maximum building height for the Zoning District in which it is located, whichever is lower.

    b. The setback for the base of any tower and/or antenna shall be a minimum of ten (10) feet from all property lines and any public easements, for towers and/or antennas up to thirty (30) feet in height. For towers and/or antenna over thirty (30) feet in height, required setback shall be increased two (2) feet for every one (1) foot of increased tower and/or antenna height. All elements of the tower and/or antenna shall be setback a minimum of ten (10) feet from any public easements.

    c. All towers and/or antennas shall be in compliance with all adopted codes and ordinance of the Village as well as any current applicable rules and regulations of the FCC and/or FAA and the Electronic Industries Association Manual on Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, document RS-222C (Revision of RS- 222B) dated March, 1976, or as amended and any and all building codes and ordinances of the Village of Itasca and other applicable regulatory agencies.

6. Portable storage containers may be permitted as accessory structures to a residential use if the following criteria are met, and subject to the following limitations:

    a. Portable storage containers shall be permitted only on lots containing single-family detached dwellings or townhomes.

    b. A maximum of one (1) portable storage container shall be permitted on any one (1) zoning lot.

c. No portable storage container shall exceed eight (8) feet in height, eight (8) feet in width, or sixteen (16) feet in length, and the total volume shall not exceed 1,024 cubic feet.

d. Portable storage containers shall be located on hard surfaces and outside of required yard setbacks where it is possible to do so.

e. Portable storage containers shall be in good condition, and free of rust and other visible deterioration.

f. The location of any permitted portable storage container shall not exceed thirty (30) days within any one- (1) year period on any one (1) zoning lot.

7. Attached and unattached garages located in residential districts are subject to the following limitations:

a. The garage door height shall be no more than nine (9) feet in height.

b. In residential districts, garage doors shall not be of a roll-up type of design.

4.14 TEMPORARY BUILDINGS

1. A temporary real estate office may be allowed when recommended by the Plan Commission (See Section 4.05.5) and approved by the Village Board in conjunction with a new housing development, limited to the selling or renting of new units in such development, but in no case to be in operation for more than one (1) year following completion of construction of said housing development, unless approval is obtained from the Village Board of an extension of said time period.

2. Temporary buildings for construction purposes may be allowed in any zoning district for a period not to exceed two (2) years or until the designated time period, activity, or use for which the temporary structure was erected has ceased or unless approval to extend the time period is obtained from the Village Board.

4.15 PERFORMANCE STANDARDS

The performance standards identified in the M-Limited Manufacturing District shall also apply to all Zoning Districts.

4.16 EXISTING SPECIAL USES

Where a use is classified as a Special Use and exists as a permitted use at the date of the adoption of this Ordinance, it shall be considered a legal special use, without further action by the Village Board of Trustees, the Zoning Administrator or the Plan Commission, except as herein provided.

4.17 USES NOT SPECIFICALLY PERMITED IN DISTRICT

When a use is not specifically listed in the sections devoted to Permitted Uses, it shall be assumed that such uses are hereby expressly prohibited unless by a written recommendation of the Plan Commission after public hearing and subsequent approval by the Village Board, it is determined that said use is similar to and not more objectionable than other uses listed, then such uses may be permitted.

4.18 TEMPORARY MODEL HOME REGULATIONS

Temporary model homes may be used to offer for sale or rental dwelling units located within the same subdivision or planned development in which the model home is located when recommended by the Plan Commission (See Section 4.05.5) and approved by the Village Board. The following regulations shall govern the operations of a model home.

1. Upon request by the Village the owners of the property shall provide information relating to the use of the model home, including but not limited to, a record of sales for rentals made from the model home.

2. Building materials may be stored within the model home but not upon the lot on which a model home is situated.

3. Sales offices, rental offices and construction offices may be contained in a model home; provide that the appearance of the model home is not substantially different from that of the other dwelling units in the subdivision or planned development and as provided in Section 4.14.

4. A temporary off-street parking lot may be permitted if recommended by the Plan Commission (See Section 4.04.5) and approved by the Village Board. Exterior floodlights may be used to illuminate the model home; provided that lights are sufficiently screened so that private dwelling units and traffic are not adversely affected by the floodlights.

5. Signs. (Allowable). (See Section 13.00)

4.19 LANDSCAPING

1. A Landscape Plan where any landscaping and/or Plan is required under this Zoning Ordinance, shall be submitted and shall include the following:

    a. A title block, including the name of the plan, designer's name, scale of the plan, north point and date of the plan.

    b. List of botanical and common names of all types and varieties of plant material to be installed.

    c. The number (quantity) of each type of plant material to be installed.

d. Key numbers on the landscape plan to identify where each type of plant material is to be installed.

e. Contouring, shaping and preparation of landscape area.

f. Use and placement of non-plant elements within the area to be landscaped.

g. The landscape plan shall also incorporate existing significant trees, three (3) inches in caliper or larger, and other existing natural vegetation which is to be preserved on the site.

2. The landscape requirements may include natural fences.

3. Landscape materials shall be selected and sited to produce a hardy drought- resistant landscape area. Selection shall include: consideration of soil type and depth; spacing for opacity; exposure to sun, wind and water; slope and contours of the site; building walls, overhangs and compatibility with existing native vegetation preserved on site.

4. Screening and Buffering:

a. Screening shall be used to reduce or eliminate the visual impacts of the following:

(1) Service areas and facilities, including trash containers and loading areas.

(2) Storage Areas.

(3) Off-street parking.

(4) At and above grade electrical and mechanical equipment, such as transformers, heat pumps and air ~~conditions~~conditioning.

(5) Other areas or uses as required by this Ordinance.

Screening may be accomplished by sight, obscuring plant materials generally evergreens), earth berms, walls, fences or other design techniques. Buffering shall be used to mitigate adverse visual impacts, dust, noise, or pollution and provide compatibility between dissimilar adjoining uses. Special consideration will be given to buffering and screening between residence and business and/or industrial uses in usually sensitive areas.

5. Planting and Maintenance:

a. No sight obscuring plant material exceeding three (3) feet in height, at maturity above street grade, shall be located within a triangular area measured twenty-five (25) feet from the intersections of any two (2) street right-of-way lines in compliance with Section 4.06.8 of this ordinance. Existing trees located within

the twenty-five (25) foot triangular area of any such intersections shall be maintained to allow eight (8) feet of vision clearance below the lowest hanging branches in areas facilitating vehicular traffic.

b. Plant materials, including deciduous and evergreen trees, shall not cause a hazard. Landscape plant material overhanging walks pedestrian paths, and seating areas shall be pruned to a minimum height of eight (8) feet, and to a minimum height of fifteen (15) feet over streets and vehicular traffic areas.

c. Landscape plant materials shall be selected which do not generally interfere with utilities above or below ground level at maturity.

d. Landscape plant materials shall be installed in accordance with current standards of the American Association of Nurserymen.

e. Landscape plant materials shall be properly guyed and staked in accordance with current industry standards as necessary. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic.

f. Plant materials shall be hardy and have vigorous root systems, and be free from defects, diseases and infections.

g. Deciduous trees shall be fully branched, have a minimum caliper of three (3) inches (measured six (6) inches above ground level) and a minimum height of fourteen (14) feet at the time of planting.

h. Evergreen trees shall be a minimum of five (5) feet in height, fully branched.

i. Shrubs shall be supplied in a minimum eight (8) inch burlap balls or one (1) gallon containers with a minimum height spread of twelve (12) to eighteen (18) inches.

j. Ground cover plants shall be planted so that an effective covering is obtained within three (3) growing seasons.

k. Appropriate methods of care and maintenance of landscape plant materials shall be provided by the owner of the property.

l. Landscape plant materials, other than grass and approved parkway trees, shall not be planted or allowed on public property or in parkways.

4.20 FENCES

1. **General Requirements**

   a. A Building Permit is required for the construction of all fences.

   b. Fence, walls, or landscaping shall not be erected, constructed, or maintained in conflict with the corner lot vision clearance requirements established in Sec. 4.06-8 of this Ordinance.

   c. No fence of shrubbery may be erected, constructed or maintained to impede natural stormwater run-off on any portion of a lot or any adjoining lot or land.

   d. Where there is a change in grade between adjoining lots, the height of fences shall be measured from the average grade within six (6) feet on either side of the line where the fence is to be erected. If the grade change is greater than one (1) foot within this twelve (12) foot area, it will be necessary to provide a detail showing the cross section of the terrain at the fence line. This detail shall be reviewed by the Building Commissioner to determine the average grade height.

   e. All fences shall be installed so that the finished side faces out. All structural supports shall be installed on the inside of the fencing material (i.e., fence panel, chain-link mesh, etc.). Exception shall be provided for fences where the fence material is installed at the center-point of each post.

2. **Required Fences:** The following fences are required and shall be constructed as follows:

   a. A minimum six (6) foot solid fence is required along the lot line of lots in districts zone business and manufacturing where such lot line abuts a lot in the Residence District when the residential use predates the business or manufacturing use. Maximum height of the fence permitted shall be eight (8) feet.

   b. A minimum six (6) foot high solid fence shall be erected along the lot line of lots in R-3 Residence Districts which are being developed with multi-family swelling units as described under Section 3.01 where such lot lines abut a lot in R-1 or R-2 Single-Family Residence Districts. Maximum height of the fence permitted shall be eight (8) feet.

   c. A minimum seven (7) foot high solid fence solid fence shall be erected to enclose and provide screening of all trash/garbage receptacles for non-residential uses. Maximum height of the fence enclosure shall be eight (8) foot high.

   d. Security and Silt Fencing must be installed prior construction beginning as required by the permit issued and the Village. All security and silt fencing must

be maintained and kept in good working condition throughout the entire construction period. All security and silt fencing must be removed within ten (10) days after final inspections have been passed.

3. **Swimming Pools:** Swimming pools shall be accompanied by adequate enclosure, compliant with regulations identified in Chapter 150: Building Code of the Village of Itasca, IL Code of Ordinances.

4. **Prohibited Fences and Gates:** The following fences are hereby prohibited:

   a. Barbed wire, chicken wire (unless used to enclose a rear or side yard garden), pig wire, rope, cable and electrically charged wire, and other similar materials except on fences enclosing property owned by a tax levying body.

   b. Snow fences, except those erected for the sole purpose of controlling drifting snow between November 1 and March 31, installed only on that portion of a lot which faces or abuts a road, street or highway.

   c. Chain link fences with barbed ends up.

   ~~d. No gate or fence is permitted across a driveway in the front- or corner side-yard setback or past the front- or corner-wall of the principal structure in any Residence District.~~

5. **Fence Locations**

   a. All fences shall be properly constructed on the fence owner's property.

   b. All fences shall be permanent except for garden fences which enclose a garden in a side- or rear-yard and does not exceed three (3) feet in height.

   c. All fences shall be constructed on the property line, except for the following circumstances:

      (1) When the fence returns to the existing building or structure to enclose a yard;

      (2) When the privacy fence screens the patio in R-3, General Residence, District

      (3) When Dog Enclosures or Runs enclosing less than twenty percent (20%) of the lot size and setback a minimum of five (5) feet from all property lines.

   d. d. No gate or fence is permitted across a driveway in the front- or corner side- yard setback or past the front- or corner-wall of the principal structure in any Residence District.

6. **Fence Bulk Standards**

a. Residence Districts (R-1, R-2, R-3)

(1) Solid (Privacy Fences): Maximum height of four (4) feet with an optional one (1) foot open top.

(2) Solid (Privacy Fences) which are located on the common property line with a non-residential use are permitted to be a maximum height of six (6) feet.

(3) Open Fences: Maximum height of six (6) feet.

(4) Open Fences enclosing an approved regulation size tennis court are permitted to be a maximum height of ten (10) feet.

(5) Open fences at public baseball fields, basketball courts, or other parks and fields operated by a tax levying body.

(6) Patio Screening Fences: Maximum height of six (6) feet and maximum length of thirty-six (36) lineal feet in the R-3, General Residence District. The fence shall be abutting the rear wall of the principal structure and shall not enclose the rear-yard.

b. Business Districts (B-1, B-2, B-3~~, B-4, B-5, B-6~~)

(1) Garbage/Trash Enclosures as required per Sec. 4.20-2-c.

(2) Solid (Privacy Fences) as required per Sec. 4.20-2-a.

c. Office-Research District (O-R)

(1) Garbage/Trash Enclosures as required per Sec. 4.20-2-c.

(2) Solid (Privacy Fences) as required per Sec. 4.20-2-a.

d. Regional Office Center District (ROC)

(1) Garbage/Trash Enclosures as required per Sec. 4.20-2-c.

(2) Solid (Privacy Fences) as required per Sec. 4.20-2-a.

e. Limited Manufacturing District (M-1)

(1) Garbage/Trash Enclosures as required per Sec. 4.20-2-c.

(2) Solid (Privacy Fences) as required per Sec. 4.20-2-a.

(3) Solid (Privacy Fences): Maximum height of eight (8) feet.

(4) Open Fences: Maximum height of twelve (12) feet.

7. **Non-Conforming Fences**

Non-Conforming Fences shall follow the provisions stated in Sec. 5.00 – Non-Conforming Buildings, Structures, and Uses

4.21 PUBLIC WATER AND SANITARY SEWERS

All new developments and new construction within the Village shall be served by public sanitary and water facilities unless otherwise recommended by the Plan Commission (See Section 4.04.5) and approved by the Village Board.

4.22 BOATS, SNOWMOBILES, ON OR TRAILERS, RECREATIONAL VEHICLES

1. **Applicability:** These regulations shall apply to all boats on or off trailers, snowmobiles, on or off trailers, and recreational vehicles as defined in the Illinois Motor Vehicle Code.

2. **Off Season Storage for Boats, Snowmobiles and Recreational Vehicles:** Storage for boats, snowmobiles and recreational vehicles shall be regulated as follows: Only one (1) boat, on or off trailer, two (2) snowmobiles, on or off a trailer, and/or one (1) recreational vehicle, may be stored on any lot or parcel of land by the occupant of the subject lot or parcel of land, provided they are stored only in a completely enclosed garage, or approved accessory building, during off seasons as described herein, or shall be stored off-site.

3. **Parking for Boats, Snowmobiles and Recreational Vehicles:** Recreational vehicles, boats, and snowmobiles may be parked on a hard surfaced existing driveway unscreened and only within the required front yard or corner side yard setback, only during the normal use season from May 1 to October 1 for boats, from April 1 to October 31 recreational vehicles and only from November 1 to May 1 for snowmobiles, provided:

   a. There shall be only one (1) driveway used for such purpose (see Section 3.02 Definitions) for each dwelling unit in a single family district except when recommended by the Plan Commission (See Section 4.04.5) and approved by the Village Board.

   b. The recreational vehicle, snowmobile(s), boat and/or transport trailer shall not be parked in required interior side yards, on lawns or within five (5) feet of a property line or within ten (10) feet of an adjoining residence building.

   c. The length of the boat, with trailer or without, or recreational vehicle shall not

exceed thirty (30) feet or the depth of the required front yard or corner side yard setback, whichever is less and shall not extend beyond the property line or encroach upon a sidewalk, parkway, or public way.

d. The owner of the boat, snowmobile(s) or recreational vehicle shall obtain a parking permit from the Village and only when the above conditions shall be satisfied.

4.23 PUBLIC UTILITY AND/OR SERVICE USES

All plats and other documentation, including Planned Development Site Plans, shall be recorded with the DuPage County Recorder of Deeds upon approval by the Village Board prior to the issuance of any permit.

4.24 REQUIRED WATER AND SEWER AND OTHER PUBLIC IMPROVEMENTS

Any required water and sewer mains are to be extended across the entire property frontages and shall be in compliance with the Village Development Standards and Specifications (Ordinance 771-93) and as subsequently amended.

4.25 REQUIRED RECORDING OF PLAT

All plats and other documentation, including Planned Development Site Plans, shall be recorded with the DuPage County Recorder of Deeds upon approval by the Village Board prior to the issuance of any permit.

4.26 CHILD CARE CENTERS

When included as a secondary use in the principal building and licensed by the State of Illinois under the Illinois Child Care Act of 1969 (IL Compiled Statutes Chapter 23, Section 2221, et seq.) or other applicable statute. The premises on which such center is to be located shall include an outdoor play area of seventy (70) square feet for each child in the play area at any one time and such play area shall be fenced from adjoining properties. (See Section 3.02, Definitions)

4.27 ADULT USES PROVISIONS

1. **Declaration of Policy**

In the development and execution of these Sections regulating and limiting the location of adult business uses, it is recognized that adult business uses, by virtue of their nature, have serious, objectionable characteristics which can have a deleterious effect upon areas adjacent to them. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting, or downgrading of the surrounding neighborhood. The primary purpose of these regulations is to control the concentration or location of these uses to the fullest extent allowable by law in order to eliminate such adverse effects. It is not the intent of these Sections to deny adults access to

2. **Restriction on Location of Adult Business Uses**

Adult business uses shall only be allowed in the M-Limited Manufacturing Zoning District and under the following conditions:

a. No person shall operate, or cause to be operated, an adult business use, either as a permitted use or as a special use within one thousand (1,000) feet of the property line of another adult business use; within one thousand (1,000) feet of any Zoning District which is zoned or has a residential use; within one thousand (1,000) feet of a church or religious institution, school, park, cemetery, day operated recreational facility, and within five hundred (500) feet of any Zoning District other than M (Limited Manufacturing) or residential.

b. No adult use shall be conducted in any manner that permits the observation of any material depicting, describing or relating to "specified anatomical areas" or "specified sexual activities" from any public way. This shall apply to any display, decoration, sign, show window or other opening, and no advertising or display regarding such use shall be located in other than and M zoned district, or within one thousand (1,000) feet of a zoning which is zoned for or has a residential use, or within one thousand (1,000) feet of a church or a religious institution, school, park, cemetery, or day operated recreational facility.

c. The distances provided for in this Section shall be measured by following a straight line without regard to intervening structures from a point on the property or the (zoning) district boundary line from which the proposed use is to be separated.

3. **Exemption from Local Restrictions**

Any person desiring to locate an adult business use at a location prohibited under the aforementioned Paragraph A and B, or any other provision thereof, shall be required to see a variation of use in accordance with the provisions of the Itasca Zoning Ordinance. In addition to the general criteria that shall be established for a variation use, the person seeking the variation shall also establish the following to be eligible for the variation of use:

a. That the location of the proposed adult business use shall not have a detrimental effect on nearby properties or be contrary to the public safety or welfare;

b. That the location of the proposed adult business use will not downgrade the property values or quality of life in the adjacent areas of encourage the development of urban blight; and

c. That the location of an adult business use in the area will not be contrary to any program of neighborhood conservation.

5.00 NON-CONFORMING BUILDINGS, STRUCTURES AND USES

5.01 STATEMENT OF PURPOSE

The purpose of this Section is to provide for the regulation of non-conforming buildings, structures and use and to specify those circumstances and conditions under which those non-conforming buildings, structures and uses shall be ~~gradually~~ gradual in accordance with the authority granted by Illinois Compiled Statutes, Chapter 24, Section 11-13.1.

5.02 AUTHORITY TO CONTINUE NON-CONFORMING BUILDINGS, STRUCTURES AND USES

Any non-conforming building, structure or use which existed lawfully at the time of the adoption of this Ordinance and which remains non-conforming, and any such building, structure or use which shall become non-conforming upon the adoption of this Ordinance or any subsequent amendment thereto, may be continued some indefinitely, others for specified and respective periods of time subject to the regulations which follow.

5.03 EXEMPTED BUILDINGS, STRUCTURES, AND USES

No building, structure or use lawfully established on the effective date of this Ordinance shall be subject to the amortization provision of this Section solely by reason of being non-conforming with respect to the standards prescribed in this Ordinance for any of the following:

1. Floor area ratio
2. Yards – front, side, rear or transitional
3. Lot area per dwelling unit
4. Lot width
5. Ground floor area per dwelling
6. Gross floor area
7. Building height
8. Off-street parking or off-street loading spaces

No building, structure or use lawfully established on the effective date of this Ordinance and located in the M-Manufacturing District shall be subject to the amortization provision of this Section. No building, structure or use located in a Business District shall be subject to the amortization provisions of this Ordinance if it is a permitted building, structure or use in any Business District, except as provided for elsewhere in this Ordinance.

No dwelling lawfully existing on the effective date of this Ordinance shall be subject to the amortization provisions of this Section.

For the purpose of this section, a building or structure lawfully constructed or established on the effective date of this Ordinance shall be deemed to include any building or structure for which a building permit has been lawfully issued prior to such date, and on which construction is begun within the required period of time as set forth in this Ordinance, and was in compliance with the provisions of the Village Zoning Ordinance then in effect.

5.04 RESTRICTIONS OF NON-CONFORMING BUILDINGS, STRUCTURES, AND USES THEREOF

1. **Repairs and Alterations:** Ordinary repairs and alterations may be made to a non-conforming building or structure provided that no structural alterations shall be made in or to such building or structure, all, or substantially all, of which is designed or intended for a use not permitted in the district in which it is located, except those required by law, or except to make the building or structure and use thereof conform to the regulations of the district in which it is located. For the purpose of this section, ordinary repairs shall include the replacement of storage tanks where the safety or operation of the installation requires such replacement.

2. **Additions and Enlargements:** A non-conforming building or structure which is non-conforming as to bulk may be added to or enlarged provided such addition or enlargement shall not create either an additional nonconformity or increase the existing nonconformity of all or any part of the building or structure, except for second-story additions as provided below.

   For the purposes of this Ordinance, second-story additions that are non- conforming as to bulk, that have an interior side yard less than six (6) feet in width and greater that or equal to three (3) feet in width, and that do not exceed beyond the existing building footprint, shall be permitted if and only if the interior side yard of the property adjoining the subject site is a least six (6) feet in width and the subject' property's front yard is a minimum of twenty- five (25) feet in length, as measured from the front lot line.

3. **Moving:** No building or structure which does not conform to all of the regulation of the district in which it is located shall be moved, in whole or in part, to any other location unless every portion of such building or structure is moved, and the use thereof is made to conform to all regulations of the district into which it is moved.

4. **Restoration of Damaged Non-Conforming Building:** A building or structure, all, or substantially all, of which is designed or intended for a use which is not permitted in the district in which it is located, and which is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration to the condition in which it was before the occurrence will exceed fifty (50) percent restored unless said building or structure new, shall not be restored unless said building or structure and the use thereof shall conform to all regulations of the district in which it is located. In the event

that such damage or destruction is less than fifty (50) percent of the cost of restoration of the entire building or structure new, no repairs or reconstruction shall be made unless such restoration is started within one (1) year from the date of the partial destruction and is diligently prosecuted to completion.

5. **Discontinuance of Use of Non-Conforming Building or Structure:** A building or structure, or portion thereof, all, or substantially all, of which is designed or intended for a use which is not permitted in the district in which it is located, and which is vacant on the effective date of this Ordinance or thereafter, becomes vacant and remains unoccupied, or is not used for a continuous period of six (6) months, shall not thereafter be occupied or used except by a use which conforms to the use regulations of the district in which it is located.

6. **Expansion of Use in Non-Conforming Building or Structure:** The non- conforming use of a part of a building or structure may be expanded within the building or structure in which said use is presently located, but no changes or structural alterations shall be made unless such changes or structural alterations and the use thereof conforms to all the regulations of the district in which the building or structure is located.

7. **Change of Use in Non-Conforming Building or Structure:** The non-conforming use of a building or structure may be changed to a use permitted in the district in which the building or structure is located, or to a use permitted in a more restrictive district; but no change shall extend or otherwise modify any provision made in this Ordinance for elimination of such non-conforming building or structure and the use thereof. For the purpose of this subsection only, the R-1 Single-Family Residence District shall be considered the most restrictive and the Limited Manufacturing district the least restrictive district.

8. **Elimination of Non-Conforming Building or Structure:** In Residence Districts, any building or structure, all or substantially all of which is designed or intended for a use permitted only in a Business or Manufacturing District, shall be removed, or it shall be altered, remodeled or converted to a building or structure designed for a use permitted in the district in which it is located within six (6) months after the expiration of the respective periods of time set forth hereafter which are fixed as the normal useful like of said building and structure.

   In the ~~B-1 and~~ B-2 ~~Business districts~~Community Business District, any building or structure, all or substantially all of which is designed or intended for use permitted only in a B-3 Service Business District or M Manufacturing District, shall be removed, or it shall be altered, remodeled or converted to a building or structure designed for a use permitted in the district in which it is located within six (6) months after the determination of the respective periods of time set forth hereafter which are fixed as the normal useful life of said building and structure.

   a. ~~Assesses~~ Assessed Valuation more than $15,000: In accordance with the types of construction classifications set forth in the Itasca Building Code:

(1) Type 1: Fireproof Construction and Type 2: Non-Combustible Construction: Forty (40) years from date of building permit or twenty- five (25) years from effective date of this Ordinance whichever last occurs.

(2) Type 3: Exterior Masonry Wall Construction: Thirty (30) years from date of building permit of twenty (20) years from effective date of this Ordinance, whichever last occurs.

(3) Type 4: Frame Construction: Twenty (20) years from date of building permit or ten (10) years from effective date of this Ordinance whichever last occurs.

b. Assessed Valuation at least $7,500 but not more than $15,000: Eight (8) years from date of building permit or four (4) years from the effective date of this Ordinance whichever last occurs.

c. Assessed Valuation under $7,5000: Four (4) years from date of building permit or two (2) years from the effective date of this Ordinance whichever last occurs.

The non-conforming use of a building or structure shall be terminated at the end of the amortization period for said building our structure, as set forth in this paragraph 8, and shall not thereafter be operated on the premises.

5.05 CONDEMNATION OF NON-CONFORMING ~~BUIDLINGS~~ BUILDINGS OR STRUCTURES

1. The Village of Itasca, at any time, and from time to time, by Ordinance duly enacted and in accordance with the authority vested in it by Illinois Complied Statutes, Chapter 24, Section 11-13-1:

   a. May acquire, by purchase, condemnation, or otherwise, any buildings or structures which do not conform to the standards fixed by the corporate authorities of the Village of Itasca pursuant to Illinois Compiled Statutes, Chapter 24, Section 11-13-1, and all land which is necessary or appropriate for the rehabilitation or redevelopment of any area blight by substandard buildings or structures;

   b. May remove or demolish in such substandard buildings and structures so acquired;

   c. May hold and use any remaining property for public purposes, and

   d. May sell, lease, or exchange such property as is not required for public purposes, subject to the provision of this Ordinance or any amendment thereto.

2. No such acquisition by condemnation shall be made until such time as the Plan Commission, at the request of the President and the Board of Trustees, or upon its own initiative, shall have made a study of the area within which such non-conforming

building or structure is located and shall have filed a written report on such study with the President and Board of Trustees.

5.06 NON-CONFORMING USE OF BUILDINGS OR STRUCTURES

The lawfully existing non-conforming use of part or all of a building or structure, all or substantially all of which building or structure is designed or intended for a use permitted in the district in which it is located, may be continued, subject to the following provisions:

1. **Expansion of Non-Conforming Use:** The non-conforming use of a part of a building or structure, all, or substantially all, of which building or structure is designed or intended for a use permitted in the district in which it is located, shall not be expanded or extended into any other portion of such building or structure, nor changed to any other non-conforming use.

2. **Discontinuance:** If a non-conforming use is discontinued for a continuous period of six (6) months (one hundred eighty (180) days), it shall not be reestablished; and any subsequent use of the building or structure shall conform to the use regulations of the district in which the premises are located.

3. **Change of a Non-Conforming Use:** No non-conforming use shall be changed to another non-conforming use when such non-conforming use is located in a building or structure, all, or substantially all, of which building or structure is designed or intended for a permitted use.

4. **Elimination of Non-Conforming Uses:** In all Residence Districts any use which lawfully exists on the effective date of this Ordinance, but is permitted only in a Business or Manufacturing Districts and which is located in a building, all, or substantially all of which is designed and intended for a residential purpose, shall be entirely discontinued, and shall thereafter cease operation within five (5) years from the effective date of this Ordinance.

5.07 NON-CONFORMING USE OF LAND

1. **Expansion:** A non-conforming use of land shall not be expanded or extended beyond the area it occupies.

2. **Discontinuance:** If a non-conforming use of land is discontinued for a period of thirty (30) consecutive days, it shall not thereafter be renewed, and any subsequent use of land shall conform to the regulations of the district in which the land is located.

3. **Change of Use:** A non-conforming use of land shall not be changed to any other use except to a use permitted in the district in which the land is located.

4. **Elimination of Non-Conforming Use of Land:** The non-conforming use of land shall be discontinued and cease in accordance with the following, except that in R-1 and R-

2 Single-Family Residence Districts, the allowable terms shall be reduced by fifty (50) percent.

a. Where no buildings or structures are employed in connection with use - discontinued within one (1) year.

b. Where the only buildings or structures or other physical improvements employed are accessory or incidental to such use and have an assessed valuation of not more than $7,500 - discontinued within two (2) years.

c. Where the improvements, underground, or substantially at ground level, which comprise all, or substantially all, of the improvements employed in a non-conforming use of land, and which have an assessed valuation of more than $7,500 - discontinued within five (5) years.

d. Where a non-conforming use of land is accessory to the non-conforming use of a building or structure - discontinued on the same date on which the non-conforming use of the building or structure is discontinued.

6.00 ZONING DISTRICTS

6.01 DISTRICTS

For the purpose and provisions of this Ordinance, the Village of Itasca is hereby divided into the following districts:

Residence Districts

R-1 Single-Family Residence District
R-2 Single-Family Residence District R-3 General Residence District

Business Districts

B-1 ~~Local Business~~Downtown TOD District
B-2 Community Business District
B-3 Service Business District
~~B-4 Traditional Downtown North Business District~~
~~B-5 Traditional Downtown South Business District~~
~~B-6 Irving Park Road Business District~~

Office-Research District

O-R Office-Research District

Regional Office District

ROC Regional Office Center District

Manufacturing District

M Limited Manufacturing District

6.02 MAP

The location and boundaries of the districts established by this Ordinance are set forth on the "Official Zoning District Map of Itasca" which is incorporated herein and hereby made a part of this Ordinance. The said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this Ordinance as though fully set forth and described herein. The said map shall be filed with the office of the Village Clerk and certified copies thereof at the office of the Building Commissioner and shall be open to the public reference at all times during which these offices are open.

6.03 DISTRICT BOUNDARIES

When uncertainty exists with respect to the boundaries of the various districts, as shown on the Itasca Zoning Map, the following rules shall apply:

1. District boundary lines are either the center lines of railroads, highways, streets, alleys, easements, or tract or lot lines, or such lines extended unless otherwise indicated.

2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to a paralleling a street, highway or railroad, the depth of such strips shall be in accordance with the dimensions shown on the maps measured at right angles from the centerline of a street, highway or railroad, and the length of frontage shall be in accordance with dimensions shown on the map form center lines of streets, highways or railroad rights-of-way, unless otherwise indicated.

3. Where a lot is held in one (1) ownership and of record on the effective date of the Ordinance is divided by a district boundary line, the entire lot may be constructed to be within the less restricted district. If it increases the less restricted frontage of the lot by less than twenty-five (25) feet, it shall be constructed in the more restrictive zoning district.

6.04 ANNEXED TERRITORY

Whenever any parcel of land is hereafter annexed to the Village, in any manner whatsoever, such territory, upon annexation, shall be classified or zoned under this Ordinance as an R-1 Single-Family Residence District, except as may be provided for by a pre-annexation agreement, or an annexation agreement after public hearing by the Plan Commission in accordance with the provisions of Section 14.10 of this Ordnance.

When a lot or parcel of land is being considered for annexation to the Village of Itasca and currently has a private well and/or private septic system or both, it shall be understood that the annexed property will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems unless otherwise recommended by the Plan Commission and approved by the Village Board.

Required Conditions

When a lot or parcel of land including a private well and/or private septic sanitary facility is being considered for annexation, the following shall be submitted exclusive of other required documentation:

1. A plot plan drawn to scale on which the location of the closest public facility shall be shown.

2. Proposed connection plans for both sewer and water to a public facility shall be provided.

3. Time sequence as to when those connections can be completed.

6.05 ZONING OF PUBLIC WAYS

All streets, alleys, public ways, waterways and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the immediately abutting on such streets, alleys, public ways, waterways and railroad rights-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

7.00 RESIDENCE DISTRICTS

7.01 PURPOSE AND INTENT

The Residence Districts provide for the development of various types of dwelling units within the framework of the ~~Amendatory~~ Comprehensive Plan adopted on ~~February 28, 1995~~July 7, 2015, or as amended, designed to:

1. Provide housing of various types and price levels which will serve different age and income groups and appropriately located in the Village to accommodate current and future Itasca residents.

2. Provide areas well suited as to location and topography.

3. Maintain existing residential densities in established residential areas.

4. Provide for new residential land uses only in areas where such a land use is compatible, does not disrupt established neighborhoods, and where the necessary community facilities and services exist or can be easily provided.

5. Use higher density housing which has some flexibility in site design as a buffer-transitional use between lower density residential uses and other more intensive land uses, as well as expands residential options in the Itasca housing stock that meet varying needs, budgets, and life stages.

6. Encourage modern trends in residential planning such as the planned development concept as a means to the conservation of land, the reduction of development and housing costs, the reduction of the cost of providing public services and facilities and as a means of providing higher density usage without serious intrusion or disruption of existing or future single family dwelling unit or neighborhood character.

7. Provide higher density residential opportunities in or near the central business area in order to create housing opportunities for the ~~elderly~~ older adults and ~~handicapped~~ people with disabilities, as well as provide a walk-in market to further the commercial/residential mixed-use Town Center concept in the downtown area around the Itasca Metra station.

8. Consider redevelopment and/or conversion of housing units situated on land areas better suited to other types of land uses.

7.02 RESIDENCE DISTRICT PROVISIONS

Unless otherwise provided in the regulation of this Ordinance, the following provision shall apply only in the R-3 General Residence District.

Conversion: In all R-3 General Residence Districts, conversion of existing residential buildings shall be governed by the following:

1. The quotient secured by dividing the floor area of all dwelling units on a zoning lot by the number of dwelling units on such lot shall not be less than five hundred (500) square feet.

2. No existing residential use shall be so converted as to conflict with, or further conflict, with the requirements in "1" above.

3. Where applicable, an efficiency dwelling unit or a lodging room may be considered as 0.75 of a dwelling unit in determining compliance with "1" above.

Bonus Incentives: The following bonus incentives apply to properties in the R-2 and R-3 Residence Districts, provided that such properties are located within a ½ mile radius of the Metra station and contribute to the overall character of the surrounding area. For properties beyond a ½ mile radius of the Metra station, the following bonuses may apply at the discretion of the Village.

1. **Porch Bonus:**

   a. The first two hundred (200) square feet of any porch located in the front or corner side yard that maintains all required minimum setbacks shall not be counted towards the calculation of maximum Lot Coverage or maximum allowable floor area under this section.

   b. Lots of Record. On any single lot or parcel of land which was of record at the time of adoption of this Ordinance that does not meet the requirements for minimum lot width or area, the first one hundred seventy-five (175) square feet of any porch located in the front or corner side yard that maintains all requirement minimum setbacks shall not be counted towards the calculation of maximum Lot Coverage or maximum allowable floor area under this section.

2. **Detached Garage Bonus:**
   a. The first two hundred fifty (250) square feet of any detached garage that maintains all required minimum setbacks shall not be counted towards the calculation of maximum Lot Coverage or maximum allowable floor area under this section.

   b. Lots of Record. On any single lot or parcel of land which was of record at the time of adoption of this Ordinance that does not meet the requirements for minimum lot width or area, the first two hundred (200) square feet of any detached garage that maintains all requirement minimum setbacks shall not be counted towards the calculation of maximum Lot Coverage or maximum allowable floor area under this section.

3. **Dormer Bonus:** The floor area under any dormer that is not more than six (6) feet wide and is set in at least three and one-half (3-1/2) feet from the gable end walls; provided the total width of all dormers does not exceed twenty-five (25) percent ~~(25%)~~ of the length of the roof shall not be counted towards the calculation of the maximum

allowable Floor Area under this section.

7.03 THIS SECTION WAS DELETED PER ORDINANCE 1131-02

7.04 R-1 SINGLE-FAMILY RESIDENCE DISTRICT

1. **Permitted Uses;** The following uses are permitted:

    a. Single-family detached dwellings.

    b. Community Recreation Facilities, including Parks, Playgrounds, Pools and other Open Land/Areas that are owned and managed by the Village of Itasca or Itasca Park District, excluding Golf Course Facilities.

    c. Open Land/Areas that are owned and managed by the Forest Preserve District of DuPage County, excluding Golf Course Facilities.

    d. Public Libraries.

    e. Public Schools and Accessory Parks, Playgrounds, and other Accessory Open Lands/Areas that are owned and managed by the Itasca School District 10.

    f. Accessory uses in accordance with the provisions of Sections 3.02, 4.06, and 12.00

    g. Signs (Allowable). (See Section 13.00.)

    h. Temporary buildings. (See Section 4.14.)

2. **Special Uses:** The following uses may be allowed by Special Use Permit in accordance with the provisions of the Administrative Section 14.00

    a. Cemeteries

    b. Churches, chapels, temples, and synagogues, rectories, seminaries, convents, monasteries, and similar religious institutions, including dormitories and other necessary uses required for operation.

c. Growing of farm crops in the open, including truck gardens and nurseries, provided that no livestock or poultry are kept, and no offensive odors or dusts are created, and further provided that no retail sales are conducted from a store and stand erected or maintained on the premises.

d. Golf courses; but not including commercially-operated driving ranges or miniature golf courses.

e. Home occupations. (in accordance with Section 4.07.)

f. Community Recreation Facilities, whether private or publicly-owned, including Parks, Playgrounds, Pools, and other Open Lands/Areas that are not expressly permitted in Section 7.04-1.

g. Community Centers, Other.

h. Schools (non-boarding), whether public or private, and Accessory Parks, Playground, and other Accessory Open Lands/Areas not expressly permitted in Sec. 7.04-1.

i. Non-commercial and television towers and antennas

(1) All radio and television towers or antennas, including the structure(s) therefore, shall be permitted under the following conditions

(a) All radio and televisions towers and antennas, as covered by this section, or any part thereof, shall comply with applicable Federal Communication Commission (F.C.C) height restrictions.

(b) Radio or television towers or antennas shall not be permitted within the required front or side yard (setback) requirements. (See Sections 3.02,4.06.2, and 4.13)

j. Planned developments, under single ownership or control, may include incidental, business, or recreational facilities for the convenience of the occupants. For such developments, the Village Board may vary the regulations herein, provided such variations of the Ordinance and will result in better site planning and thus, be of greater benefit to both the occupants of the development and to the communities.

k. Public utility and/or service uses.

(1) Essential services including fully automated gas ~~regulating~~ stations and telephone exchanges. Private or public utility substations or transmission corridors with a capacity not greater than 34 kilovolts.

(2) Railroad passenger stations when not located on railroad property.

(3) Sewage treatment plants.

(4) Waterworks, reservoirs, pumping, stations, filtration plants and wells.

(5) Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.

(6) Water filtration plants, pumping stations, reservoirs, and sewage treatment plants, public.

(7) Other public or private utility service uses.

(8) Small wireless facilities and associated wireless support structures for small wireless facilities, when located outside of the right-of-way. Small wireless facilities and associated wireless support structures for small wireless facilities, as defined in Section 57.03 (Definitions), are permitted uses in the right-of-way in all zoning districts within eh Village, as required by the Small Wireless Facility Deployment Act (P.A. 100-585), so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

l. Accessory uses to the above allowable Special uses, including, but not limited to, off-street parking and off-street loading.

3. **Off-Street Parking and Loading:** Off-street parking and loading facilities shall be provided as required or permitted in Section 12.00.

4. **Minimum Lot Size:**

a. Every single-family detached dwelling hereafter erected shall be located on a zoning lot having an area of not less than sixteen thousand (16,000) square feet, and a width of not less than ninety (90) feet. (See Section 3.02, Definition of Buildable Area, and Section 4.06.7, Minimum Distance between Principal Buildings).

b. The widths of lots fronting on a cul-de-sac shall not be less than ninety (90) feet at the setback line in the R-1 Zoning District. (See Section 3.02, Definition of Buildable Area, and Section 4.06.7, Minimum Distance).

All non-residential permitted and nonresidential special uses shall have a floor area ratio not to exceed zero point five (0.5).

5. **Yard Requirements:** No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure, or enlargement:

a. **Front Yard:** A front yard of not less than thirty (30) feet in depth.

b. **Side Yards:** There shall be provided two (2) side yards having a combined width of twenty (20) feet, and neither side yard shall be less than eight (8) feet in width, except on corner lots a side yard adjoining a street shall be not less than thirty (30) feet wide. However, if a corner lot, subdivided and duly recorded on the effective date of this Ordinance, has insufficient width to provide such yard of thirty (30) feet width and still maintain a buildable width of twenty-nine (29) feet, excluding the opposite side yard, then the side yard adjoining the street may be reduced in width by the distance necessary to maintain a buildable width of twenty-nine (29) feet, provided the side yard adjoining a street is not reduced in width to less than thirty (30) percent of the width of the lot.

c. **Rear Yard:** A rear yard of not less than ~~forth~~ forty (40) feet in depth.

6. **Yards, General:** For permitted uses and special uses, each front, side and rear yard as heretofore required shall be increased in depth or width by two (2) feet for each additional one (1) foot of building height over thirty-four (34) feet.

7. **Ground Floor Area Per Dwelling:** One (1) story dwellings shall have a ground floor area of not less than one thousand five hundred (1,500) square feet, and dwellings having more than one (1) story shall have not less than one thousand two hundred fifty (1,250) square feet of ground floor area.

8. **Building Height:** No building shall exceed a height of thirty-four (34) feet or two and one-half (2-1/2) stories, whichever is lower. (See Definitions – Section 3.02).

9. **Maximum Lot Coverage:** No more than forty (40) percent of the lot area may be occupied by buildings and structures, including accessory buildings, or covered by walks, driveways, or patios. The balance of the remaining portion of the zoning lot shall be suitably landscaped.

7.05 R-2 SINGLE-FAMILY RESIDENCE DISTRICT

1. **Permitted Uses:** The following uses are permitted:

   a. Any use in the R-1 Single-Family Residence District.

2. **Special Uses:** The following uses may be allowed by Special Use Permit in accordance with the provisions of the Administrative Section 14.00.

a. Any use allowed as a Special Use in the R-1 Single-Family Residence District, subject to provisions of Section 14.00.

3. **Off-Street Parking and Loading:** Off-street parking and loading facilities shall be provided as required or permitted in Section 12.00.

4. **Minimum Lot Size:**

a. Every single-family detached dwelling hereafter erected shall be located on a lot having an area of not less than nine thousand one hundred (9,100) square feet, and a width of not less than sixty-five (65) feet. (See Section 3.02, Definition of Buildable Area, and Section 4.06.7)

The widths of lots fronting on a cul-de-sac shall not be less than sixty-five (65) feet at the setback line in the R-2 Zoning District. (See Section 3.02, Definition of Buildable Area, and Section 4.06.7).

b. All non-residential permitted and nonresidential special uses shall have a floor area ratio not to exceed zero point five (0.5).

5. **Yard Requirements:** No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure or enlargement:

a. **Front Yard:** A front yard of not less than (30) feet.

b. **Side Yards:**

(1) There shall be provided two (2) side yards having a combined width of sixteen (16) feet and neither side yard shall be less than six (6) feet in width. However, side yards that adjoin a street on corner lots shall be not less than thirty (30) feet wide.

(2) Lots of Record. Any single lot or parcel of land which was of record at the time of adoption of this Ordinance that does not meet the requirements for minimum lot width or area and which has a detached garage may have provided two (2) side yards having a combined width of fourteen (14) feet and neither side yard shall be less than six (6) feet in width. Additionally, on a corner lot, subdivided and duly recorded on the effective date of this Ordinance, the minimum width of a corner side yard abutting a street may be reduced from thirty (30) feet by the distance necessary to maintain a buildable width of twenty-nine (29) feet and an interior side yard of no less than six (6) feet. However, in no instance shall a corner side yard adjoining a street be reduced in width to measure less than thirty (30) percent of the width of the lot.

c. **Rear Yard:**

(1) There shall be provided a rear yard of not less than forty (40) feet for interior lots and thirty-five (35) feet for corner lots.

(2) Lots of Record. Any single lot or parcel of land which was of record at the time of adoption of this Ordinance that does not meet the requirements for minimum lot width or area may have a rear yard of not less than thirty-five (35) feet for interior lots and thirty (30) feet for corner lots.

6. **Building Height:** No building shall exceed a height of thirty-five (35) feet or two and one-half (2-1/2) stories, whichever is lower. (See Definitions – Section 3.02).

7. **Maximum Lot Coverage:**

a. Maximum Lot Coverage shall not exceed thirty-five (35) percent ~~(35%)~~ of the Lot Area. No more than fifty (50) percent ~~(50%)~~ of the Lot Area of any parcel may be occupied by impervious surfaces, which include but are not limited to the primary structure, accessory buildings or structures, walks, driveways, and patios.

b. Lots of Record. Maximum Lot Coverage on any single lot or parcel of land which was on record at the time of adoption of this Ordinance that does not meet the requirements for minimum lot width or area shall not exceed forty (40) percent ~~(40%)~~ of the Lot Area.

8. **Maximum Allowable Floor Area:**

a. The maximum allowable floor area for residential parcels of land in the R- 2 Zoning District shall be calculated as follows:

3,658 + [(Lot Area – 6,650) x 0.25] = Maximum Floor Area

b. Lots of Record. On any single lot or parcel of land which was of record at the time of adoption of this Ordinance that does not meet the requirements for minimum lot width or area, the maximum allowable floor area shall be calculated as follows:

For lots of record measuring 6,650 square feet or less in area:

Lot Area x 0.55 = Maximum Floor Area

For lots of record measuring more than 6,650 square feet in area:

3,658 + [(Lot Area – 6,650) x 0.25] = Maximum Floor Area

7.06 R-3 GENERAL RESIDENCE DISTRICT

1. **Purpose:** The R-3 General Residence District is established to provide for a wider variety of dwelling accommodations with a higher density of dwelling units; to provide for multiple-family dwellings with open space for family living; and to provide for a transition between non-residential areas and single-family areas of lower density.

2. **Permitted Uses:** The following uses are permitted:

    a. Any of the uses permitted in the R-1 and R-2 Single-Family Residence Districts.

    b. Two-family dwellings.

    c. Semi-detached dwellings. (Two-family).

    d. Multi-family dwellings with not more than six (6) dwelling units per building.

    e. Single-family attached (row dwellings or townhomes), single-family row dwellings (party-wall) with not more than five (5) dwellings in a row or a building, or not more than six (6) dwellings in a building if in combination with two-family dwellings or multi-family dwellings.

    f. Libraries, public.

    g. Signs (Allowable). (See Section 13.00).

    h. Accessory uses as permitted and regulated in R-1 Family Residence District.

3. **Special Uses:** The following uses may be allowed by Special Use Permit in accordance with the provision of Administrative Section 14.00.

    a. The Special Uses allowed in the R-1 and R-2 Single-Family Residence Districts, except libraries.

    b. Hospitals and clinics.

    c. Institutions for ~~the aged~~older adults and ~~for~~ children.

    d. Municipality-operated health centers.

    e. Multiple Family Dwellings with more than six (6) dwelling units in a building, or single family attached with more than (5) dwellings in a row or building.

    f. Off-street parking areas, provided there is a need for this facility in the interest of public necessity and convenience and that no appropriate site is available in nearby business or manufacturing district.

g. Planned developments under single ownership or control may include incidental business or recreational facilities for the convenience of the occupants. For such developments, the Village Board may vary the regulations herein, provided such variations are consistent with the general purpose and intent of the Ordinance and will result in better site planning and thus, be of greater benefit to both the occupants of the development and to the community.

h. Private clubs, or lodges, except those the chief activity of which is a service normally carried on as a business.

i. Sanitariums and nursing homes, but not for the care of ~~feeble-minded or insane~~people with intellectual disabilities or mental health issues.

j. Schools, non-boarding, elementary, junior high, and high.

k. Schools, nursery schools, day nurseries, and child care centers.

l. Schools, public, denominational, or private, elementary and high, including playgrounds and athletic fields auxiliary thereto.

m. Swimming pools, public

n. Undertaking establishments, funeral parlors.

o. Public utility and/or service uses.

(1) Essential services including fully automated gas ~~regulating~~ stations and telephone exchanges. Private or public utility substations or transmission corridors with a capacity of not greater than 34 kilovolts.

(2) Railroad passenger stations when not located on railroad property.

(3) Sewage treatment plants.

(4) Waterworks, reservoirs, pumping stations, filtration plants and wells.

(5) Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.

(6) Water filtration plants, pumping stations, reservoirs, and sewage treatment plants – public.

(7) Other public or private utility service uses.

~~(7)~~(8) Electric vehicle charging stations.

p. Accessory uses to the above allowable Special Uses, including, but not limited

to, off-street parking and off-street loading.

4. **Off-Street Parking and Loading:** Off-street parking and loading facilities shall be provided as required or permitted in Section 12.00.

5. **Minimum Lot Size:**

   a. There shall be provided a lot area for each single-family detached dwelling of not less than eight thousand one hundred (8,100) square feet; for each two-family semi-detached dwelling, or attached dwelling, the following minimum lot areas shall be provided:

Type of Single-Family Dwelling	Minimum Lot Area per Dwelling in Square Feet	
	Semi-Detached or 2 Family	Attached
4 Bedroom	5,000	3,500
3 Bedroom	4,500	3,100
2 & 1 Bedroom	4,000	2,700

   b. There shall be provided a lot area for each single-family detached dwelling of not less than eight thousand one hundred (8,100) square feet; for each two-family semi-detached dwelling, or attached dwelling, the following minimum lot areas shall be provided:

Type of Single-Family Dwelling	Minimum Lot Area per Dwelling in Square Feet
4 bedroom	4,060
3 bedroom	3,930
2 bedroom	3,630
1 bedroom & efficiency	3,630

   c. The dwelling unit density in the R-3 General Residence District shall not be greater than twelve (12) dwelling units per gross acre. Existing residential buildings in the R-3 District may be altered to provide for not more than four (4) dwelling units, providing that no existing residential building is altered in such a way as to conflict with or further conflict with the foregoing requirements.

   d. **Lot Width:** There shall be provided a lot width not less than sixty-five (65) feet. (See Section 3.02, Definition of Buildable Area and Section 4.06.7 Minimum Distance between Principal Buildings).

   e. The widths of lots fronting on a cul-de-sac shall not be less than sixty-five (65) feet at the setback line in the R-3 Zoning District. (See Sections 3.02 and 4.06.7).

6. **Yard Requirements:** No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure or

enlargement.

a. **Front Yard:** A front yard of not less than twenty-five (25) feet in depth, except for single-family attached, detached, semi-detached, or two (2) family dwellings a front yard of not less than thirty (30) feet shall be required.

b. **Side Yards:** There shall be provided two (2) side yards having a combined width of sixteen (16) feet and neither side yard shall be less than six (6) feet in width, except on a corner lot, a side yard adjoining a street shall be not less than twenty-five (25) feet wide. However, if a corner lot, subdivided and duly recorded prior to the effective date of this Ordinance, has insufficient width to provide such yard of twenty-five (25) feet width and still maintain a buildable width of twenty-seven (27) feet, provided such side yard adjoining the street is not reduced to less than thirty (30) percent ~~(30%)~~ of the width of the lot.

c. **Rear Yard:** A rear yard of not less than thirty (30) feet in depth.

d. **Coinciding Lot Line:** When a front, corner, side and/or rear lot line coincides with a front, corner, side, and/or rear lot line in an adjacent single-family residence district, the required size of the front, corner, side, and/or rear yard provided along such lot line shall be equal to the more restrictive yard requirement under this Ordinance for the applicable Residence District.

7. **Yards, General:** For permitted uses and special uses, each front, side, and rear yard as heretofore required shall be increased in depth or width by two (2) feet for each additional one (1) foot or building height over thirty (30) feet.

Floor Area Ratio: Non-residential Permitted and Special Uses shall not exceed zero point six (0.6).

8. **Building Height:** Residential: No building shall exceed a height of thirty (30) feet or two in one half (2-1/2) stories, whichever is lower except as follows: a building not to exceed thirty-four (34) feet, or three (3) stories in height may be permitted when recommended by the Plan Commission (See Section 4.04.5) and approved by the Village Board and only in cases where the building is compatible with adjacent buildings. (See Definitions, Section 3.02).

9. **Maximum Lot Coverage:** Not more than sixty-seven (67) percent ~~(67%)~~ of the lot area may be occupied by buildings and structures including accessory buildings or covered by walks, driveways, or patios. The balance of the remaining portion of the zoning lot shall be suitably landscaped.

8.00 BUSINESS DISTRICTS

8.01 PURPOSE AND INTENT

The Business Districts, as they have been historically named in the Zoning Ordinance, will continue to be so named in this Ordinance. The Business Districts, as shown ~~of~~ on the Zoning ~~Ordinance~~ Map ~~which is part of this Ordinance~~, include the various named commercial areas as delineated in the ~~Amendatory~~ Comprehensive Plan, as amended.

As the Village of Itasca is developed and additional business areas are requested, the ~~Amendatory~~ Comprehensive Plan and other Village plans and studies, such as the Downtown Strategic Action Plan, shall be considered in the decision-making process for the location of any additional business areas.

8.02 BUSINESS DISTRICT PROVISIONS – ALL BUSINESS DISTRICTS

Unless otherwise provided in the regulations of the Ordinance, the following provisions shall apply to all Business Districts.

1. All business, service, storage, merchandise, display and, where permitted, repair and processing, shall be conducted wholly within an enclosed building, except for off-street automobile parking, off-street loading, and open sales lots in districts where they are permitted.

2. Goods sold shall consist primarily of new merchandise and any goods produced on the premises shall be sold at retail on the premises unless otherwise permitted herein for specified uses.

3. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of dirt, smoke, cinders, gas, noise, vibration, or refuse matter of water-carried waste.

8.03 B-~~4~~ 1 ~~TRADITIONAL~~ DOWNTOWN ~~BUSINESS~~ TOD DISTRICT

The B-~~4~~ 1 ~~Traditional~~ Downtown ~~Business~~ Transit-Oriented Development (TOD) District is designed for the traditional downtown core of the Village, generally comprising of those properties on the north and south sides of Irving Park Rd. bounded by Center St. on the north, Elm St. and Rush St. on the east, Grove St. on the south, and I-290 and Oak St. on the west ~~Walnut St. between Center St. and Grove St. and those along Orchard St.,~~. Centering around the Itasca Metra Station, this district is ~~comprising~~ comprised of retail, residential, ~~and~~ limited office and government facilities, and outdoor recreational facilities in a compact and walkable mixed use area, while also balancing the larger lots along the western end of Irving Park Rd. that serves an arterial road providing access to the region. Within the B-~~4~~ 1 ~~Traditional~~ Downtown ~~Business~~ TOD District, the Downtown Design Guidelines shall apply.

1. **Permitted Uses:** The following uses are permitted:

a. Antique & General Houseware Retail and/or Repair
b. Bakeries, Coffee Shops, and other similar food-service businesses
c. Barber Shops and Beauty Salons
d. Business & Retail-Oriented Print Shops
e. Clothing, Shoe, Dressmaking and/or Tailor Shops
f. Concert, Music, Theatre Venue
~~f.~~g. Convenience Stores
~~g.~~h. Dwelling-Units, when located on the 2nd Floor or above
~~h.~~i. Dry-Cleaning Services with off-site processing
~~i.~~j. Electronic Equipment Sales, Rental, and/or Repair
~~j.~~k. Food Stores, including but not limited to grocery stores, butcher shops, and delicatessens.
~~k.~~l. Fitness Centers/Facilities
~~l.~~m. Flower Shop with an Accessory Greenhouse
~~m.~~n. General Retail Stores, including but not limited to book, jewelry, office supply, toy stores but not those selling primarily age-restricted products, such as tobacco/vape, adult bookstores, unless specifically listed as a permitted use.
~~n.~~o. Home-Improvement and/or Interior Decoration Display & Design Services with Accessory Retail
~~o.~~p. Liquor/Beer Store with a required indoor tasting area that shall be a minimum of twenty-five (25) percent ~~(25%)~~ of the public floor area
~~p.~~q. Music, Sporting Goods & Recreational Equipment Sales, Rental, and/or Repair
~~q.~~r. Offices, Businesses when the following conditions are met:
(1) Located in a Multi-Tenant Building
(2) Office does not exceed two-thousand (2,000) square feet except when located above the 1st Floor
s. Offices, Coworking and similar shared work spaces
~~r.~~t. Offices, Medical/Dental
~~Parking Lots for Passenger Motor Vehicles~~
~~s.~~u. Pet Shops, including grooming services, but not including animal hospitals and/or kennels.
v. Pharmacies
~~t.~~w. Radio, Television, Broadcasting, Recording Studios
~~u.~~x. Restaurants
(1) Accessory Outdoor Seating shall be permitted in accordance with all applicable Village of Itasca Ordinances and other applicable Federal, State, and County Ordinances/Law.

2. **Special Uses:** The following uses may be allowed by Special Use Permit in accordance with the provisions of the Administration Section 14.00.

a. Animal Hospitals & Veterinarian Clinics with accessory boarding/kennels

~~a.~~b. Banks and Financial Institutions
c. Dwelling-units, when located on the 1st floor
~~b.~~d. Fire Stations
~~c. Home-Improvement and/or Interior Decoration Display & Design Services~~

~~with Retail~~

~~d.~~e. Libraries

~~e.~~f. Laundromats

g. Meeting ~~&~~ and Banquet Halls

~~f.~~h. Museums

i. ~~Parking Lots for Passenger Motor Vehicles~~

~~g.~~j. Parking ~~Garages/Structures~~Facilities

~~h.~~k. Planned Developments

~~i.~~l. Police Stations

~~j.~~m. Post Offices

~~k.~~n. Public utility and/or service uses:

(1) Essential services, including fully automated gas ~~regulating~~ stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.

(2) Railroad passenger stations when not located on railroad property.

(3) ~~Sewage treatment plants.~~

(4) ~~Waterworks, reservoirs,~~ Water pumping stations, ~~filtration plants,~~ public.

~~(4)~~(5) Electric vehicle charging stations.

~~(5)~~(6) Other public or private utility service uses or buildings.

~~l.~~o. Residential Uses:

(1) Two-Family Dwellings

(2) Semi-Detached Dwellings

(3) Multi-Family Dwellings, including but not limited to townhomes, rowhomes, apartments, and condominiums.

~~m.~~p. Temporary Buildings (see Sec. 4.14)

3. **Required Conditions:**

a. The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise permitted by this Ordinance.

b. There shall be no manufacture, processing, or treatment of products other than which is clearly incidental and essential to the retail business conducted on the same premises.

c. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.

d. Dwelling units are not permitted below the second (2nd) story~~.~~ for commercial and residential mixed-use ~~Buildings~~ buildings but may be allowed by Special Use.

4. **Minimum Lot Size:** There shall be provided a lot width of not less than twenty (25) feet. The minimum lot size for a Planned Development shall be one (1) acre.

5. **Yard Requirements:** Yards shall be provided in accordance with the following regulations:

a. **Front Yard:** Zero front yard setbacks are encouraged. Front yard setbacks shall not exceed ten (10) feet in all areas except the area west of Maple St. and south

of the railroad, which shall have a minimum front yard setback of twenty-five (25) feet.

b. **Side Yards:** Side yard setbacks are not required.

c. **Rear Yard:** Rear yard setbacks are not required.

6. **Off-Street Parking and Loading:** Off- street parking~~, or cash contribution in lieu of, or a combination of both at the option of the Village,~~ shall be provided in accordance with the provisions of Section 12.00. ~~Cash contributions in lieu of residential parking requirements shall not be permitted.~~ Common or shared parking lots and structures are encouraged. Off-street parking shall be located behind the principal building or structure on the lot; however, one (1) row of short-term parking may be permitted at the front of the lot if recommended by the Plan Commission.

   Developments within one-thousand (1,000) feet of public parking lots having a minimum of fifty (50) parking spaces shall be able to reduce the minimum number of parking spaces required for the development by fifty (50) percent ~~(50%)~~ for the commercial space required.

   Developments within a one-half (1/2) mile radius of the Itasca Metra Station shall be able to reduce the minimum number of parking spaces required for the development by up to fifty (50) percent for commercial space and residential units required.

   Distance shall be measured from lot line to lot line and including right-of-way width.

7. **Building Height:** The height of any building or structure shall not exceed ~~four~~ five (45) stories or ~~fifty~~sixty-five (~~55~~65) feet, whichever is lower.

8. **Landscaping:** A landscaping plan shall be submitted in accordance with Section 4.19 Landscaping.

9. **Signs:** Signs shall be permitted in the B-~~4~~ 1 Downtown ~~Business~~ TOD District provided they meet the standards set forth in Section 13.00 Signs.

10. **Site Plan Review:** Site plans shall be reviewed in accordance with Section 14.13 Site Plan Review.

~~8.04 B-1 LOCAL BUSINESS DISTRICT~~

~~The B-1 Local Commercial District is intended for small-scale commercial uses, designed to meet the day-to-day convenience shopping and service needs of nearby residents. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on premises where produced.~~

~~1. **Permitted Uses:** The following uses are permitted:~~

a. Barber shops

b. Beauty parlors

c. Bicycles stores; sales, rental and repair

d. Candy and ice cream stores

e. Clothing stores

f. Clothes-pressing establishments

g. Drug stores

h. Dry-cleaning and laundry receiving establishments, provided that processing shall be done elsewhere.

i. Food stores, grocery stores, meat markets and delicatessens not exceeding one thousand (1,000) gross square feet.

j. Health clubs

k. Libraries – branch

l. Offices, Professional and General; uses not to occupy more than one thousand two hundred (1,200) square feet (See Definition Section 3.02)

m. Shoe stores

n. Shoe and hat repair stores

o. Signs (Allowable). (Section 13.00)

p. Variety stores

2. **Special Uses:** The following uses may be allowed by Special Use Permit in accordance with the provisions of the Administrative Section 14.00.

a. Other business uses when found to be similar and compatible with adjoining property.

b. Planned developments

c. Hardware stores

d. Laundries, automatic self-service type or hand, provided that laundry machines

shall not exceed the commercial coin-operated type and not more than two (2) employees and one (1) owner or manager are on the premises at one time.

e. Offices, Professional and General (See Definition, Section 3.02)

f. Public utility and/or service uses

(1) Essential services, including fully automated gas regulating stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.

(2) Railroad passenger stations when not located on railroad property.

(3) Sewage treatment plans.

(4) Waterworks, reservoirs, pumping stations, filtration plants, public.

(5) Other public or private utility service uses or buildings.

(6) Small wireless facilities and associated wireless support structures for small wireless facilities, when located outside of the right-of-way. Small wireless facilities and associated wireless support structures for small wireless facilities, as defined in Section 57.03 (Definitions), are permitted uses in the right-of-way in all zoning districts within eh Village, as required by the Small Wireless Facility Deployment Act (P.A. 100-585), so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

g. Temporary Buildings (See Section 4.14).

h. Video Gaming Café, but not to exceed more than one every thousand (1,000) feet.

3. **Required Conditions:**

a. The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise recommended by the Plan Commission (See Section 4.04.5) and approved by the Village Board.

b. There shall be no manufacture, processing, or treatment of products other than that which is clearly incidental and essential to the retail business conducted on the same premises.

c. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.

4. **Floor Arc Ratio:** The floor area ratio shall not exceed zero point four (0.4).

5. **Yard Requirements:** Yards shall be provided in accordance with the following regulations:

   a. **Front Yard:** Not less than twenty-five (25) feet in depth shall be provided.

   b. **Side Yard:** Not less than five (5) feet in width shall be required except, if recommended by the Plan Commission (See Section 4.04.5) and approved by the Village Board, a side yard may not be required. A side yard adjoining a street shall be provided and such yard shall not be less than twenty-five (25) feet in width. Where a side lot line coincides with a side lot line in an adjacent residence district, a side yard shall be provided along such lot line. Such side yard shall be equal in dimension to the side yard required under this ordinance for the applicable residence district.

   c. **Rear Yard:** Not less than twenty (20) feet in depth shall be provided.

   d. **Yard Setbacks:** Each front, side, and rear setback or required yard shall be increased by two (2) feet for each additional one (1) foot of building height over thirty (30) feet.

6. **Off-Street Parking and Loading:** Off-street parking and loading facilities shall be provided as required or permitted in Section 12.00.

7.11. **Building Height:** The height of any building or structure shall not exceed two (2) stories or thirty (30) feet whichever is lower. (See Definitions – Section 3.02)

8.058.04 B-2 COMMUNITY BUSINESS DISTRICT

The B-2 Community Business District is established to promote a harmonious, efficient, and convenient retail shopping environment. The B-2 district encourages: traffic roadway safety through provision for proper traffic routing, safe and accessible infrastructure for pedestrians and bicyclists, and auto parking; freedom fromreduction of traffic congestion on the public streets through provision for adequate off-street parking, off-street loading, and off-street circulation; the protection of the surrounding residential values and community character; and the promotion of the general welfare of the surrounding residential area.

1. **Permitted Uses:** The uses are permitted:

   a. Uses permitted in the B-1 Local Business District.

   b.a. Antique shops.

   c.b. Art and school supply stores.

   d.c. Art galleries, but not including with one or more auction rooms.

~~e.~~d. Art shops or galleries including picture framing.

e. Bakeries, retail, where not more than seventy percent (70%) of the floor area is devoted to processing and not more than seven (7) employees are on the premises at any one time.

f. Barber shops.

g. Beauty parlors.

~~f.~~h. Bicycle stores; sales, rental, and repair

~~g.~~i. Book and stationery stores.

j. Camera and photographic supply stores.

~~h.~~k. Candy and ice cream stores.

~~i.~~l. Carpet and rug stores.

m. China and glassware stores.

n. Clothing stores.

~~j.~~o. Clothes-pressing establishments.

~~k.~~p. Coin and philatelic stores.

~~l.~~q. Computer and software rentals, sales and service.

~~m.~~r. Craft store.

~~n.~~s. Currency exchanges.

t. Custom dressmaking.

~~o.~~u. Drug stores.

~~p.~~v. Dry goods stores.

~~q.~~w. Dry cleaning and laundry, automatic self-service types or hand, and not more than two (2) employees in addition to one (1) owner or manager on the premises at any one time.

~~r.~~x. Drug stores.

~~s.~~y. Electrical and household appliance stores, including radio and television sales.

~~t.~~z. Food stores, delicatessens, fish and seafood stores, grocery stores, meat markets,

and package liquor stores.

~~u.~~aa. Flower shops and conservatories.

~~v.~~bb. Furniture stores, including upholstery, when conducted as part of the retail operation and secondary to the principal use.

~~w.~~cc. Furrier shops, including the incidental storage and conditioning of furs.

~~x.~~dd. Garden supply and seed stores.

~~y.~~ee. Gift shops.
ff. Hardware stores.
~~z.~~gg. Health clubs.

~~aa.~~hh. Hobby shops, for retailing of items to be assembled or used away from the premises.

~~bb.~~ii. Household appliance stores.

~~cc.~~jj. Interior decorating shops, including upholstery and making of draperies, slip covers and other similar articles when conducted as part of the retail operation and secondary to the principal use.

~~dd.~~kk. Jewelry stores, including watch repair

ll. Leather goods and luggage stores.
~~ee.~~mm. Libraries.

~~ff.~~nn. Liquor stores, retail sales.

~~gg.~~oo. Loan offices.

~~hh.~~pp. Locksmith shops.

ii. Mail order service stores.

jj. Medical, dental, or optical clinics, including accessory laboratories.

kk. Millinery shops.

ll. Musical Instruments, sales and repairs. ~~mm.~~

~~ll.~~mm. Newspaper offices, but not including printing.

nn. Office supply store.

oo. Opticians and optometrists.

pp. Paint, glass and wallpaper stores.

qq. Photography studios, including developing and printing of photographs when conducted on the premises as a part of the retail business.

rr. Physical culture and health services, reducing salon and masseurs.

ss. Picture framing, when conducted on the premises, for retail trade.

tt. Quick print shops limited to five (5) employees.

uu. Radio and television broadcasting studios.

vv. Record, tape, and disc rental and sales.

ww. Restaurants~~, when no entertainment or dancing is provided~~.

xx. Restricted production and repair limited to the following: art, needlework, clothing, custom manufacturing, and alterations, for retail only, of jewelry from precious metals, and watches.

yy. Schools, music, dance or business

zz. Sewing machine sales and services, household machines only

aaa. Shoe and hat repair ~~shoes~~stores.

bbb. Shoe stores.

ccc. Signs (Allowable). (See Section 13.00)

ddd. Sporting goods stores.

eee. Tailor shops.

fff. Telegraph Offices

ggg. Tobacco shops.

hhh. Travel bureaus and transportation ticket offices.

iii. Toy shops.

jjj. TV, VCR, and Video rentals, sales and services.

kkk. Variety stores.

~~kkk~~lll. Wearing apparel shops.

~~lll~~mmm. Accessory uses to the above permitted uses.

2. **Special Uses:** The following uses may be allowed by Special Use Permit in accordance with the provisions of the Administrative Section 14.00.

   a. Automobile (care) rental agency.

   b. Automobile accessory stores.

   c. Banks and financial institutions which include drive-in or drive-through facilities.

   d. Catering establishments limited to five (5) employees.

   e. Child care centers (See Section 4.26).

   f. Churches, chapels, temples, and synagogues, including other accessory uses required for operation.

   g. Clubs and lodges, private fraternal or religious.

   h. Convents, monasteries, theological schools, rectories and parish houses.

   i. Department stores.

   j. Dwelling units when above the first (1st) story.

   k. Fire stations.

   l. Frozen food shops, including locker rental in conjunction therewith.

   m. Health centers, including clinics and hospitals.

   n. Hotels.

   ~~n.~~o. Laundries, retail, where not more than two thousand five hundred (2,500) square feet of floor space is devoted processing, exclusive of office and storage spaces.

   ~~o.~~p. Libraries, public.

   ~~p.~~q. Meeting halls.

   ~~q.~~r. Motels.

~~r.~~s. Museums, public.

~~s.~~t. Offices and other business uses when found to be similar and compatible with adjoining property (See Definitions, Section 3.02).

~~t.~~u. Parking ~~lots and storage garages, for motor vehicles under one and one- half (1-1/2) ton load capacity.~~Facilities

~~u.~~v.Planned developments.

~~v.~~w. Police stations.

~~w.~~x. Post offices.

~~x.~~y.Public utility and/or service uses.

(1) Essential services including fully automated gas ~~regulating~~ stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.

(2) Railroad passenger stations when not located on railroad property.

(3) Sewage treatment plants.

(4) Waterworks, reservoirs, pumping stations, filtration plants and wells.

(5) Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.

(6) Water filtration plants, pumping stations, reservoirs, and sewage treatment plants, public.

(7) Other public or private utility service uses.

(8) Small wireless facilities and associated wireless support structures for small wireless facilities, when located outside of the right-of-way. Small wireless facilities and associated wireless support structures for small wireless facilities, as defined in Section 57.03 (Definitions), are permitted uses in the right-of-way in all zoning districts within eh Village, as required by the Small Wireless Facility Deployment Act (P.A. 100-585), so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

~~(7)~~(9) Electric vehicle charging stations.

~~y.~~z.Radio and television towers.

~~z.~~aa. Recreational centers and buildings, community centers and public meeting halls.

~~aa.~~bb. Schools commercial or trade, including those teaching music, dance, business, commercial or technical subjects, when not thereby involving increased danger of fire and explosion, nor of noise, vibration, smoke, dust, odor, glare, heat and other objectionable influences.

~~bb.~~cc. Taverns, or cocktail lounges, where no dancing or live entertainment is provided.

~~cc.~~dd. Temporary Buildings (See Section 4.14).

~~dd.~~ee. Banks and financial institutions which do not include drive-in or drive-through facilities.

~~ee.~~ff. Offices, Professional and General (See Definition, Section 3.02)

~~ff.~~gg. Video Gaming Café, but not to exceed more than one every thousand (1,000) feet.

3. **Required Conditions:**

   a. The sale of foodstuffs, beverages, or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise recommended by the Plan Commission (See Section 4.04.4) and approved by the Village Board.

   b. There shall be no manufacturing, processing, or treatment of products other than those which are clearly indicated and essential to the retail business conducted on the same premises.

   c. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.

   d. Dwelling units are not permitted below the second (2nd) story.

~~4. **Floor Area Ration:** The floor area ratio shall not exceed zero point six (0.6).~~

~~5.~~4. **Minimum Lot Size:** There shall be provided a lot area not less than one thousand seven hundred and fifty (1,750) square feet for each dwelling unit, except there shall be provided for efficiency units not less than one thousand two hundred and fifty (1,250) square feet of lot area for each dwelling unit, and for lodging rooms not less than eight hundred (800) square feet of lot area for each room.

~~6.~~5. **Yard Requirements:** Yards shall be provided in accordance with the following regulations:

a. **Front Yard:** Not less than twenty-five (25) feet in depth shall be provided.

b. **Side Yards:** Not less than five (5) feet in width shall be required, except if recommended by the Plan Commission (See Section 4.04.5) and approved by the Village Board, a side yard may not be required. A side yard adjoining a street shall be provided and such yard shall not be less than twenty-five (25) feet in width. Where a side lot line coincides with a side lot line in an adjacent Residence District, a side yard shall be provided along such lot line. Such side yard shall be equal in dimension to the side yard required under this Ordinance for the applicable Residence District.

c. **Rear Yard:** There shall be provided a rear yard of not less than twenty (20) feet in depth.

~~7.~~6. **Yard Setbacks:** Each front, side, and rear setback or required yard shall be increased by two (2) feet for each additional one (1) foot of building height over thirty (30) feet.

~~8.~~7. **Off-Street Parking and Loading:** Off-street parking and loading facilities shall be provided as required or permitted in Section 12.00.

~~9.~~8. **Building Height:** The height of any building or structure shall not exceed two (2) stories or thirty (30) feet, whichever is lower. (See Definitions – Section 3.02)

~~8.06~~8.05 B-3 SERVICE BUSINESS DISTRICT

This district is designed to provide for automotive, service, and freestanding commercial activities which require limited comparison shopping. Customers usually arrive by automobile, making a separate stop for each errand. Uses permitted in this district usually require larger sites and buildings and often provide services which are not compatible with other commercial or residential districts. These commercial areas are usually located along major arterials or adjacent to limited access highway interchanges.

1. **Permitted Uses:** The following uses are permitted:

    a. Uses permitted in the B-2 Community Business District.

    b. Automobile accessory stores.

    c. Bath and kitchen stores, retail, sales, displays, and design services.

    d. Blueprinting and photo-copying establishments.

    e. Caskets and casket supplies.

    f. Catering establishments.

    g. Clothing and costume rental shops.

    h. Dry-cleaning establishments, retail, where not more than two thousand five hundred (2,500) square feet of floor area is devoted to processing, exclusive of office and storage space.

    i. Employment agencies.

    j. Exterminating shops.

    k. Feed stores.

    l. Frozen food lockers.

    m. Greenhouses, provided operation of heating plants conforms with applicable performances standards for the Manufacturing District.

n. Job printing using presses having beds of not more than fourteen (14) inches by twenty (20) inches.

o. Laboratories, small, medical, dental, or optical

p. Laundries, retail, where not more than two thousand five hundred (2,500) square feet of floor space is devoted processing, exclusive of office and storage spaces.

q. Libraries.

r. Meat markets, including the sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when conducted as part of the retail business on the premises.

s. Orthopedic and medical appliance stores, not including the assembly or manufacture of such articles.

t. Parking lots for passenger motor vehicles only.

u. Pet shops, grooming, but not including animal hospitals or kennels.

v. Radio and television service and repair shops.

w. Recording studios.

x. Restaurants, including live entertainment and dancing.

y. Schools, commercial or trade, provided that operations do not involve danger of fire, explosion, or objectionable standards of noise, vibration, dust, odor, glare, heat, or other nuisances.

z. Signs (Allowable). (See Section 13.00).

aa. Taxidermists.

bb. ~~Typewriter and adding machine sales and service establishments.~~

cc. Accessory uses to the above permitted uses.

2. **Special Uses:** The following uses may be allowed by Special Use Permit in accordance with the provisions of the Administrative Section 14.00.

a. Special Uses allowed in the B-2 District.

b. Amusement establishments including bowling alleys, pool halls, dance halls, game rooms, game arcades, gymnasiums, health clubs, commercial swimming pools, skating rinks and other similar places of recreation.

c. Animal hospitals.

d. ~~Automotive laundries~~Car washes.

e. Automotive service stations.

f. Building material sales, not including outside storage.

g. Dog kennels.

h. Hotels.

i. Motels.

j. Motor vehicles, snowmobile, watercraft, and accessories and equipment sales, repairs, and/or storage in an enclosed building.

k. Offices, Professional and General (See Definition, Section 3.02)

l. Open sales lots.

m. Planned development.

n. Public utility and/or service uses.

(1) Essential services including fully automated gas ~~regulating~~ stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.

(2) Railroad passenger stations when not located on railroad property.

(3) Sewage treatment plants.

(4) Waterworks, reservoirs, pumping stations, filtration plants and wells.

(5) Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.

(6) Water filtration plants, pumping stations, reservoirs, and sewage treatment plants, public.

(7) Other public or private utility service uses.

(8) Sign sales and fabrication of pre-finished sign components.
~~(8)~~(9) Electric vehicle charging stations.

o. Recreation buildings and centers, community centers, and meeting halls.

p. Teen recreation and dance centers.

q. Temporary Buildings (See Section 4.14).

r. Video Gaming Café, but not to exceed more than one every thousand (1,000) feet.

s. Undertaking establishments and funeral parlors.

t. Other business uses when found to be similar and compatible with adjoining property.

3. **Required Conditions:**

a. The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise recommended by the Plan Commission (See Section 4.04.4) and approved by the Village Board.

b. There shall be no manufacturing, processing, or treatment of products other than those which are clearly indicated and essential to the retail business conducted on the same premises.

c. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.

d. Dwelling units are not permitted below the second (2nd) story.

4. ~~**Floor Area Ratio:** The floor area ratio shall not exceed zero point eight (0.8).~~

5. **Minimum Lot Size:** There shall be provided lot area in accordance with minimum lot size regulations in the B-2 Community Business District.

6. **Yard Requirements:** All yard requirements shall be the same as required in the B-2 Community Business District.

7. **Off-Street Parking and Loading:** Off-street parking and loading facilities shall be provided as required or permitted in Section 12.00.

8. **Building Height:** The height of any building or structure shall not exceed three (3) stories, or forty-five (45) feet, whichever is lower.

~~8.07~~8.06 RESERVED

~~8.08 B-5 IRVING PARK ROAD BUSINESS DISTRICT~~

~~The B-5 Irving Park Corridor District is designed to accommodate automobile-oriented commercial uses along Irving Park Road, west of the traditional downtown area. Uses permitted in this district usually require larger buildings and often provide services which are compatible with other commercial or residential districts. Within the B-5 Irving Park Road Business District, the Downtown Design Guidelines shall apply.~~

~~1. **Permitted Uses:** The following uses are permitted:~~

~~a. Antique & General Houseware Retail and/or Repair~~
~~b. Bakeries, Coffee Shops, and other similar food-service businesses~~
~~c. Barber Shops and Beauty Salons~~
~~d. Business & Retail-Oriented Print Shops~~
~~e. Clothing, Shoe, Dressmaking and/or Tailor Shops~~
~~f. Concert, Music, Theatre Venue~~
~~g. Convenience Stores~~
~~h. Dwelling Units, when located on the 2nd Floor or above~~
~~i. Dry-Cleaning Services with off-site processing~~
~~j. Electronic Equipment Sales, Rental, and/or Repair~~
~~k. Food Stores, including but not limited to grocery stores, butcher shops, and delicatessens.~~
~~l. Frozen Food/Meat Lockers~~
~~m. Fitness Centers/Facilities~~
~~n. Flower Shop with an Accessory Greenhouse~~
~~o. General Retail Stores, including but not limited to book, jewelry, office supply, toy stores but not those selling primarily age-restricted products, such as tobacco/vape, adult bookstores, unless specifically listed as a permitted use.~~
~~p. Liquor/Beer Stores with a required indoor tasting area that shall be a minimum of twenty-five percent (25%) of the public floor area~~
~~q. Home Improvement and/or Interior Decoration Display & Design Services with Accessory Retail~~
~~r. Household Appliance Store~~
~~s. Meeting/Banquet Halls~~
~~t. Music, Sporting Goods & Recreational Equipment Sales, Rental, and/or Repair~~
~~u. Offices, Businesses when the following conditions are met:~~
~~(1) Located in a Multi-Tenant Building~~
~~(2) Office does not exceed 2,000 square feet except when located above the 1st Floor~~
~~v. Offices, Medical/Dental~~
~~w. Parking Lots for Passenger Motor Vehicles Only~~
~~x. Pet Shops, including grooming services, but not including animal hospitals and/or kennels.~~
~~y. Pharmacies~~

z. Radio, Television, Broadcasting, Recording Studios
aa. Restaurants
(1) Accessory Outdoor Seating shall be permitted in accordance with all applicable Village of Itasca Ordinances and other applicable Federal, State, and County Ordinances/Law

2. **Special Uses:** The following uses may be allowed by Special Use Permit in accordance with the provisions of the Administration Section 14.00:

a. Animal Hospitals & Veterinarian Clinics with accessory boarding/kennels
b. Banks and Financial Institutions
c. Fire Stations
d. Libraries
e. Museums
f. Parking Garages/Structures
g. Planned Developments
h. Police Stations
i. Post Offices
j. Public utility and/or service uses:
k. Essential services, including fully automated gas regulating stations and telephone exchanges; private or public utility substations or transmission corridors with a capacity no greater than 34 kilovolts.
(1) Railroad passenger stations when not located on railroad property.
(2) Sewage treatment plants.
(3) Waterworks, reservoirs, pumping stations, filtration plants, public.
(4) Other public or private utility service uses or buildings.
l. Residential Uses:
(1) Two-Family Dwellings
(2) Semi-Detached Dwellings
(3) Multi-Family Dwellings, including but not limited to townhomes, rowhomes, apartments, and condominiums.
m. Temporary Buildings (see Sec. 4.14)

3. **Required Conditions:**

a. The sale of foodstuffs, beverages or articles intended for human consumption shall be conducted wholly within an enclosed building unless otherwise permitted by this Ordinance.
b. There shall be no manufacture, processing, or treatment of products other than which is clearly incidental and essential to the retail business conducted on the same premises.
c. Such uses, operations or products shall not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.
d. Dwelling units are not permitted below the second (2nd) story. for commercial and residential mixed-use Buildings but may be allowed by Special Use.

4. **Reserved**

5. **Minimum Lot Size:** The minimum lot size for Planned Developments shall be one (1) acre.

6. **Yard Requirements:** Yards shall be provided in the accordance with the following regulations:

   a. **Front Yard:** Front yard setbacks shall not be less than twenty-five (25) feet.

   b. **Side Yards:** No minimum side yard setback shall be required.

   c. **Rear Yard:** No minimum rear yard setback shall be required.

7. **Off-Street Parking and Loading:** Off-street parking shall be provided as required or permitted in Section 12.00 Off-Street Parking. Common or shared parking lots and structures are encouraged. Off-street parking shall be located behind the principal building or structure on the lot, however one (1) row of short-term parking may be permitted at the front of the lot if recommended by the Plan Commission.

   Developments within one thousand (1,000) feet of public parking lots having a minimum of fifty (50) parking spaces shall be able to reduce the minimum number of parking spaces required for the development by fifty percent (50%) for the commercial space required.

   Distance shall be measured from lot line to lot line and including right-of-way width.

8. **Building Height:** The height of any building or structure shall not exceed five (5) stories, or sixty-five (65) feet, whichever is lower.

9. **Landscaping**: A landscaping plan shall be submitted in accordance with Section 4.19 Landscaping.

10. **Signs:** Signs shall be permitted in the B-5 Irving Park Road Business District provided they meet the standards set forth in Section 13.00 Signs.

11.2. **Site Plan Review:** Site plans shall be reviewed in accordance with Section 14.13 Site Plan Review.

9.00 O-R OFFICE RESEARCH DISTRICT

9.01 PURPOSE AND INTENT

The O-R Office Research District is intended to provide and maintain a park-like setting for uses on large lots. The Office Research District shall be restricted to offices, accessory uses, limited business services and industrial non- manufacturing type uses.

9.02 PERMITTED USES: The following uses are permitted:

1. **Offices:** Business, professional, governmental and medical.

2. **Service Business:**

    a. Art work, commercial graphics and drafting services*

    b. Automobile rental service. Any major automobile repair service shall not be permitted.

    c. Banks and financial institutions which do not include drive-in or drive through facilities.*

    d. Medical – dental research laboratories and facilities*

    e. Restaurants*

    *See Section No. 9.04(6)

3. **Industrial Type Uses:**

    a. Data Centers

    b. Laboratories, offices, and other facilities for research testing, data analysis and development.

    c. Low- nuisance industrial activities including but not limited to electronic and scientific precision instrument assembly and repair, experimental product development and plastic products and design and assembly.

    d. Printing and publishing.

    e. Light distribution not including bulk commodities or motor freight terminals. (See Sections 3.02 and 11.03.2h)

f. Storage as an accessory use when conducted wholly within a completely enclosed building and in conjunction with the principal use. Such storage shall not exceed forty percent (40%) of the gross floor area of any building.

4. **Accessory Uses:**

Retail and Service Use. Upon application for issuance of a zoning certificate and incidental or secondary only to a principal building containing forty thousand (40,000) or more square feet of gross floor are, one (1) or more uses hereinafter set forth may be operated as accessory uses if each such use meets the following conditions: (1) it is provided for the convenience of the owner and/or tenants; (2) does not have exterior signs of any type; (3) it does not have a separate outside entrance facing any street; and (4) is not evident from any street.

a. Banks and financial institutions which do not include drive-in or drive- through facilities.

b. Barber shops.

c. Beauty shops.

d. Blueprint and photostat services.

e. Data processing and computer center, including service and maintenance.

f. Duplication, letter and secretarial service firms.

g. Newspapers, tobacco and/or confectionery stands.

h. Office supply stores.

i. Restaurants.

j. Travel bureau and transportation offices

5. **Public utility and/or service uses:**

a. Small (1) wireless facilities and associated wireless support structures for small wireless facilities, when located outside of the right-of-way. Small wireless facilities and associated wireless support structures for small wireless facilities, as defined in Section 57.03 (Definitions), are permitted uses in the right-of-way in all zoning districts within eh Village, as required by the Small Wireless Facility Deployment Act (P.A. 100-585), so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

9.03 SPECIAL USES

1. **Service Business:**

   a. Banks and financial institutions which include drive-in or drive-through facilities.

   b. Buildings trades, show rooms and distribution.

2. **Industrial type uses:**

   Accessory Uses

   a. Warehouse or storage of any goods or material within a building when such use exceeds forty percent (40%) of the gross floor area of the building.
   b. Other processing, finishing and assembly facilities but not including manufacturing.

3. **Child Care Center** (See Section 4.26)

4. **Planned Development** (See Section 14.12)

5. **Public utility and/or service uses**

   a. Essential services including fully automated gas ~~regulating~~ stations and telephone exchanges. Private or public utility substations or transmission corridors with a capacity not greater than 34 kilovolts.

   b. Railroad passenger stations when not located on railroad property.

   c. Sewage treatment plants.

   d. Waterworks, reservoirs, pumping stations, filtration plants and wells.

   e. Telephone exchanges, radio and microwave antenna or relay towers, and telephone transmission equipment buildings.

   f. Water filtration plants, pumping stations, reservoirs, and sewage treatment plants, public.

   g. Other public or private utility service uses.

6. **Other Uses:** Other non-retail office, financial institutional and industrial uses, not specifically listed above when found to have economic and performance compatibility with established uses on adjoining properties.

7. **Accessory Uses other than those listed in Section 9.02(4).**

9.04 REQUIRED CONDITIONS

1. Not more than one (1) principal building or structure shall be located on a zoning lot within this district except as a planned development.

2. Every use, unless expressly exempted by this Ordinance, shall be operated in its entirety within a completely enclosed building; the exemption of a use from the requirement of enclosure will be indicated by phrase "need not be enclosed" appearing after each use exempted.

3. Outdoor storage of goods, products, materials, supplies, machinery, or equipment shall not be permitted, commercial vehicles shall be enclosed within a fence or solid landscape screen, or any combination thereof, at a height of not less than six (6) feet above grade.

4. Except as otherwise provided by special use herein, establishments of drive-in or drive-through type are prohibited.

5. Every use, unless expressly exempted by this Ordinance, shall comply with Section 11.02.5 "Performance Standards".

6. All requests for uses or building permits in the O-R Office Research District, noted by an asterisk (*), shall not be required to be accompanied by a certificate from a scientific research laboratory or consultant approved by the Village Board certifying compliance.

7. Not less than fifteen percent (15%) of the lot area shall be provided for landscaping and open space purposes, exclusive of paved parking and hard surfaced areas.

8. A complete landscape plan prepared by a landscape architect or qualified landscaped contractor shall be presented to the Plan Commission (See Section 4.04.5) for review and recommendation to the Village Board for their action before the issuance of a building permit.

9. Outside lighting shall be designed and placed so as not to be disturbing to adjacent residential areas or traffic or public roadways.

10. Special uses granted to provide for yard variations in the Office Research District shall comply with the following:

    Site Plan Review – Each property owner or developer who requests a special use for yard variations in any Office Research District shall submit a complete site plan, including traffic controls, signage, and landscaping for the proposed development. The site plan shall be reviewed by the Plan Commission (See Section 4.04.5) and approved by the Village Board of Trustees.

9.05 FLOOR AREA RATIO: The floor area ratio shall not exceed zero point four five (0.45) of the lot area.

9.06 MINIMUM LOT SIZE: These shall be provided a lot area of not less than two (2) acres.

9.07 YARD REQUIREMENTS: Yards shall be provided in accordance with the following regulations:

1. **Front Yard:** A front yard of not less than fifty (50) feet in depth.

2. **Side Yards:** There shall be two (2) side yards neither of which shall be less than thirty (30) feet in width. On corner lots a side yard adjoining a street (including public and/or private streets when located in a planned development) shall be provided and such yard shall be not less than fifty (50) feet in width.

3. **Rear Yard:** There shall be a rear yard of not less than forty (40) feet in depth.

4. **Yard Setbacks:** No building shall be constructed within one hundred fifty (150) feet nor shall a building exceeding one (1) story be constructed within two hundred twenty-five (225) feet of residential zoned land, nor shall parking facilities be provided within fifty (50) feet of a zoned residential district. These distances shall be measured from the nearest point of the land zoned residential which shall include the full width of any intervening road right-of- way. Where additional building height is allowed, the setback or the required yard shall be increased by two (2) feet of depth for each additional foot of building height in excess of forty-five (45) feet. Parking shall be permitted in the additional yard.

9.08 MAXIMUM LOT COVERAGE: Lot coverage of principal building or structure and accessory building or uses shall not exceed forty-five percent (45%) of the lot area.

9.09 BUILDING HEIGHT: The height of any building or structure shall not exceed three (3) stories or forty-five (45) feet, whichever is lower.

Where additional building height is allowed, the setback or the required yard shall be increased by two (2) feet of depth for each additional foot of building height in excess of forty-five (45) feet. Parking shall be permitted in the additional yard.

9.10 SIGNS: Allowable – (See Section 13.00)

9.11 OFF-STREET PARKING AND LOADING: Off-street parking and loading facilities shall be provided as required or permitted in Section 12.00.

10.00 REGIONAL OFFICE CENTER DISTRICT

10.01 PURPOSE AND INTENT

The Regional Office Center District is intended to provide for the combining of office, research, hotel and motel uses in an unified development, and to provide for secondary retail and service uses to serve the development. The District is also established in order that the public health, safety and general welfare will be furthered in an era of increasing urbanization and of growing demand for offices of all types and design and is also provided to encourage innovations and variety in type, design, and arrangement of such uses. Because of the intensity of the development permitted in the Regional Office Center District, it shall generally be used only abutting one (1) or more freeways with access to more than one (1) arterial street.

Secondary retail business or service establishments as set forth below shall be permitted subject to the restrictions set forth in Section 4.02. Secondary uses are established to reduce the need for the occupants of the R.O.C. District to depend on businesses located outside of the R.O.C. for goods and services and thereby reduce traffic congestion in and around the R.O.C. District.

Because the diversified land uses in a Regional Office Center District may not be predetermined in detail, approval of the concept plan and each individual site plan of a staged development is an absolute necessity to assure a compatible arrangement of the varied land uses which are permitted to be mixed and to determine the impact of such uses on surrounding areas. The R.O.C. District shall remain under one (1) ownership or unified control unless safeguards are provided that, in the opinion of the Village of Itasca, will provide for the continuation of the original concept plan as may be modified from time to time. Emphasis will be based upon the review of pedestrian and vehicular circulation facilities such as sidewalks, parking areas, interior streets, pavement widths and rights-of-way because of the anticipated high volume of pedestrian and vehicular traffic which will be generated.

For the purpose of this Ordinance, the R.O.C. District shall not be considered a Planned Development.

10.02 PERMITTED USES

In a R.O.C. – Regional Office Center District, no building, structure or land shall be erected or used except for the following specified uses, unless otherwise provided in this Section and subject further to requirements set forth in Sub- section 10.06, Required Conditions.

10.03 PRIMARY USES

1. **Office Uses.**

    a. Executive, administrative, personal service and professional offices.

b. Financial institutions, their branches, or automated teller stations.

c. Medical offices, including clinics and laboratories.

d. Data Centers.

e. Any uses which are charged with the principal functions of education, research, design, and technical training and experimental product development including repair, when conducted wholly within a completely enclosed building, subject further to applicable performance standards, as established in Section 11.00, Manufacturing District.

f. Hospitals.

g. Hotels, motels, convention and meeting facilities.

h. Private clubs or lodges, including health clubs.

i. Public or private schools or colleges for general or vocational training.

j. Utility, governmental service and transportation uses.

k. Accessory building and uses, including distribution facilities that are customarily incidental to any of the above permitted uses.

l. Uses similar to the above permitted uses.

10.04 SECONDARY USES

1. Personal service establishments which perform personal services on the premises including beauty shops, barber shops, tailor shops, laundry and dry cleaning establishments, watch repair and shoe repair, restaurants or other places serving food or beverages, except those which permit food or beverages to be consumed on the premises in a motor vehicle.

2. Stores of a generally recognized retail nature which supply commodities on the premises, such as, but not limited to, groceries, drugs, dry goods, clothing, flowers, notions.

3. Theaters, assembly halls, concert halls, or similar places of assembly.

4. Indoor commercial recreation uses.

5. Child Care Center. When included as a secondary use in the principal building and licensed by the State of Illinois under the Illinois Child Care Act of 1969 (IL Compiled Statutes Ch. 23, Sec. 2211 et seq) or other applicable statue. The premises on which

such center is to be located shall include an outdoor play area of seventy (70) square feet for each child in the play area at any one time and such play area shall be fenced from adjoining properties. (See Definitions – Section 3.02 and Section 4.26).

6. Storage, when conducted wholly within a completely enclosed building and in the same building as and in conjunction with a permitted primary use.

7. Temporary buildings (See Section 4.14).

8. Uses similar to the above permitted uses.

9. Small (1) wireless facilities and associated wireless support structures for small wireless facilities, when located outside of the right-of-way. Small wireless facilities and associated wireless support structures for small wireless facilities, as defined in Section 57.03 (Definitions), are permitted uses in the right-of-way in all zoning districts within eh Village, as required by the Small Wireless Facility Deployment Act (P.A. 100-585), so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

10.05 SPECIAL USES

1. Heliports, public and private, subject to applicable Federal Aviation Administration Standards and regulations.

2. Public Utility and/or services uses.

    a. Essential services including fully automated gas ~~regulating~~ stations and telephone exchanges. Private or public utility substations or transmission corridors with a capacity not greater than 34 kilovolts.

    b. Railroad passenger stations when not located on railroad property.

    c. Sewage treatment plants waterworks, reservoirs, pumping stations, filtration plants and wells.

    d. Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.

    e. Wastewater management systems, water filtration plants, pumping stations, reservoirs, and sewage treatment plants.

    f. Other public or private utility service uses.

3. Video Gaming Café, but not to exceed more than one every thousand (1,000) feet.

10.06 REQUIRED CONDITIONS

1. All applications for rezoning to the ROC – Regional Office Center District shall comply with the provision of Section 10.08a, Pre-Application Conference and Concept Plan Procedures, including a public hearing on the concept plan, held by the Plan Commission concurrently with the hearing on the rezoning.

2. A ROC – Regional Office Center project may be developed with more than one (1) land use, at the option of the developer, and in accordance with the provisions of this Section.

3. Secondary land uses as permitted in Section 10.04, shall not exceed twenty (20) percent of the gross floor area of any building or structure and shall be attached or connected to the principal building it is intended to serve. When physically designed and oriented to serve more than one (1) building in a complex of buildings, the secondary uses may be permitted in a separate building, and shall not front on any perimeter road. Access thereto shall be provided only from interior roadways.

4. Not more than fifty (50) percent out of the area of any required yard abutting a street shall be used for ground level vehicular parking and driveways. Adjacent to any lot line abutting a street, there shall be a continuous landscaped area not less than twenty-five (25) feet wide except at points of approved vehicular access to the street.

5. In addition to the landscaping required above, not less than ten (10) percent of the site, in common areas, exclusive of buildings and the required yards abutting a street, shall be landscaped. No landscaped area having a width of less than five (5) feet shall be considered in the ten (10) percent minimum landscaping requirement. Off-street parking requirements shall be provided in accordance with Section 12.00. In the case of a building and secondary uses, the space devoted to the predominant primary use in the building is the base for the purposes of calculating the parking requirements.

6. The outdoor storage or display of goods, vehicles, or materials shall be prohibited irrespective of whether or not they may be for sale, except for uses such as: sidewalk cafes, art or flower displays or similar uses intended to be conducted out-of-doors, subject to the issuance of a temporary permit.

7. Warehousing of goods and materials in quantities greater than normally incidental to the above permitted uses shall be prohibited.

8. Performance Standards – all uses shall comply with the provision of Section 11.02, M-Limited Manufacturing District.

9. Off-street loading requirements shall be provided in accordance with Section 12.00 except that in the case of office uses, no building shall be required to have more than three (3) loading berths unless it is recommended by the Plan Commission and approved by the Village Board that more loading berths are needed.

10.07 AREA AND BULK REGULATIONS

1. **Minimum Land Area Required:** Not less than one hundred (100) acres under single control, as approved by the Village.

2. **Building Height:** All buildings constructed in the R.O.C. – Regional Office Center District, shall be limited to three (3) stories or forty-five (45) feet in height, whichever is lesser, except that in such District having areas greater than one hundred (100) acres, one (1) additional story, or an additional fifteen (15) feet in building height shall be permitted for each full three (3) acres in addition to and in excess of one hundred (100) acres, when recommended by the Plan Commission and approved by the Village Board; provided and regardless of the amount of acres in one contiguous area lying within the District, no building shall be of a height greater than forty (40) stores, or six hundred (600) feet, whichever is lesser.

   This paragraph shall not be construed as limiting the total number of stories in all buildings in any such District, but rather as limiting the height of any single building in such a District. All of the above are further subject to the then current Federal Aviation Administration standards and regulations.

3. **Building or Structure Locations Near or Adjacent to Residential Zoned Lands:** No building shall be constructed within one hundred and fifty (150) feet of a residence district, nor shall any building exceeding one (1) story in height be constructed within two hundred and twenty-five (225) feet of a Residence District, nor shall parking facilities be provided within fifty (50) feet of a Residence District, which distances shall be measured from one (1) nearest point of the building to the closest point of the lands zoned residential, and which distance shall include the full width of any intervening road right of way. For buildings over forty-five (45) feet in height, and additional two (2) feet of setback is required for each additional one (1) foot of building height.

4. **Yard Requirements:**

   a. **Perimeter Yards:** Along those perimeter property lines which abut an arterial, tollway, or a freeway road, a fifty (50) foot perimeter yard, as measured from the right- of-way line shall be required. For buildings greater than forty-five (45) feet in height, the required setback or yard shall be increased by two (2) feet for each additional one (1) foot of building height.

      An approved concept plan which indicates specific locations for construction of buildings greater than forty-five (45) feet in height may limit the perimeter yard required to not less than fifty (50) feet.

   b. **Other Yards:**

(1) Front Yard: A front yard of not less than fifty (50) feet where a maximum of fifty (50) percent may be used for off-street parking and access drives, provided that that remaining fifty (50) percent be landscaped area.

(2) Side Yard: There shall be provided two (2) side yards, each of which is to be twenty-five (25) feet where a maximum of fifty (50) percent may be used for off-street parking and access drives.

(3) Rear Yard: A rear yard of not less than fifty (50) feet where parking shall be permitted within the rear yard, provided that the thirty (30) percent shall be maintained as landscaped area.

5. **Other Requirements:** Adjacent to any lot line abutting an interior street, there shall be a yard not less than fifty (50) feet and a continuous landscaped area not less than twenty-five (25) feet wide except at points of approved vehicular access to the street.

6. **Floor Area Ratio:** A cumulative total of zero point six (0.6) for the gross project area as determined by the concept plan. For the purposes of this district, the floor area shall not include that floor space devoted to enclosed off-street parking and loading.

7. **Walls and Berms:**

   a. For those uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring wall or landscaped berm as required below. The height of the wall or berm shall be measured from the surface of the parking area or land on the non- residential side of the wall.

	Use	Height Requirement
(1)	Off Street Parking Area	5 ft.
(2)	Loading or Unloading Area and Service Area	6 ft.
(3)	Utility Building, Stations and/or Substations	6 ft.

   b. The location and design of required walls and berms shall be subject to the review and recommendation of the Plan Commission (see Section 4.04.5) and approval by the Village Board.

   c. Berms shall be landscaped earth mounds, the same heights as required for a wall, with a maximum slope of 3:1 (three [3] foot horizontal to one [1] foot vertical). All berms shall have a nearly flat, horizontal area at their highest point of at least two (2) feet in width. Such requirements may be modified by the Plan Commission (see Section 4.04.5).

Berm slopes shall be protected from erosion. The berm shall be kept free from refuse and debris and shall be planted with shrubs, trees or sod (or seeded) and shall be maintained in a healthy growing condition.

d. Masonry walls may be constructed with openings which do not, in any square section (height and width), exceed twenty (20) percent of surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required and shall not reduce the minimum height requirement. The arrangement of the openings shall be reviewed and recommended by the Plan Commission (see Section 4.04.5.) and approved by the Village Board.

e. In those instances where no useful purpose would be served, the Plan Commission may waive or modify the forgoing requirements of sub- Section (g) relating to walls and berms.

10.08 CONCEPT AND SITE PLAN REVIEW PROCEDURES

No building, structure or land shall be erected or used in the ROC – Regional Office Center District unless the Concept Plan and any stage of the site plan have been approved by the Board of Trustees. The approval of the Concept Plan by the Board of Trustees shall constitute an acceptance of the specific content of the Concept Plan and shall indicate the general acceptances of the Plan Commission (see Section 4.04.5) and the Board of Trustees to approve specific site plans prepared and which are in conformance with the provisions required for this District. The Board of Trustees shall not act on the Concept Plan, or any stage of the site plan, until it receives a recommendation regarding either the concept plan or the site plan from the Plan Commission (see Section 4.04.5). The Board shall act on any portion of the Concept Plan or site plan if a recommendation is not received from the Plan Commission (see Section 4.04.5) within sixty (60) days after such recommendation has been requested from the Plan Commission (see Section 4.04.5) by the Board of Trustees. The Plan Commission (see Section 4.04.5) shall not recommend approval of any successive portion of the site plan unless it finds that the following conditions and procedures have been complied with:

1. **Pre-Application Conference:** Prior to filing a formal application approval of a planned development, the developer shall request an informal pre-application conference with the Plan Commission (see Section 4.04.5) in order to discuss:

   a. The relationship of the proposed development with reference to the proposals of the Comprehensive Plan, zoning and use restrictions of the area, and proximity to existing residential uses and effect of the proposed development thereon the compliance of the proposed development with other provisions of the Zoning Ordinance, Subdivision Regulations, Engineering Specifications, and similar ordinances or controls.

b. The standards for sewage disposal, water supply, storm water runoff storage, aquifer recharge, erosion control, and plans for the widening of adjacent thoroughfares shall be investigated by the developer.

2. **Concept Plan:** A concept plan for the project area shall be filed with the Village Clerk for submittal to the Plan Commission for its review and recommendations, and consideration for approval by the Village Board. Upon approval by the Village Board, the site plan and any amendments thereto shall be recorded with the DuPage County Recorder of Deeds. The concept plan will be a generalized plan for the entire development and will consist of the following:

   a. **Generalized Land Uses**: The approximate location, size, configuration of all proposed land uses within the entire development; to include areas to be designated as open space recreation, and service activity areas.

   b. **Distribution of Density:** The approximate amount of square footage proposed for each land use area, including the approximate number of vehicles to be accommodated.

   c. **Overall Circulation System:** To include the principal points of access to the site from the surrounding roadways, the major elements of internal circulation proposed, the location of major parking areas and any special requirements for service or emergency access.

   d. **Phases of Development:** To indicate the phases or stages by which the entire development is to be accomplished, if applicable, including the approximate size, density and timing of sub-elements of the building program and all improvements.

   e. **Special Features:** To include elements such as pedestrian environments, public facilities, energy conservation measures and similar features.

   f. **Development Features:** All the development features, including principal building and any accessory buildings, open spaces, service road, driveways and parking areas, are located so as to minimize the possibility of any adverse effects upon adjacent properties and so as to relate properly to traffic safety.

   g. **Access:** The concept plan indicates the access is provided only to an arterial or freeway service drive and that a prior relationship exists between the arterial and any proposed service roads, driveways, and parking areas in order to encourage pedestrian and vehicular traffic safety.

   h. **Signs:** (Allowable) (see Section 13.00).

   i. **As-Built Concept Plan:** When the development included on the approved Concept Plan has been completed and before the last Certificate of Occupancy

is issued, a final as-built Concept Plan to scale shall be prepared using mylar reproducible material, reviewed and recommended by the Plan Commission (see Section 4.04.5) and approved by the Village Board.

The final approved as-built Concept Plan shall be recorded with the DuPage County Recorder of Deeds.

3. **Submittal of Site Plans:** An application shall be either filed with the Village Clerk or reviewed by the Community Development Director in cases where no zoning entitlements are requested for the review and recommendations by the Plan Commission (see Section 4.04.5) of the site plan for any proposed development, or any stage thereof, and shall contain the following:
    a. All site plans, or plate (where applicable) shall be in substantial conformity with the approved concept plan.

    b. A boundary survey of the exact acreage prepared by a Registered Land Surveyor in the State of Illinois.

    c. A site location map on a smaller scale showing major circulation routes and other landmarks shall be provided with the site plan.

    d. A topographic map of the entire area at a contour interval of not more than one (1) foot to U.S.G.S. Datum. This map shall indicate all major stands of trees, flood plains, wetlands, bodies of water, significant natural features, existing structures and unbuildable areas.

    e. A recent aerial photograph of the area shall be provided at a scale of at least 1" = 200'.

    f. One (1) copy of the site plan, superimposed on a recent aerial photograph of at least 1"= 200' scale, shall be submitted for review to show the relationship of the site plan to existing natural features and to adjacent development.

    g. An indication of the contemplated storm and sanitary sewer plan, water distribution plan and a preliminary topographic map indicating how the land area is proposed to be shaped including elevations and proposed grade contours.

    h. A written statement explaining in detail the full intent of the sponsor, indicating the type of structures and facilities contemplated, and providing supporting documentation, such as soil survey, studies supporting land use requests, and the intended scheduling of the development, or any stage thereof.

    i. Unless otherwise indicated, all site plans shall be prepared at a consistent scale of not more than 1" – 100'.

j. Floor plans and elevations typical of all buildings shall be submitted and the site plan shall indicate which floor plan and elevation is applicable to each such building.

k. A landscape plan shall be prepared which shall be reviewed by the Plan Commission (see Section 4.04.5) in accordance with general design principles developed by the Commission. The landscape plan shall include all of the following.

(1) List of plant materials by name (botanical and common);

(2) Number (quantity) of each plant material to be installed;

(3) Key number on the plan to identify where each type of plant material is to be installed.

(4) Size of material to be installed; and

(5) Each plat and/or site plan submitted within the proposed development shall, either individually or in combination with previously approved project areas, meet all applicable density standards of the total project area.

l. Signs. (Allowable) (see Section 13.00).

4. **Review of Site Plans by Plan Commission:** Upon filing of an application with the Village Clerk, the Clerk shall refer such request to the Plan Commission (see Section 4.04.5) for its review, report and recommendation. Following the Plan Commission's report and recommendation, the Village Board shall approve said application plan upon finding that:

a. Review and approval of the site plans shall comply with all applicable district requirements except as otherwise modified in the approved plan. Review and approval of any plats shall comply with ~~Chapter 109 Plats Act of the Illinois Compiled Statues~~the Illinois Plat Act (765 ILCS 205), as amended, the Subdivision Regulations, Building Codes, Zoning Ordinance, Engineering Specifications, and Erosion and Sedimentation Control Standards, and other applicable Village codes and ordinance then in effect.

b. Adequate areas have been provided for all utilities, use areas, parking areas and other open spaces.

c. There is, or will be, at the time of development, an adequate means of disposing of sanitary sewage and of supplying the development with water and that the road and storm water drainage systems are adequate.

d. That provisions have been made for the installation of all streets and the necessary utilities.

5. **Approval of Site Plans:** The Plan Commission (see Section 4.04.5) shall have authority to recommend approval of, and the Board of Trustees shall have authority to approve, portions of a site plan which do not conform to the requirements of this Section in the following instances and no others:

   a. To permit a yard less than the yard required by applicable regulations.

   b. To reduce the applicable off-street parking or load required to the extent of not more than two (2) parking spaces or two (2) loading berths, or thirty (30) percent of the spaces or berths required by applicable regulations, whichever number of reductions is greater;

   c. To increase by not more than fifty (50) percent the maximum gross floor area in any building or structure devoted to secondary uses;

   d. To approve minor modifications in the maximum allowable height of buildings;

   e. To approve minor modifications to sign provisions.

   The Plan Commission (see Section 4.04.5) shall be required to make specific findings or recommendations regarding such modifications shown on the site plan. Recommendation of approval to the site plan by the Plan Commission (see Section 4.04.5) shall be deemed to include recommendation of approval of any or all such modifications which shall be specifically listed therein unless specifically disapproved or modified.

   The Board of Trustees shall be required to make specific approvals regarding such modifications shown on the site plan. Approval of the site plan by the Board of Trustees may be deemed to include approval of any or all such modifications which shall be specifically listed therein unless specifically disapproved or modified.

6. **Terminating of Concept Plan and Site Plans:** Once an area has been included within a concept plan or site plan, and such plans have been approved by the Board of Trustees, no other development may take place in such area nor may any other use thereof be made except in accordance with a Village Board approved amendment thereto and as follows:

   a. No approved concept plan or site plan shall be terminated except with the recommendation of the Plan Commission (see Section 4.04.5) and approval of the Village Board and of all parties with an interest in the ROC District.

   b. If development of the approved concept plan, final plats or site plans for respective stages is not substantially completed within three (3) years after

approval, further final submittals shall cease until the part in question is completed, or cause can be shown for not completing the same. Provisions shall be made for the dedication of public roads so as to cause continuity of public access between the adjacent thorough fares and ingress and egress to all private development within the project area plan.

7. **Amendments, Modification or Variations:** Any amendments, modifications or variations requested to the concept plan or any other provision of the ROC District shall be reviewed and recommended by the Plan Commission (see Section 4.04.5) after a public hearing conforming to applicable statutory requirements. The Plan Commission (see Section 4.04.5) shall make its recommendation to the Village Board for their decision. Such amendment, modification or variation shall require approval of the Village Board and of all parties with an interest in the ROC District.

   In instances where modifications are necessary to site plans, the Plan Commission (see Section 4.04.5) may request that said plans again be submitted for review, if in its judgment, a substantial change is being made in said plans then a public hearing shall be recommended conforming to applicable statutory requirements. Following the public hearing, the Plan Commission (see Section 4.04.5) shall make a recommendation to the Village Board for their review and decision.

11.00 MANUFACTURING DISTRICT

11.01 PURPOSE AND INTENT

The manufacturing District provides for the development of various types of warehousing and manufacturing uses within a framework of standards designed to:

1. Provide jobs for the people of Itasca and its environment.

2. Provide the fruits of industry to the people of Itasca, et al.

3. Provide separation and compatibility with other land uses and activities within Itasca.

4. Encourage modern improved means of industrial production.

5. Enhance the tax base of Itasca and other governmental agencies.

11.02 MANUFACTURING DISTRICT PROVISIONS

Unless otherwise provided in the regulations of this Ordinance, the following provisions shall apply to all Manufacturing Districts:

1. No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; acid manufacture, arsenals; crematories, creosote treatment or manufacture; fat rendering; fertilizer manufacture, fireworks or explosive manufacture or storage; dumping or reduction of garbage, dead animals, offal or refuse; ore reduction, petroleum processing or refining; pyroxylin manufacture; synthetic polymers; manufacture; gutta percha manufacture or treatment; salt works; sauerkraut manufacture; soap manufacture smelters; stock yard or slaughter of animals or fowls; tallow, grease or lard manufacture or treatment; tanning, curing, or storage of rawhides or skins; tar distillation or manufacture; or cement, concrete or asphaltic concrete batch mixing plants, or any other facility which in the judgment of the Village Board of Trustees create excessive noise, smoke, odors or any other nuisance or hazards or would cause undue traffic congestion or excessive deterioration of Village streets due to high frequency of heavy loads.

2. No activities involving the storage, utilization, or manufacture or materials or products which decompose by detonation shall be permitted, except such as are specifically licensed by the Village of Itasca. Such materials shall include but shall not be confined to all primary explosives such as lead oxide, lead styphnate, fulminates and tetracene; and all high explosives such as TNT, RDX, HMX, PETN and picric acid; propellants and components thereof, such as nitrocellulose, black powder, baron hydrides, hydrazide and its derivatives; pyrotechnics and fireworks, such as magnesium powder, potassium chlorate and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetylides, petrozoles, perchloric

acid, perchlorates, chlorates, hydrogen peroxide in concentrations greater than thirty-five (35) percent and nuclear fuels, fissionable materials and products and reactor elements such as but not limited to Uranium two hundred thirty- five (235) and Plutonium two hundred thirty-nine (239).

3. All activities and operations, including material and equipment storage, shall be within completely enclosed buildings. The outside storage of materials and equipment may be allowed only by Special Use Permit obtained in accordance with the provisions of Section 14.11 of the Itasca Zoning Ordinance.

   Semi-trailers, storage containers and similar enclosed storage devices shall not be used for storage of materials or products for longer than three (3) days unless a Special Use Permit for such storage has been obtained in accordance with the provisions of Section 14.11 of the Itasca Zoning Ordinance.

4. No building or structure shall be constructed with one hundred fifty (150) feet of any lot line of a lot located in a Residence District nor shall an existing building, structure or land be used in connection with the operations of any establishment in the one hundred fifty (150) foot area except off-street parking spaces may be located within this area in accordance with regulations hereinafter set forth in Section 12.00.

5. Any use established or on-going in a Manufacturing District shall be operated in such a manner as to comply with applicable performance standards as hereinafter set forth and as set forth by other governmental and regulatory agencies, governing noise, smoke particulate matter, toxic or noxious matter, odors, fire and explosive hazards, vibration, glare or heat; and no use already established on the effective date of this Ordinance shall be so altered or modified as to conflict with such applicable performance standards.

   a. **Performance Standards – Noise:** Sound levels shall be measured, kept and be in compliance with applicable rules and regulations of the State of Illinois Title 35: Environmental Protection, Subtitle H: Noise, Chapter 1, Pollution Control Board, as amended.

   b. **Performance Standards – Smoke Particulate Matter:** The emission of smoke or particulate matter in such manner or quantity as to endanger or to be detrimental to the public health, safety, comfort or welfare is hereby declared to be a public nuisance, and shall henceforth be unlawful.

      For the purpose of grading the density of smoke, the Ringelmann Chart, published and used by the United States Bureau of Mines, shall be employed. The emission of smoke or particulate matter of a density greater than No. 2 on the Ringelmann Chart is prohibited at all times except as otherwise provided hereinafter.

The emission from all sources within any lot area of particulate matter containing more than ten (10) percent by weight of particles having a particle diameter larger than forty-four (44) microns is prohibited.

Dust and other types of air pollution, borne by the wind from such sources as storage areas, yards, roads, and the like, within lot boundaries, shall be kept to a minimum by appropriate landscaping, paving, oiling, fencing, or other acceptable means. Emission of particulate matter from such sources in excess of the weight limitation hereinafter specified is prohibited.

Smoke. The emission of more than eight (8) smoke units per hour per stack is prohibited, including smoke of a density in excess of Ringelmann No. 3. However, during a 1-hour period in each 24-hour day, each stack may emit up to sixteen (16) smoke units when blowing soot or cleaning fires. Only during fire-cleaning periods, however, shall smoke of Ringelmann No. 3 be permitted and then for not more than three (3) minutes.

c. **Performance Standards – Toxic or Noxious Matter:** No use shall, for any period of time, discharge across the boundaries of the lot wherein it is located, toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety comfort, welfare, or cause injury or damage to property business.

d. **Performance Standards – Odors:** The emission of odorous matter in such a quality as to be readily detectable at any point along lot lines or as to produce a public nuisance or hazard beyond lot lines is prohibited.

e. **Performance Standards – Fire and Explosion Hazard:**

(1) The storage, utilization or manufacture of materials or products ranging from incombustible to moderate burning as determined for liquids by a closed-cup flash point of not less than one hundred eighty-seven degrees Fahrenheit (187 º F) is permitted subject to compliance with all other performance standards for Manufacturing District.

(2) The storage, utilization, or manufacture of materials or products ranging from free or active burning to intense burning - as determined for liquids by a closed-cup flash point of less than one hundred eighty-seven degrees Fahrenheit (187 º F) but not than one hundred- and five-degrees Fahrenheit (105º F) is permitted subject to compliance with all other performance standards for the Manufacturing District and provided the following conditions are met:

(a) Said materials or products shall be stored, utilized, or produced within completely enclosed buildings or structures having incombustible exterior walls.

(b) All such buildings or structures shall be set back at least forty (40) feet from lot lines, in lieu thereof, all such buildings or structures shall be protected throughout by an automatic sprinkler system (or a carbon dioxide system of equal protection) complying with installation standards prescribed by the National Fire Protection Association, or if the materials, goods, or products are liquids, the protection thereof shall be in conformity with standards prescribed by the National Fire Protection Association.

(3) The utilization in the manufacturing processes of materials which produce flammable or explosive vapors or gasses – as determined for liquids by closed cup flash point of less than one hundred five degrees (105º F) shall be permitted in this district provided:

(a) That the final manufactured product does not itself have a closed cup flash point of less than one hundred eighty-seven degrees Fahrenheit (187ºF).

(b) That the use and storage of such materials shall be in conformity with standards prescribed by the National Fire Protection Association and the requirements of other ordinances in the Village Code of Itasca.

(c) That the storage of more than fifteen hundred (1,500) gallons of materials or products having a closed-cup flash point of less than one hundred- and five-degrees Fahrenheit (105ºF) (exclusive of storage in underground tanks), or two (2) hour fire-rated above ground tanks, and exclusive of storage of finished products in original sealed containers) is prohibited, and

(d) That the storage of more than two thousand five hundred (2,500) gallons of materials or products having a closed-cup flash point of less than one hundred eighty-seven degrees Fahrenheit (187ºF) (exclusive of storage in underground tanks, or two (2) hour fire- rated above ground tanks, and exclusive of storage of finished products in original sealed containers) is prohibited.

f. **Performance Standards – Glare or Heat:** Any operation producing intense glare or heat shall be performed within completely enclosed buildings in such a manner as not to create a public nuisance or hazard along lot lines.

g. **Performance Standards – Vibration:** No industrial operation or activity (except those not under direct control of the manufacturer) shall cause at any time, ground transmitted vibrations in excess of the limits set forth herein. Vibration (the periodic displacement, measured in inches of each) shall be

measured at any point along a Residence District boundary line with a three (3) component measuring instrument approved by the Village Board, and shall be expressed as displacement in inches.

Frequency (Cycles Per Second)	Maximum Permitted Displacement Along Residence District Boundaries (in Inches)
0 to 10	0.0008
10 to 20	0.0005
20 to 30	0.0002
30 to 40	0.0002
40 and over	0.0001

h. **Performance Standards – Electromagnetic Fields and Interference:** No operation or activity under the control of the property user shall cause or create electromagnetic interference that adversely affects at any point the operation of any equipment other than that belonging to the creator of such interference, or that violates any regulations of the Federal Communications Commission.

With respect to the construction, operation, and maintenance of any public or private electrical utility substation, all reasonable steps shall be taken to reduce and minimize the measurable average annual milligaus1 level at any property line. For the purpose of this provision, the property owner shall submit to the Village a study identifying all available scientific or technical measures used to achieve such a measurable average annual milligauss levels, but which were not deemed reasonable. In addition, such study shall include a documented projection of the anticipated measurable average milligauss level at any property line.

Definition of milligauss is one thousandth of a gauss where gauss is defined as cgs unit used in measuring magnetic induction or magnetic flux density.

11.03 M – LIMITED MANUFACTURING DISTRICT USES

1. **Permitted Uses:** The following uses are permitted:

   a. Adult uses, only when in compliance with all applicable provisions of Section 4.27.

   b. Bakeries, commercial or wholesale.

   c. Building material sales, not including open sales lots or outside storage of materials (except as provided in Section 11.02.3).

   d. Cameras and other photographic equipment and supplies.

   e. Carpet and rug cleaning

   f. Contractors' offices and shops.

g. Currency exchanges

h. Data Centers

i. Greenhouses, wholesale, without restriction as to gross floor area provided heating plant operations conform with applicable performance standards set for in Section 11.02(a).

j. Laundries.

k. Machinery sales.

l. Motor vehicles and equipment sales and repair (when in a completely enclosed building).

m. Musical instruments.

n. Offices.

o. Orthopedic and medical appliances, such as artificial limbs, braces, supports and stretchers.

p. Pharmaceutical products, compounding only.

q. Printing and publishing facilities.

r. Public utility and/or service uses.

(1) Essential services, including fully automated gas ~~regulating~~ stations and telephone exchanges. Private or public utility substations or transmission corridors with a capacity not greater than 34 kilovolts.

(2) Railroad passenger stations when not located on railroad property.

(3) Sewage treatment plants.

(4) Waterworks, reservoirs, pumping stations, filtration plants and wells.

(5) Telephone exchanges, microwave relay towers, and telephone transmission equipment buildings.

(6) Water filtration plans, pumping stations, reservoirs, and sewage treatment plants, public.

(7) Other public or private utility service uses and public works facilities.

(8) Small (1) wireless facilities and associated wireless support structures for small wireless facilities, when located outside of the right-of-way. Small wireless facilities and associated wireless support structures for small wireless facilities, as defined in Section 57.03 (Definitions), are permitted uses in the right-of-way in all zoning districts within eh Village, as required by the Small Wireless Facility Deployment Act (P.A. 100-585), so long as the requirements of Chapter 57 of the Village Code and other applicable codes, regulations and design standards are met.

s. Repair of household or office machinery or equipment.

t. Retail sales of manufactured products when: compatible with adjoining uses; adequate parking is provided; said retail use does not occupy more than twenty (20%) of the floor area of the primary building or structure located on the lot or parcel involved; and a zoning certificate specifically stating the type of product sold is approved by the Board of Trustees..

u. Signs (Allowable). (See Section 13.00).

v. Technical Schools.

w. Temporary buildings. (See Section 4.14).

x. Vehicle detailing and hand cleaning. When conducted in completely enclosed building. Does not include ~~automobile laundries~~car washes.

y. Warehouse, distribution and storage (not including motor freight terminals) where the number of loading berths may not exceed one (1) per five thousand (5,000) square feet of the gross floor area.

z. Wholesale business, the principal use of which is for storage warehouse.

aa. Accessory uses to the above permitted uses. (See Sections 3.02, 4.06, and 12.00).

bb. Establishment for the manufacturing, fabricating, storing cleaning or testing of materials, goods or products, and assembly, disassembly, repairing or servicing if customarily accessory to manufacturing, fabricating, storing, cleaning or testing establishment are permitted, provided operation of such establishment and accessory operations conform with applicable regulations and performance standards set forth in this Ordinance; and issuance of the zoning permit is authorized by the Village Board.

2. **Special Uses:** The following uses may be allowed by Special Use Permit in accordance with the provisions of Administrative Section 14.00.

a. ~~Automobile laundries~~Car washes when conducted in a completely enclosed building.

b. Automobile service stations, where the retail sale of gasoline and oil for motor vehicles, including minor services customarily incidental thereto, may be conducted out-of-doors. Lubricating, repair, and working facilities, including ~~auto laundries~~car washes, are permitted only if in a completely enclosed building.

c. Bank and financial institutions.

d. Child Care Center. (See Section 4.26)

e. Garage, public. (See Section 3.02)

f. Heliports and helipads.

g. Any other manufacturing establishment that can be operated in compliance with the performance standards listed below without creating objectionable noise, odor, dust, smoke, gas fumes and vapor; and any use compatible with the use and occupancy of adjoining properties.

h. Medical Marijuana Cultivation Centers

i. Medical Marijuana Dispensaries

j. Motor Freight Terminals, if the following conditions are complied with:

(1) Shall be under unified ownership and control;

(2) The zoning lot on which the Motor Freight Terminal is located shall be located not closer than two hundred (200) feet to any Residential or Business zoned district;

(3) No dormitories, lodging or sleeping quarter facilities; no sleeping on the premises or in vehicles on the premises;

(4) The operation of a Motor Freight Terminal shall only be between the hours of 6:00 a.m. and 8:00 p.m. – Monday through Friday, and Saturday 8:00 a.m. to 12:00 (noon);

(5) Scales, if provided, for weighing trucks shall be located on the same zoning lot;

(6) Parking of vehicles and trucks shall be in compliance with Section 12.00, Off-Street Loading and Off-Street Parking of this Ordinance; Concrete dolly pads shall be provided in accordance with Village

Ordinances and engineering specifications and shall be designed for the parking or storage of trailers.

(7) The number of vehicles with engines operating at one (1) time shall not exceed four (4). Engines for the purpose of this clause shall mean a vehicle or auxiliary engine (vehicle with main engine and refrigerator unit) running equals two (2) running engines.

(8) The number of vehicles with engines operating at one (1) time shall be restricted reasonably, so as not to emit a concentration of noxious fumes to endanger public health and welfare. Reference to Section 11.02.5.d of this Ordinance and the American Society for Testing and Materials (ASTM) Method DI 391-57 standard.

(9) Exterior lighting shall be controlled, so as to shine away from adjacent properties.

(10) Landscaping, including but not limited to fencing and berming, shall be provided to create a buffer to adjacent properties of not less than eighty percent (80%) opacity.

(11) The number of vehicles, including trucks and trailers, shall be in compliance with Section 12.05 of this Ordinance.

(12) There shall be no major motor vehicle maintenance or major engine overhauling on the zoning lot.

(13) No parking or standing of trucks shall be permitted on public streets; the weight of trucks using public streets shall be within the weight limits of all public streets on which the trucks would traverse.

(14) Reasonable restrictions shall be established and provided to avoid undue traffic congestion, including regulating the frequency of trucks entering and leaving the premises with the maximum number of trucks not to exceed ten (10) between the hours of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.; regulating the route to be taken by trucks, to avoid congestion and danger to other motor vehicles and pedestrians.

(15) Semi-trailers shall be limited to the Design Vehicle Dimensions established by the Illinois Department of Transportation (IDOT) and no tanker trailers shall be permitted other than for delivery of fuel to the premises only.

(16) The number of truck loading berths located on the zoning lost shall be in compliance with Section 12.07 of this Ordinance.

(17) The number of locations and width of entrances to, and exits from, the zoning lot shall be determined by Village codes and ordinance and/or Village engineering standards.

k. Mini-warehouse: Mini-warehouse if the following conditions are complied with:

(1) The zoning lot on which the warehouse is located shall be located not closer than one hundred and fifty (150) feet to any Residence or Business zoned district;

(2) The number of locations and width of entrances to, and exits from the zoning lot shall be determined by Village codes and ordinances and/or Village engineering standards.

(3) Parking of vehicles and trucks shall be in compliance with Section 12.00, Off-Street Loading and Off-Street Parking of this Ordinance.

(4) The number of vehicles with engines operating at one (1) time shall be restricted reasonably, so as not to emit a concentration of noxious fumes to endanger public health and welfare. Reference to Section 11.02.5.d of this Ordinance and the American Society for Testing and Materials (ASTM) Method DI 391-57 Standard.

(5) Exterior lighting shall be controlled, so as to shine away from adjacent properties.

(6) There shall be no motor vehicle maintenance or major engine overhauling on the zoning lot.

(7) No parking or standing of trucks shall be permitted on public streets; the weight of trucks using public streets shall be within the weight limits of all public streets on which the trucks would traverse.

(8) Reasonable restrictions shall be established and provided to avoid undue traffic congestion~~s~~, including regulating the frequency of any vehicles entering and leaving the premises with the maximum number of vehicles not to exceed ten (10) between the ~~house~~ hours of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.; regulating the route to be taken by vehicles, to avoid congestion and danger to other motor vehicle and pedestrians.

l. Planned developments, manufacturing, providing a planned development is on tract of land not less than two (2) acres in area and under unified ownership or control.

m. Recycling centers, plants or other related facilities.

n. Warehouse, distribution, and storage when the number of loading berths exceeds one (1) per five thousand (5,000) square feet of the gross floor area.

3. **Required Conditions:** All Permitted and Approved Special Uses are subject to the following conditions:

a. Any production, processing, cleaning, servicing, treating and repair or storage of goods, materials, or products shall conform with the performance standards set forth below and elsewhere in the Ordinance.

(1) No dormitories, lodging or sleeping quarter facilities; no sleeping on the premises or in vehicles on the premises;

(2) Scales, if provided, for weighing trucks, shall be located on the same zoning lot.

(3) Parking of vehicles and trucks shall be in compliance with Section 12.00, Off-Street Loading and Off-Street Parking of this Ordinance.

Concrete dolly pads shall be provided in accordance with Village Ordinance and engineering specifications and shall be designed for the parking or storage of trailers.

(4) The number of vehicles with engines operating at one (1) time shall not exceed four (4). Engines for the purpose of this clause shall mean a vehicle or auxiliary engine (vehicle with main engine and refrigerator unit) running equals two (2) running engines.

(5) The number of vehicles with engines operating at one (1) time shall be restricted reasonably, so as not to emit a concentration of noxious fumes to endanger public health and welfare. Reference to Section11.02.5.d of this Ordinance and the American Society for Testing and Materials (ASTM) Method DI 391-57 Standard.

(6) Exterior lighting shall be controlled, as so to shine away from adjacent properties.

(7) There shall be no major motor vehicle maintenance or major engine overhauling on the zoning lot.

(8) No parking or standing of trucks shall be permitted on public streets; the weight of trucks using public streets shall be within the weight limits of all public streets on which the trucks would traverse.

(9) Reasonable restrictions shall be established and provided to avoid undue traffic congestion, including regulating the frequency of trucks entering and leaving the premises with the maximum number of trucks not to exceed ten (10), between the hours of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.; regulating the route to be taken by trucks to avoid congestion and danger to other motor vehicles and pedestrians.

(10) Semi-trailers shall be limited to the Design Vehicle Dimensions established by the Illinois Department of Transportation (IDOT) and no tanker trailers shall be permitted other than for delivery of fuel to the premises only.

(11) The number of locations and width of entrances to and exits from the zoning lot shall be determined by Village codes and ordinances and/or Village engineering standards.

b. **Boulders in the Parkway:** Boulders may be permitted in the public parkway in this district to prevent the maneuvering of a vehicle onto landscaped (grassed) areas adjacent to driveways. Prior to installing any boulders, a landscape plan shall be submitted to the Building Commissioner indicating how the boulders are to be located, size, (vertical and horizontal), and type of boulder to be used. A legal document shall be executed in which the Village of Itasca will be held harmless in case of accidents caused by the boulder.

c. Uses established on the effective date of this Ordinance and by its provisions rendered non-conforming shall be permitted to continue, subject to the regulations of Section 5.00.

d. Uses established after the effective date of this Ordinance shall conform fully to the standards hereinbefore set forth for the district.

e. Not less than fifteen percent (15%) of the lot area shall be provided for landscaping and open space purposes, exclusive of paved parking or hard surfaced areas.

11.04 YARD REQUIREMENTS

1. **Front Yard:** There shall be provided a front yard of not less than forty (40) feet in depth on streets which are at the perimeter of the M-Limited Manufacturing District and a front yard not less than thirty (30) feet in depth on streets in the interior of the Manufacturing District. The existing perimeter streets within the M-Limited Manufacturing Districts are:

   a. Rohlwing Road

   b. Crest Ave

c. Medinah Road/Meacham Road

d. Norwood Avenue between Meacham and Hilltop Drive

e. Hilltop Drive between Ardmore Avenue and Norwood Avenue

f. Prospect Avenue

The measurement shall be made from the property line; no parking shall be permitted in the required front yards; no storage or operation associated with the permitted uses of the site shall be permitted in the front yard and the front yard shall be planted, except for drives and walkways, with lawn, trees or other decorative plantings.

2. **Side Yard:** There shall be provided total side yards of not less than fifty (50) feet in width, which shall be measured at any point along the lot depth. The side yards need not be of equal width; provided that the minimum of any side yard shall be not less than fifteen (15) feet. No building or structure shall be erected within fifty (50) feet of another existing building or structure on an adjacent lot. A side yard abutting a street shall further comply with the requirements of Section 11.04(a) above. Front Yard for each corner side yard.

3. **Rear Yard:** There shall be provided a rear yard (which may include parking) of not less thank forty (40) feet in depth except that a rear yard abutting a railroad right-of-way may be reduced to twenty (20) feet in depth.

4. **Exception to Side Yard and Rear Yard Limits:** In the event that a lot is adjacent to and served by a railroad track switch track to the interior of a building or structure on said lot, then said building or structure may be erected either on one (1) of the side lot lines or on the rear lot line, but not both. In such case, no structure or building shall be erected closer than forty (40) feet to another existing building or structure on an adjacent lot, or within thirty (30) feet of an interior street right-of-way or within forty (40) feet of a perimeter street right-of-way.

5. **Yards Abutting Major Streets:** Notwithstanding any of the foregoing, whenever any lots abuts any of the street or highways, as follows: Irving Park Road, Rohlwing Road, I-290, Devon Avenue, Thorndale Avenue (excluding "Old Thorndale Avenue"), Prospect Road, and the proposed Elgin O'Hare Freeway, there shall be provided a yard of not less than forty (40) feet in depth from the rights-of-way of said streets or highways.

11.05 MAXIMUM LOT COVERAGE: Lot coverage of the principal building or structure and accessory building or use shall not exceed seventy percent (70%) of the lot area.

11.06 BUILDING HEIGHT: Building height shall not exceed thirty (30) feet above the curb level or two (2) stories, whichever is lower, except when recommended by the Plan Commission and approved by the Village Board, the building height may exceed thirty (30) feet above curb level, but not higher than forty (40) feet or more than two (2) stories.

11.07 FLOOR AREA RATIO~~N~~: Subject to requirements set forth under 4. Yard Requirements, the floor area ratio shall not exceed zero point seven (0.7).

11.08 SIGNS: (Allowable). (See Section 13.00).

11.09 OFF-STREET PARKING AND LOADING: Off-street parking and loading facilities shall be provided as required or permitted in Section 12.00.

12.00 OFF-STREET PARKING AND LOADING

12.01 PURPOSE AND INTENT

The purpose of this Section is to alleviate or prevent the congestion of the public street and ~~so~~ promote the safety and welfare of the public by establishing minimum requirements for the off-street parking and loading and unloading of motor vehicles in accordance with the use to which property is put. This Section also provides parking standards for other modes of transportation such as bicycles, motorcycles, scooters, and mopeds.

12.02 GENERAL PROVISIONS – PARKING AND LOADING (Also see Section 4.22)

1. **Scope of Regulations:** The off-street parking and loading provisions of this Ordinance shall apply as follows:

    a. **Off-Street Parking and Loading Facilities:** For all buildings and structures erected and all uses of buildings and land established after the effective date of this Ordinance, accessory parking and loading facilities shall be provided in accordance with the provisions of this Section. However, where a building permit has been issued prior to the effective date of this Ordinance, and provided that construction is begun within one (1) year of such effective date, and diligently prosecuted to completion, parking and loading facilities as required hereinafter need not be provided except as required by Ordinance when the permit was issued.

    b. **Increased Parking and Loading Facilities:** When the intensity of use of any buildings, structures or premises shall be increased through addition of dwelling units, gross floor area, seating capacity, or other unit of measurement specified herein for required parking or loading facilities, parking and loading facilities, as required herein, shall be provided for such increase in intensity of use.

    c. **New Off-Site Parking and Loading Facilities:** Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use.

    However, if said building or structure was erected prior to the effective date of this Ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were in compliance with the parking and loading provisions of the Zoning Ordinance then in effect.

2. **Existing Parking and Loading Facilities:** Accessory off-street parking and loading facilities which are located on the same zoning lot as the building or use served which were in existence on the same zoning lot as the building or were provided voluntarily after such effective date, shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements of this Ordinance for a similar new building or use.

3. **Permissive Parking and Loading Facilities:** Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings, provided that all regulations herein governing the location, design, improvement and operation of such facilities are adhered to.

4. **~~Handicapped~~ Parking for People with Disabilities:** All uses except single family detached dwellings shall be required to provide off-street parking spaces for ~~handicapped persons~~people with disabilities in accordance with the accessible parking standards established by the State of Illinois and other regulatory agencies.

5. **Damage Or Destruction:** For any conforming or legally non-conforming building or use which is in existence on the effective date of this Ordinance, which subsequent thereto is damaged or destroyed by fire, collapse, explosion or other cause, not to exceed fifty (50) percent of the cost of the existing building or structure, and which is reconstructed, re-established or repaired, off street parking or loading facilities equivalent to any maintained at the time of such damage or destruction, shall be restored or continued in operation. However, in no case shall it be necessary to increase or maintain parking or loading facilities in excess of those required by this Ordinance for equivalent new uses or construction.

6. **Control of Off-Site Parking Facilities:** When required parking facilities are provided on land other than the zoning lot on which the building or use served by such facilities is located, they shall be and remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking facilities are accessory.

   No such off-site parking facilities shall be authorized and no occupancy permit shall be issued where the plans call for parking facilities other than on the same zoning lot until and unless the Plan Commission (see Section 4.04.5) has reviewed the plans and heard the applicant and made findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue and that the off-site parking facilities will be maintained for such exclusive use at all times during the life of the proposed use or building.

7. **Submission of Plot Plan:** Any application for a building permit, or for a certificate of occupancy where no building permit is required shall include therewith a plot plan, drawn to scale and fully dimensioned, showing any parking or loading facilities to be provided in compliance with this Ordinance.

8. **Special Parking Provisions in the Itasca Historic District:** When any retail property located within the Itasca Historic Preservation District has insufficient space to allow for full compliance of the parking requirements of the Itasca Zoning Ordinance, and the owner of the property and/or operator of the business on said property has demonstrated that it is not feasible to provide adequate parking on site and has further demonstrated that sufficient on-street parking or approved public parking is available near the location of the business which could be utilized by employees and patrons of that business, then the owner of the property and/or operator of the business may

request permission from the Board of Trustees upon application to the Director of Community Development to utilize on-street parking spaces or approved public parking spaces from 11:00 a.m. to 2:00 a.m. only to satisfy up to fifty (50)~~%~~ percent of the parking requirements herein for off-street parking spaces for the specific use or uses existing or proposed. Notwithstanding such permission, the property owner and business operator must comply with all other provisions of this Section.

9. **Special Provision for Reduced Parking Near Transit in the B-1 Downtown TOD District:** In accordance with national best practices for uses within one-half (1/2) mile of a transit facility, parking requirements may be reduced by up to fifty (50) percent, with recommendation by the Plan Commission and approval by the Village Board. In addition to the proximity to the Metra station, the level of parking reduction may be evaluated on a range of factors such as: submittal of a shared parking study with adjacent uses and/or uses on the same lot in a mixed use development; proximity to on-street parking; anticipated sales via online pickup and delivery orders; and potential to coordinate shared parking agreements with commuter parking during off-peak hours. The potential for reduced parking requirements recognizes not only the greater access and mobility offered by transit but also greater walkability and bikeability in a compact mixed use environment like Downtown Itasca. Even if a certain level of parking reduction is granted, the property owner must comply with all other provisions of this Section.

~~9.~~10. Fee-In-Lieu: A fee-in-lieu of providing parking spaces may be permitted with written approval of the Zoning Administrator. The fee required shall be based upon a uniform fee per parking space established annually by the Village Board. Such payment shall be placed into a fund to be used by the Village for the acquisition, construction, and maintenance of public off-street parking lots within the same zoning district as the subject use or within adjacent zoning districts of reasonable proximity to serve the subject use. The property granted the reduction in the number of required off-street spaces shall be credited permanently by ordinance with the number of spaces for which payment was received by the Village.

12.03 ADDITIONAL REGULATIONS – PARKING

1. **Use of Parking Facilities:**

   a. **General Limitations:**

      (1) Off-street parking facilities accessory to a residential building or use in accordance with the requirements of this Section shall be used for the parking of regularly used passenger vehicles legally licensed and registered to, or in the lawful possession of, the occupants of the dwellings to which such facilities are accessory or by guests of said occupants.

      (2) Under no circumstances shall required parking facilities accessory to residential buildings be used by persons other than the dwelling occupants for the parking of vehicles belonging to the employees, owners, tenants, visitors or customers of any business or manufacturing establishment.

(3) No new parking or access driveways shall be developed or established within five (5) feet of any property line, or in front yard, or corner side yard, except as specified in Section 12.03.8.

b. **Certain Commercial Vehicles Prohibited:** The following subsections b(1) and b(2) shall apply to all commercial motor vehicles except for pick- up trucks, four-wheel cargo vans, and four-wheel passenger vans.

(1) It shall be unlawful for any operator or owner of any commercial motor vehicle with a license plate registration in excess of a B plate, or weighing in excess of eight thousand (8,000) pounds gross weight, including vehicle weight and maximum load (Gross Vehicular Weight Rating), to park or store such vehicle on any off- street parking facilities accessory to any residential building or use within the Village. Prohibited commercial vehicles shall also include, without limitation, tractors, step vans, semi-tractors, tow trucks, farm implements, dump trucks, construction equipment, semi-trailers, buses, taxis, and limousines designed to carry more than six (6) passengers. This subsection shall not prohibit the parking of such vehicles within a completely enclosed garage or other structure. It shall be unlawful for any operator or owner of any commercial motor vehicle with a license plate registration in excess of a B plate or weighing in excess of eight thousand (8,000) pounds gross weight, including vehicle weight and maximum load (Gross Vehicular Weight Rating), to park or store such vehicle on any street or public right-of way in any residential area. Prohibited commercial vehicles shall include, without limitation, tractors, step vans, semi-tractors, tow trucks, farm implements, dump trucks, construction equipment, semi-trailers, buses, taxis, and limousines designed to carry more than six (6) passengers.

c. **Limitation on Commercial Vehicles:** No more than two (2) of the following vehicles shall be permitted to be parked on any off-street parking facilities accessory to any residential building or use within the Village:

(1) Any motor vehicle of the Second Division not otherwise prohibited under Section 12.03.b., which shall include all pick-up trucks, four-wheel cargo vans, and four-wheel passenger vans, operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for hire or not for hire, or a recreational vehicle being used commercially;

(2) Any motor vehicle of the First or Second Division not otherwise prohibited under Section 12.03.b. with lettered signage designating a commercial business posted on the vehicle.

(3) Any limousine not otherwise prohibited under Section 12.03.b.

(4) Additional commercial vehicles are prohibited unless such additional vehicles are parked within a completely enclosed garage or structure.

d. The requirements of this section shall not apply to those commercial vehicles that are parked for the purpose of delivering or collecting persons, materials or merchandise and/or performing some service to residents on whose property or adjacent to whose property the vehicle is being parked.

2. **Collective Provisions:** Off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of spaces so located together shall not be less than the sum of the separate requirements for each use.

3. **Computation:** When determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, any fraction of one-half (1/2) or less may be disregarded, while a fraction in excess of one-half (1/2) shall be counted as one (1) parking space.

4. **Repair Service and Storage:** No motor vehicle repair work or service, storage or extended parking of unused or inoperable vehicles or selling of gasoline or motor oil of any kind shall be permitted in conjunction with off- street parking facilities located in any District, unless recommended by the Plan Commission (see Section 4.04.5) and approved by the Board of Trustees.

5. **Size:** ~~A~~ The standard size of a required off-street parking space shall not be less than nine (9) feet in width and not less than eighteen (18) feet in length, exclusive of access drives or aisles, ramps, columns or office or work area. At the discretion of the Zoning Administrator with recommendation by the Plan Commission and approval by the Village Board, a development may designate a certain number of parking spaces for compact cars, which have a reduced footprint of eight (8) feet in width and sixteen (16) feet in length. ~~Such space shall have a vertical clearance of not less than seven (7) feet.~~ For parallel parking spaces, the length of the space shall be increased to twenty-two (22) feet. All parking spaces shall have a vertical clearance of not less than seven (7) feet.

Required off-street ~~handicap~~ parking spaces for people with disabilities shall meet all applicable accessible parking requirements ~~of~~ established by the ~~current~~ State of Illinois ~~Accessibility Code~~ and of other regulatory agencies. For a parking space that provides an electric vehicle charging station (see Section 12.03.16 below), an access way that is provided shall provide sufficient space to accommodate electric vehicle charging infrastructure.

6. **Off-Street Parking Chart:** (see Section 12.06). All other requirements as to parking stall and aisle width shall be as set forth or interpolated from the "Off Street Parking

Chart".

7. **Access:** Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements.

   Residential lots shall ~~be~~ provide for a minimum driveway width of nine (9) feet for one car garages and a minimum width of eighteen (18) feet for two car garages. All driveways shall extend to the curb or edge of street. The maximum width of driveways when measured at the property line in residential areas shall not exceed twenty-four (24) feet except in cases of houses with three (3) car garages facing the street, the driveway width at the property line may be increased to thirty-two (32) feet in an R-1 zoning district only. A recommendation from the Plan Commission and approval from the Village Board are required for more than one (1) driveway per single family dwelling. No driveway widening or bump outs shall be made into corner side yards for driveways located in front yards or into front yards for driveways located in corner side yards or to within five (5) feet of interior property lines.

8. **In Yards:** Off-street parking spaces and access driveways may be located in any yard except required front yards, and required corner side yards, but shall in no case be closer than five (5) feet to the lot line other than at the point where such access driveway crosses over a lot line except that for a dwelling unit, if two (2) of the required parking spaces are provided within a garage, the other required parking spaces may be located in the garage access driveway and may intrude into a required front yard, or required corner side yard, provided further, that if none of the required spaces are provided within a garage, the required spaces shall not be located in a required front yard or corner side yard, nor shall parking be allowed on any unpaved surface on a zoning lot.

9. **In-Parkways:** No person, firm or corporation shall~~,~~ deposit, leave or store any motor vehicle, or tangible personal property of any type or description at any time between the property line, curb and/or edge of pavement line or across any sidewalk, nor shall any vehicle be parked or encroached upon any sidewalk, parkway or other public way. (Also see Section 4.06.10 and Section 4.19.5(m)).

10. **Design and Maintenance:**

    a. **Open and Enclosed Parking Spaces:** Accessory parking spaces located on the same lot as occupied by the use served may be open to the sky or enclosed in a building. Accessory parking spaces located in a Residence District elsewhere than on the same lot occupied by the use served shall be open to the sky except when otherwise allowed as a Special Use,

    b. **Surfacing:** All open off-street vehicular parking areas, driveways and access aisles excluding truck loading berths (see Section 12.07.4) shall be improved with an all-weather dustless material consisting of the following as approved.

(1) For apartments and other residential uses, surfacing shall consist of the following:

(a) Eight (8) inch compacted aggregate base with a two (2) inch bituminous wearing surface; or

(b) Four (4) inch compacted aggregate base with a five (5) inch air entrained six (6) Portland Cement concrete and 6X6 #10 welded wire reinforcing.

(2) For non-residential, light vehicle (under 8500 gvw) uses, surfacing shall consist of one of the following:

(a) Eight (8) inch compacted aggregate base with a one and one half (1½) inch bituminous binder course and a one (1) inch bituminous surface course; or

(b) Six (6) inch compacted aggregate base with five (5) inch air entrained six (6) bag Portland Cement concrete and 6X6 #10 welded wire reinforcing.

(3) For heavy vehicular and other uses including business, commercial, industrial, or when in the opinion of the Building Commissioner, the driveway will be required to carry heavy loads, it shall then consist of one of the following:

(a) Ten (10) inch compacted aggregate base with a one and one- half (1-1/2) inch bituminous binder course and a one and one- half (1-1/2) inch bituminous surface course; or

(b) Eight (8) inch compacted aggregate base with a six (6) inch air entrained six (6) bag Portland Cement concrete and 6X6 #6 welded wire reinforcing.

(c) Loading berths and dolly pads, see Section 12.07.4.

c. **Screening and Landscaping:** All open automobile parking areas containing more than four (4) parking spaces shall be effectively screened on each side adjoining or fronting on any property situated in a Residence District or any institutional premises by a wall, fence or densely planted compact hedge. Such required screening shall conform with the front and side yard setback requirements of the district in which the parking is located. Landscaped areas, including plant material, shall not be planted so there is interference with the overhang of parked vehicles.

d. **Lighting and Other Equipment:** All lighting used to illuminate off-street parking areas shall be directed away from residential properties in such a way

as not to create a nuisance. All lighting shall be extinguished no later the thirty (30) minutes after close of business of the use being served, except as may be otherwise authorized by the Village Board. All lighting shall comply with the performance standards relative to glare. Unless otherwise approved by the Village Board, the minimum lighting level for commercial occupancy shall be 0.5 F.C.

e. **Signs:** Allowable. (see Section 13.00)

f. **Curbs:** ~~In~~ In all cases where off-street parking areas are used for stormwater management purposes, such areas shall be improved with permanent Portland Cement concrete curb(s) and shall be so located that no part of any parking vehicle shall extend beyond the minimum setback.

g. **Wheel Guards:** All off-street parking spaces within parking lots for four (4) or more vehicles shall be provided with concrete wheel guards, bumper guards or continuous curbs permanently secured to the finished surface along the perimeter line and abutting the buildings. Wheel guards, bumper guards or continuous curbs shall be located so that no part of any parked vehicle will extend beyond the property line or encroach upon any adjacent sidewalk and/or landscape areas.

h. **Striping:** All off-street parking spaces, within parking lots, for four (4) or more vehicles shall be properly marked by a four (4) inch wide painted stripe. All such striping shall be maintained and kept clearly visible at all times.

11. It shall be unlawful for any person to park any commercial vehicles, recreational vehicles or boats in any commuter parking lot or in any parking lot owned or controlled by the Village. Further, no commercial vehicles, recreational vehicles or boats shall be issued permits by any person or entity to park in any commuter parking lot owned or controlled by the Village.

12. It shall be unlawful for any person to park or store any trailer on any residential lot within the Village or in any residential area in the Village unless within a completely enclosed garage or structure, provided, however, that such trailer shall be permitted only when utilized in conjunction with the storage of a boat, personal watercraft or snowmobile that is properly permitted pursuant to Section 4.22 of this Ordinance, and only during such times when the parking or storage of a boat, personal watercraft or snowmobile is permitted by Section 4.22.

13. A resident may request relief from the provisions of Section 12.03.1 by the filing of a petition requesting such relief. No relief from the provisions of Section 12.03.1 shall be permitted unless such relief is recommended by the Plan Commission and approved by the Village Board. Any person requesting such relief shall comply with the notice requirements for special use permit set forth in Section 14.11.6. In considering any such petition for relief, the Plan Commission shall seek evidence from the Petitioner with respect to the following factors:

a. The specific nature of the relief requested by the petitioner;

b. The availability of alternative means for parking or storing any such vehicles;

c. The availability of methods for screening such vehicles;

d. The effect of the relief required on the public health, safety and welfare;

e. Whether the relief requested will impair or injure the value or enjoyment of surrounding property;

f. The difficulty or hardship of the petitioner in complying with the provisions of the Zoning Ordinance.

The Plan Commission may recommend, and the President and Board of Trustees may approve, conditions and restrictions upon the grant of any relief under this subsection.

LOCATION OF ACCESSORY OFF-STREET PARKING

The location of off-street parking spaces in relation to the use served shall be as prescribed hereinafter. All distances specified shall be walking distances between such parking spaces and a main entrance to the use served.

14. **For Uses in a Residence District:** Parking spaces accessory to dwellings shall be located on the same zoning lot as the use served. Spaces accessory to uses other than dwellings may be located on a lot adjacent to, or directly across a street or alley from the lot occupied by the use served, but in no case at a distance in excess of three hundred (300) feet from such use.

15. **For Uses in Business, Office Research, ROC, and Manufacturing Districts:** All required parking spaces shall be within one thousand (1,000) feet of the use served, except for spaces accessory to dwelling units, which shall be within three hundred (300) feet of the use served. However, no parking spaces accessory to a use in a Business or Manufacturing District shall be located in a Residence District, except that private, free, off-street parking accessory to such uses and municipal parking lots may be allowed by Special Use permit in accordance with the administrative section within two hundred (200) feet of, and adjacent to, any Business or Manufacturing District.

16. **Electric Vehicle Charging Stations:** The Village may approve the installation of electric vehicle charging stations for off-street parking ~~areas~~facilities in any district as a means of accommodating electric vehicle charging throughout the Village. Electric vehicle charging stations help to encourage alternative energy sources and provide a service to electric vehicle drivers, while also protecting the health, safety, and general welfare of the community. Such facilities also support economic development by creating opportunities for electric vehicle owners to visit local businesses as they wait for their vehicle to charge.

a. Permitted Locations:

(1) Electric vehicle charging stations shall be permitted as a special use in the following districts: R3, B1, B2, B3, ROC, O-R, and M. Electric vehicle charging stations may be allowed as an accessory use to the primary use, located in designated parking facilities~~areas~~, and intended solely to provide a convenient means of charging electric vehicles that would otherwise be on site.

(2) If the primary use of electric vehicle charging stations is the retail charging of electric vehicles that would not otherwise be on site, then such stations shall be located in parking facilities~~areas~~ related to commercial businesses only. If electric vehicle charging stations are located at a gas station or motor vehicle service station, then they shall be allowed in zoning districts that permit gas stations and motor vehicle service stations.

(3) If electric vehicle charging stations are not installed immediately by the developer, they may set aside potential locations and electrical connections for future installation. Such an arrangement may operate as a standard parking space until charging infrastructure is installed.

b. Electric Vehicle Charging Station Standards: Electric vehicle charging stations shall meet the following standards:

(1) Design: Parking must adhere to the standards established in this section.

(2) Minimum Off-street Required Parking: Parking spaces with electric vehicle charging stations count toward satisfying the minimum off-street parking requirements in this section.

(3) Private Single Family Home Electric Vehicle Charging Station Standards: Electric vehicle charging stations located on properties used for single-family detached, single family attached, or two-family homes must adhere to the following standards:

(a) Be provided only for private use of the property owner, resident, or their non-paying guests;

(b) Be located in a garage, under a covered parking space (e.g., carport), on the exterior wall of the home or garage, or affixed to a freestanding pole adjacent to an outdoor parking space subject to applicable building setbacks; and

~~(a)~~(c) Be rated for outdoor use when located outside of a garage.

12.04 SCHEDULE OF PARKING REQUIREMENTS

For the following uses, accessory off-street parking spaces shall be provided as required hereinafter. Parking spaces required on an employee basis on the maximum number of employees on duty or residing, or both on the premises at any one time. Special provisions regarding reduced parking requirements for properties in the Itasca Historic Preservation District and B-1 Downtown TOD District are described in Sections 12.02B8 and 12.02B9, respectively.

1. **Residential Uses:** As follows:

   a. **Single-Family Dwellings:** Attached or detached and semi-detached dwellings; three (3) parking spaces shall be provided per each dwelling unit with a minimum of two (2) spaces provided in a totally enclosed garage for all new construction.

   b. **Two-Family Dwellings**: Two and one half (2.5) parking spaces shall be provided for each dwelling unit.

   c. **Multiple-Family Dwellings (including Apartment Hotels):** Two and one-half (2.5) parking spaces shall be provided for every dwelling unit plus one (1) parking space for each employee. Multiple-Family Dwellings in the B-3 ~~Traditional~~ Downtown ~~(B-4 and B-5 zoning districts)~~TOD District shall provide one and three-quarters (1.75) spaces for every dwelling unit plus one (1) space for each employee. For lodging rooms located in an apartment hotel, one and one-half (1.5) parking spaces shall be provided for each room, plus one (1) parking space for each employee.

   d. **Motels~~,~~ and Inns ~~and Auto Courts~~**: One (1) parking space shall be provided for each guest or sleeping room or suite, plus one (1) additional space for each employee.

   e. **Hotels and extended stay hotels**: One (1) parking space for each guest room or bedroom suite shall be provided, plus one (1) additional space per employee.

   f. **Lodging, Rooming and Boarding Houses:** One (1) parking space shall be provided for each lodging room, plus one (1) space for the owner or manager.

   g. **Housing for ~~the Elderly~~Older Adults**: One (1) parking space for each four (4) dwelling units, plus one (1) space for each employee or staff member on a shift, or such greater number as recommended by the Plan Commission. (see Section 4.04.5)

   h. **Private Clubs and Lodges (with sleeping facilities for guests):** One (1) parking space shall be provided for each lodging room plus parking spaces equal in number to ten (10) percent of the capacity in persons (exclusive of lodging room capacity) of such club or lodge.

2. **Retail and Service Use:** As follows:

   a. **Retail Stores and Banks:** One (1) parking space shall be provided for each two hundred fifty (250) square feet of gross floor area. Drive-in banks or other similar drive-in establishments shall provide five (5) stacking spaces per teller or customer service window.

   b. **Automobile Service Stations:** Two (2) parking spaces per service bay plus one (1) space per employee.

   c. ~~**Automobile Laundries**~~**Car Washes:** Four (4) parking spaces per bay/stall plus one (1) space for each four (4) employees for a self-service establishment, or one space for each four (4) employees plus sufficient area for twelve (12) stacking spaces per bay/stall for an automated establishment.

   d. **Bowling Alleys:** Three (3) parking spaces per alley, plus one (1) space per employee, plus such additional spaces as may be required herein for affiliated uses – bars, restaurants and the like.

   e. **Eating Establishments:**

      (1) Standard Eating Establishments: Ten (10) parking spaces per each one thousand (1,000) square feet of gross floor area.

      (2) Drive-In or Drive-Through Eating Establishments: Twelve (12) parking spaces per each one thousand (1,000) square feet of gross floor area ~~PLUS twenty (20)~~plus reserve/stacking parking spaces (the number of reserve/stacking parking spaces dependent on size of site and area that wraps along the building from the drive-through starting point to the pick-up window).

      (3) Stand-Up Eating Establishments: Five and one-half (~~5 ½~~5.5) parking spaces per each one thousand (1,000) square feet of gross floor area.

   f. **Furniture and Appliance Stores, Household Equipment or Furniture Repair Shops:** One (1) parking space shall be provided for each six hundred (600) square feet of floor area.

   g. **Motor Vehicle Sales, Rental and Service Establishments:** One (1) space per five hundred (500) square feet of enclosed sale/rental floor area, plus one (1) space per thousand (1,000) square feet of gross open sales/rental display lot area, plus two (2) spaces per service bay, plus one space for each employee.

   h. **Theaters (indoor):** One (1) parking space shall be provided for each three (3) seats, plus one (1) space per employee.

i. **Undertaking Establishments, Funeral Homes, Parlors and Chapels:** Four (4) parking spaces per one thousand (1,000) square feet of chapel area, or four (4) parking spaces per each seventy-two (72) lineal inches of parking space. In addition, there shall be not less than one (1) parking space per each vehicle used in conducting business and one (1) parking space per each employee. There shall also be off-street reserved spaces equal to thirty (30) percent of the number of parking spaces required which may include the use of parking lot access aisles and driveways.

j. **Offices, Business, Professional and Governmental, excluding Medical/Dental:** Three (3) parking spaces per each one thousand (1,000) square feet of gross floor area.

k. **Medical or Dental Offices and ~~Clinics~~Healthcare Facilities:** Six (6) parking spaces per each one thousand (1,000) square feet of gross floor area.

l. **Medical Marijuana Dispensaries:** One (1) parking space shall be provided for each two-hundred fifty (250) square feet of gross floor area. Medical Marijuana Dispensaries in Mixed Retail Shopping centers must provide parking for said facilities.

m. **Recreational Facilities Other than Theaters, Bowling Alleys, or Swimming Pools:** One (1) parking space per one hundred (100) square feet of gross floor area plus one (1) space per two (2) employees.

n. **Swimming Pools:** One (1) parking space per four (4) persons in the pool facility at one time, plus one (1) space per employee.

o. **Open Sales/Display Areas Other than Vehicle Sales, Rental and Service Establishments:** One (1) parking space per five hundred (500) square feet of open sales/display area plus one (1) space per employee.

p. **Wholesale Establishments but not Including Warehouse and Store Buildings Other than Accessory:** One (1) parking space shall be provided for each six hundred (600) square feet of floor area.

q. **Mixed Retail Shopping Center:** One (1) parking space shall be provided for each two hundred (200) square feet of floor area (subject to the requirements of Section 12.05.7).

3. **Industrial and Related Uses:**

a. **Manufacturing Uses or Any Establishments Engaged in Production, Processing, Cleaning, Servicing, Testing, or Repair of Materials, Goods or Products:** One (1) parking space shall be provided for each employee, plus one (1) parking space for each vehicle used in the enterprise, or one (1) parking space per two thousand (2,000) square feet of gross area, whichever is greater.

b. **Warehouse and Storage Buildings:** One (1) parking space shall be provided based on the shift having the maximum number of employees, for each employee, plus one (1) space for each vehicle used in the conduct of the enterprise or one (1) parking space per two thousand (2,000) square feet of gross area, whichever is greater.

c. **Health Centers, Government Generated:** Six (6) parking spaces shall be provided for each staff and visiting doctor, plus one (1) space for each employee.

d. **Hospitals:** A parking study shall be required which analyzes parking demand and supply on the basis of number of beds, employees, ratio of in- patient usage, and other pertinent factors.

e. **Child Care Center, Day Nurseries and Nursery Schools:** One (1) parking space shall be provided for each teacher and employee, plus one (1) parking space for each ten (10) students for guest parking. Stacking spaces shall be provided off the public right-of-way for not less than ten (10) vehicles for pick-up and /or drop-off of students.

f. **Libraries, Art Galleries and Museums – Public:** Four (4) parking spaces shall be provided for each one thousand (1,000) square feet of gross floor area.

g. **Medical Marijuana Cultivation Centers:** One (1) parking space shall be provided for each employee, plus (one) parking space for each vehicle used in the enterprise, or one (1) parking space per two-thousand (2,000) square feet of gross area, whichever is greater.

h. **Municipal or Privately Owned Recreation Buildings or Community Centers:** One (1) parking space shall be provided for each two (2) employees, plus spaces adequate in number as determined by the Zoning Administrator, to serve the visiting public.

i. **Public Utility and Public Service Uses:** One (1) parking space shall be provided for each two (2) employees, plus spaces adequate in number, as determined by the Zoning Administrator, to serve the visiting public.

j. **School, Elementary or Intermediate:** One (1) parking space per each, faculty staff member, or other full-time employee, plus four (4) parking spaces for visitor parking.

k. **School, Secondary:** One (1) parking space per each faculty member, or full time ~~employee~~equivalent (FTE), plus one (1) parking space per six (6) students based on rated design capacity.

4. **Places of Assembly:** As follows:

a. **Stadiums, Arenas, Auditoriums, other than Churches, Colleges, or Institutional Schools, Convention Halls, Dance Halls, Exhibition Halls, Skating Rinks and other Similar Places of Assembly:** Parking spaces equal in number to twenty-five (25) percent of the capacity in persons shall be provided or the Plan Commission shall recommend the parking spaces needed.

5. **Miscellaneous Uses:** As follows:

~~a. **Fraternities, Fraternities, Sororities and Dormitories:** Five (5) parking spaces per each one thousand (1,000) square feet of gross floor area.~~

~~b.~~a. **Institutions for the Care of ~~the Insane or Feeble-Minded~~People with Intellectual Disabilities or Mental Health Issues:** One (1) parking space shall be provided for each staff ~~doctor~~member, plus spaces adequate in number, as determined by the Zoning Administrator, to serve the visiting public.

~~c.~~b. **Private Clubs and Lodges (without sleeping facilities for guests):** Five (5) parking spaces per each one thousand (1,000) square feet of gross floor area.

~~d. **Rest Homes and Nursing Homes:** One (1) parking space shall be provided for each four (4) beds, plus one (1) parking space for each two (2) employees (other than staff doctors), plus one (1) parking space for each doctor assigned to the staff.~~

~~e.~~c. **Nursing Homes, Sanitariums, Convalescent Homes or Institutions for ~~the Aged~~Older Adults or for Children:** One (1) parking space shall be provided for each four (4) beds, plus one (1) parking space for each two (2) employees (other than staff doctors), plus one (1) parking space for each doctor assigned to the staff.

~~f.~~d. For the following areas, parking spaces shall be provided in adequate number, as determined by the Zoning Administrator, to serve persons employed or residing on the premises, as well as the visiting public:

Heliports or Helipads Convents or
Monasteries Crematories or
Mausoleums
Fraternal or Religious Institutions
Rectories and Parish Houses

6. **Mixed Uses:** When two (2) or more uses are located on the same zoning lot within the same building, parking spaces equal in number to the sum of the separate requirements for each such use shall be provided. No parking spaces or portion thereof shall serve as required space for more than one (1) use unless otherwise recommended by the Plan Commission (see Section 4.04.5) and approved by the Village Board.

7. **Other Uses:** For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar

listed used, or as determined by the Zoning Administrator.

12.05 OFF-STREET PARKING CHART INSERT

OFF-STREET PARKING CHART

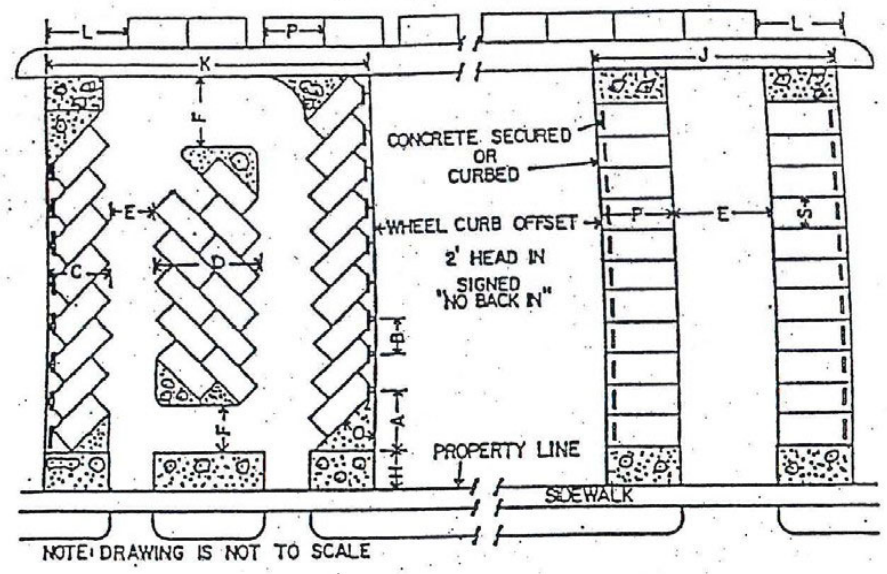


TABLE OF DIMENSIONS (in feet)

	O	S	P	A	B	C	D*	E	F	H	J	K	L
PARALLEL PARKING	0°	9.0	22.0	--	--	--	--	12.0	—	4.0	30.0	60.0	25.0
ANGLE PARKING	30°	9.0	18.0	29.1	18.0	16.8	20.6	12.0	15.0	10.0	45.6	78.2	--
	45°	9.0	18.0	19.1	12.7	19.1	31.8	14.0	15.0	10.0	52.2	98.0	--
	60°	9.0	18.0	11.6	10.4	20.1	34.7	16.0	15.0	10.0	56.2	116.9	--
PERPENDICULAR PARKING	90°	9.0	18.0	--	--	18.0	36.0	24.0	20.0	10.0	60.0	120.0	--

12.06 ADDITIONAL REGULATIONS – OFF-STREET LOADING

1. **Location:** All required off-street loading berths shall be located on the same lot as the use to be served, and no portion of the vehicle shall project into a public right-of-way, street or alley. No permitted or required off-street loading berth in any district shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets, nor shall it be located in a required front or side yard. In Manufacturing Districts, off-street loading berths for vehicles of more than two (2) ton capacity shall not be located:

    a. Within a side yard abutting a Residence District or abutting a street which at the place of abutment fronts on a Residence District;

    b. Within forty (40) feet of the lot line of any side yard abutting street which at the place of abutment does not front a Residence District, nor

    c. Within that part of a rear yard abutting a Residence District which part would be a side yard if the main building on the premises.

2. **Size:** Unless otherwise specified in the Schedule of Loading Requirements, a required loading berth shall be not less than twelve (12) feet in width by not less than sixty (60) feet in length exclusive of aisles and maneuvering space, and shall have a vertical clearance of at least fourteen (14) feet.

3. **Access:** Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements and shall meet the applicable surfacing requirement of Section 12.03.10b and shall be subject to approval of the Building Commissioner.

4. **Surfacing:** Any open off-street loading berths, loading area or areas intended to be used for dumpster over two (2) cubic yards capacity, the parking of semi-trailers, without tractor attached, or other heavy concentrated loads, shall be improved with a minimum ten (10) inches thick compacted stone base and shall be surfaced with not less than eight (8) inches of unreinforced six (6) bag air entrained concrete, or six (6) inch thick, six bag mix, air entrained concrete with 6x6 #6 welded wire reinforcing, or an equivalent improvement, as approved by the Village Board.

5. **Repair and Service:** No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any Residence or Business District.

6. **Screening and Landscaping:** All open trailer and truck parking areas shall be effectively screened on each side adjoining or fronting on any property located in or adjacent to a Residence District by a wall, fence not to exceed twelve (12) feet in height, with metal or plastic inserts in chain link or densely planted compact hedge. Such required screening shall conform with the front and side yard setback requirements of the District in which the parking is located.

7. **Space:** Space allocated to any off-street loading berth shall not, which so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
8. **Special Uses:** For Special Uses other than prescribed for hereinafter, loading berths adequate in number and size to serve such uses, as determined by the Zoning Administrator, shall be provided.

9. **Off-Street Loading:** Uses for which off-street loading facilities are required herein but which are located in buildings of less floor area than the minimum prescribed for such required facilities, shall be provided with adequate receiving facilities, off an adjacent alley, service, drive, or open space, on the same lot, which is accessible by motor vehicle.

12.07 SCHEDULE OF LOADING REQUIREMENTS

For the uses listed in the following Table, off-street loading berths shall be provided on the basis of gross floor area of buildings, or portions thereof, devoted to such uses in the amounts shown herein.

SCHEDULE OF LOADING REQUIREMENTS		
Uses	**Gross Floor Area in Square Feet**	**Required Number & Minimum Horizontal Dimensions of Berth**
a) Hospitals, Sanitariums and other Institutional Uses	10,000 to 200,000	1 – (12’ x 30’)
	for each additional 200,000 or fraction thereof	1 additional (12’ x 30’)
b) Hotels, Clubs and Lodges, Except as Set Forth in Item (c) Below	10,000 to 20,000	1 – (12’ x 30’)
	20,000 to 150,000	1 – (12’ x 30’)
	for each additional 150,000 or fraction thereof	1 additional (12’ x 30’)
c) Retail Stores, Furniture & Appliance Stores, Household Equipment & Furniture Stores, Repair Shops, Wholesale Stores & Establishments Handling the Sale & Consumption of Food on the Premise. (The above uses individually will comply with gross floor area and require number of berth loading requirements.	50,000 to 10,000	1 – (12’ x 30’)
	10,000 to 25,000	2 – (12’ x 30’)
	25,000 to 40, 000	3 – (12’ x 30’)
	40,000 to 100,000	4 – (12’ x 30’)
	for each additional 100,000 or fraction thereof	1 additional (12’ x 30’)
d) Motor Vehicle & Machinery Sales	40,000 to 100,000	3 – (12’ x 60’)
	10,000 to 20,000	1 – (12’ x 30’)
	20,000 to 100,000	2 – (12’ x 30’)

e) Auditorium, Convention Halls, Exhibition Halls, Sports Arenas, Stadiums, Bowling Alleys	for each additional 100,000 or fraction thereof	1 additional (12' x 60')
f) Banks and Office – Business, Professional and Governmental	10,000 to 100,000	1 – (12' x 30')
	for each additional 100,000 or fraction thereof	1 additional (12' x 30')
	for each additional 500,000 or fraction thereof	1 additional (12' x 60')
g) Manufacturing Uses or Any Establishments Engaged in Production Processing Cleaning, Servicing, Testing or Warehousing and Storage of Goods, Materials or Products	5,000 to 20,000	1 – (12' x 60')
	20,000 to 50,000	2 – (12' x 60')
	for each additional 500,000 or fraction thereof	1 – (12' x 60')
h) Theaters	8,000 to 50,000	1 – (12' x 30')
	for each additional 50,000 or fraction thereof	1 additional (12' x 30')
i) Undertaking Establishments & Funeral Parlors	8,000 to 100,000	1 – (12' x 30')
	for each additional 100,000 or fraction thereof	1 addition (12' x 30')

12.08 BICYCLE PARKING

1. **Required Number of Spaces:** Bicycle parking shall be required under the following circumstances, but in no instance shall a zoning lot be required to provide more than twenty (20) bicycle parking spaces:

    a. **New Development:** Equal to five (5) percent of the off-street motor vehicle parking requirements with a minimum of two (2) bicycle parking spaces.

    b. **Additions or Enlargements of a Building or Structure:** Equal to five (5) percent of the off-street motor vehicle parking requirements for the building expansion or structure expansion with a minimum of two (2) bicycle parking spaces. The minimum of two (2) bicycle parking spaces may be waived by the Zoning Administrator if at least two (2) bicycle parking spaces, conforming to the requirements of this section, are provided on the zoning lot.

    c. **Restoration or Remodeling of a Building or Structure:** Restoration or remodeling of a building or structure that exceeds fifty (50) percent of the value of the building or structure prior to the restoration or remodeling, shall provide bicycle parking equal to five (5) percent of the off-street motor vehicle parking

requirements with a minimum of two (2) bicycle parking spaces.

d. **Expansion of Off-Street Motor Vehicle Parking:** Equal to five (5) percent of the new off-street motor vehicle parking spaces with a minimum of two (2) bicycle parking spaces. The minimum of two (2) bicycle parking spaces may be waived by the Zoning Administrator if at least two (2) bicycle parking spaces, conforming to the requirements of this section, are provided on the zoning lot.

2. **Exempt Uses:**

a. The following residential uses are exempt from providing bicycle parking:

(1) Single-Family Detached

(2) Single-Family Attached

(3) Semi-Detached

(4) Two-Family Dwelling Units

b. Zoning lots requiring less than ten (10) off-street motor vehicle parking spaces are recommended, but shall not be required, to provide~~d~~ bicycle parking.

3. **Reduction in Off-Street Motor Vehicle Parking:** For uses required to provide ten (10) or more off-street motor vehicle parking spaces, the number of required off-street motor vehicle parking spaces may be reduced by one (1) parking space for every two (2) bicycle parking spaces provided as required by this ordinance.

In no instance shall the number of provided bicycle parking spaces used for a reduction in the required number of off-street motor vehicle parking spaces be greater than that required under Section 12.09(1), Required Number of Spaces.

4. **Location of Bicycle Parking Spaces:** Bicycle parking shall be located such that it is highly visible, with adequate lighting, from the street and/or building entrance(s) from where bicyclists approach.

For residential, office, and industrial uses, if bicycle parking is intended for the sole use of the employees or residents of the property, the bicycle parking may be located inside of a building or near an employee entrance.

Bicycle parking shall be located in designated areas which minimize pedestrian and vehicle conflicts.

If bicycle parking is located within a vehicle parking area, the bicycle parking should be clearly designated and located as close to a building entrance as possible.

Bicycle parking provided adjacent to a pedestrian walkway shall allow sufficient passage, ~~(~~with six (6) feet minimum~~),~~ for pedestrians.

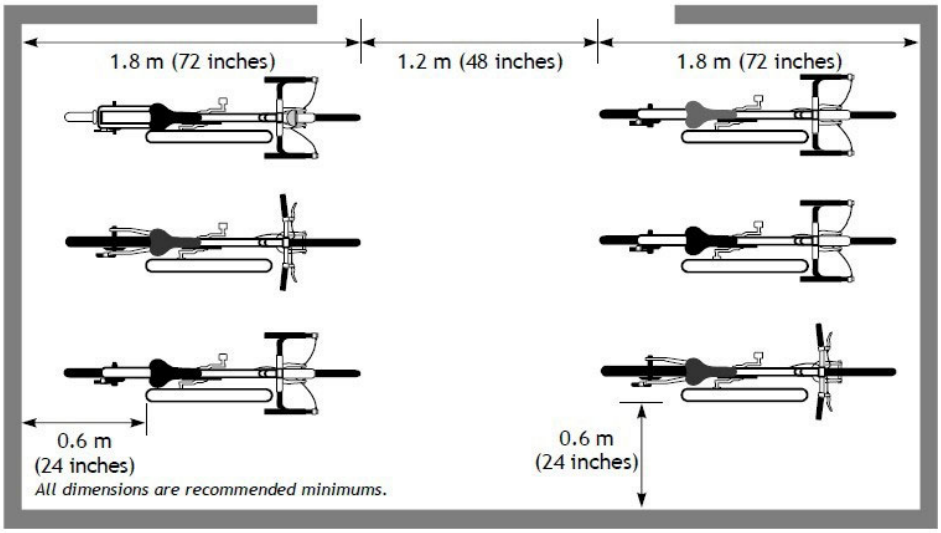
For non-residential uses in the R-1, R-2, R-3, B-1, B-2, B-3~~, B-6~~, M, OR, and ROC districts, bicycle parking may encroach into the required yard setbacks, but shall not be closer than five (5) feet to the property line.

For non-residential uses in the ~~B-4 and B-5~~B-1 ~~districts~~Downtown TOD District, bicycle parking may encroach into the required yard setbacks and/or be permitted in the right-of-way subject to approval of the Zoning Administrator.

5. **Design Criteria and Dimensions:** Bicycle Parking shall be located on a hard surface area, unless approved otherwise by the Zoning Administrator.

Recommended design dimensions for bicycle parking areas are included in the below figure. The dimensions and layout of the bicycle parking area shall be subject to the approval of the Zoning Administrator as part of the building permit and/or site plan review process.

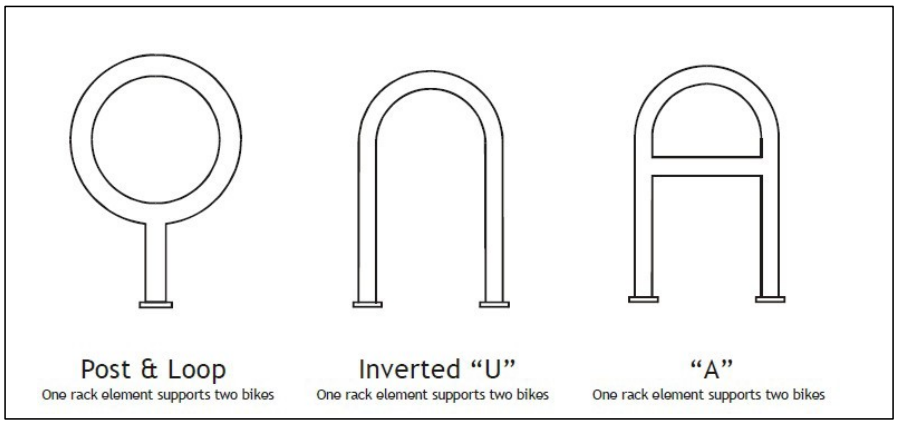
Recommended Minimum Bicycle Parking Area Dimensions



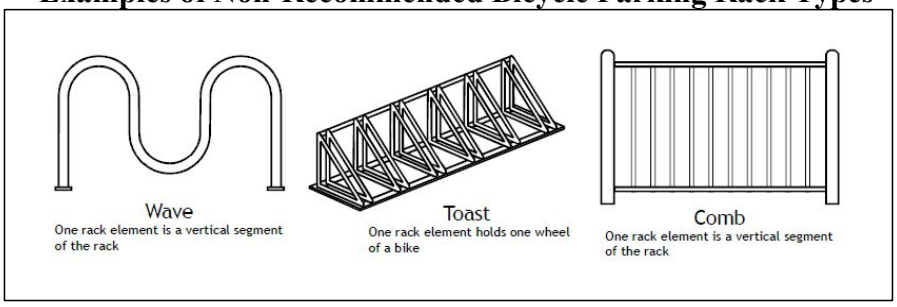
Examples of Recommended Bicycle Parking Rack Types

Bicycle parking rack types shall be designed so as to accommodate standard bicycle models and lock types and shall be subject to the approval of the Zoning Administrator as part of the building permit and/or site plan review process.

Examples of recommended and non-recommended bicycle parking rack types are provided in the below figures.



Examples of Non-Recommended Bicycle Parking Rack Types



Alternate bicycle parking accommodations may be considered during the building permit and/or site plan review process, but shall be subject to the approval of the Zoning Administrator.

6. **Parking Facilities for Other Motorized Vehicles**: In addition to automobiles and bicycles, it is the intent of the Village to accommodate and properly regulate other motorized vehicles, including motorcycles, mopeds, and scooters. Therefore, it is encouraged that private property owners provide facilities for these modes of transportation as part of the provision of off street parking facilities. When site plan review is required, developments in business districts that offer parking for motorcycles, mopeds, and scooters shall adhere to the following requirements:
    a. **Motorcycle parking** if provided shall be located near the main entrance of a building to encourage use and enhance visibility for safety and ease of access. A motorcycle parking space shall typically have minimum dimensions of four (4) feet in width and eight (8) feet in length. Motorcycle parking shall be demarcated by providing appropriate signage, such as a posted sign or painted symbols or lettering on the pavement, similar to a parking space for people with disabilities.
    b. **Mopeds and scooters** may utilize parking designated for motorcycles, if available. When designated motorcycle parking spaces are not provided, mopeds and scooters may park in designated bicycle parking areas. If possible, the bicycle parking area should provide a designated corral for motorized vehicles (e.g., mopeds and scooters) to offer a level of separation from non-motorized vehicles (e.g., bicycles). A designated corral for mopeds and scooters shall be demarcated by providing appropriate signage, such as a posted sign or painted symbols or lettering on the pavement, similar to a parking space for people with disabilities.

13.00 SIGNS

13.01 GENERAL REQUIREMENTS

1. All signs shall be in compliance with this Ordinance.

2. **Permits Required:** No person, firm or corporation shall hereafter erect, construct, move, alter or maintain any sign, or other advertising device, upon any parkway, street or alley owned or installed by the Village, or upon any public or private property in the Village, without first having obtained a permit and an inspection certificate therefore from the Building Department as hereinafter provided.

   The permits required by this ordinance shall be obtained from the Building Department, by written application by the person, firm or corporation erecting, constructing, or maintaining the sign, and such application shall be accompanied by the plans and specifications showing the size and character of such proposed signs and locations of same. Plans and specifications being in accordance with the provisions of this ordinance, said Building Department shall thereupon issue a permit for the erection of such sign upon the payment of applicable fees.

   Fees to be charged for sign permits shall be established by the Village Board of Trustees and published in a "Schedule of Fees".

   The Building Department shall not be obligated to issue a permit for the erection or construction or maintenance of any sign in any location where said sign will or might constitute a dangerous obstruction of the view or a menace to the welfare of persons on any highway, sidewalk, path or street abutting thereon.

3. **Bond Requirements:** Every applicant for a permit to erect any ground, wall, projecting, electric and non-electric signs and all awnings, canopies, and marquees projecting over public right-of-way shall file with the Building Department a bond in the sum of ten thousand dollars ($10,000) executed by the applicant, and with sureties approved by the Village Board, conditioned upon the faithful observance and performance of every condition and provision of said permit and conditioned further to indemnify, keep, and save harmless the Village against all liabilities, judgments, costs, damages, and expenses which may in any way come against the Village as a consequence of granting the permit, or which may accrue against, be charged to, or recovered from the Village by reason of the authority given in such permit. This bond shall be filed with the plans in the Building Department. The bond and the liability of the sureties thereto shall be kept in force throughout the life of the permit and, if at any time it shall not be in full force, then the authority and the privileges thereby granted shall be terminated by the Building Commissioner.

   A liability insurance policy issued by an insurance company authorized to do business in the State of Illinois conforming to the requirements of this section may be permitted, in lieu of a bond, provided the limits of liability shall not be less than ten thousand dollars ($10,000) for property damage and one hundred thousand

dollars ($100,000) for public liability. A certificate of insurance under an existing liability policy which meets the above requirements will be sufficient, provided the policy will have the Village as an additional insured and a certificate from the insurance company with a ten (10) day cancellation clause notice to that effect, is filed with the Building Department.

4. **Temporary Permits:** Permits may be issued for temporary signs identified in this section upon payment of the fee established by the Village Board of Trustees and published in a "Schedule of Fees." Signs in residential districts that are less than six (6) square feet and are in accordance with Section 13.03(1) do not require a temporary permit pursuant to this subsection.

5. **Permit Duration:** Permits required by this section are valid for a period of one (1) year.

6. **Inspection:** It shall be the duty of the Building Inspector to inspect or cause to inspect any sign or canopy. If any sign or canopy is found to be insecurely fastened, the inspector shall report this fact to the owner of the sign or to the owner or occupant of the premises on which it is fastened. If the sign or canopy is not made secure within ten (10) days after such notice, it shall be removed.

7. **Unsafe or Unlawful Signs:** If the Building Inspector shall find that any sign or other advertising structure regulated herein is unsafe, unsightly, or insecure, or is a menace to the public, or has been constructed or erected, or is being maintained in violation of the provisions of this Ordinance, the Department shall give written notice to the permittee, or property owner thereof. If the permittee or property owner fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after such notice, such sign or other advertising structure may be removed or altered to comply when so directed by the Building Department at the expense of the permittee or owner of the property on which it is located. The Building Commissioner shall recommend to the Village Board that the permit covering said sign or other advertising structure which is an immediate peril to persons or property be revoked.

8. **Non-Conforming Existing Signs:** Every sign or other advertising lawfully in existence on the effective date of this Ordinance shall not be altered or moved unless it be made to comply with the provisions of this Ordinance.

   Poles or pylon signs prohibited under Section 13.03.8.c of this Ordinance shall be eliminated and removed within two (2) years of the effective date of said Section 13.03.8.c.

9. **Sign Locations:** Every projecting sign erected or maintained over a public sidewalk shall be placed not less than ten (10) feet above the level of the sidewalk and at a distance not greater than eighteen (18) inches from the face of the wall to which it is attached, measured from the point of the sign nearest thereto. The projecting sign or portion thereof shall not extend more than eight (8) feet from the structure to which it is attached or be nearer the curb line than two (2) feet, whichever is lesser.

10. **Ground Signs:** May be erected parallel to or at any angle with the adjacent public street or streets so long as they do not project over the street, sidewalks or other public places adjoining the lot or parcel on which it is installed. These signs shall be subject to the specific area restrictions for the applicable zoning district.

11. **Pole Signs (Pylon):** Are not allowed unless specifically provided for in the applicable zoning district.

12. **Additional Sign:** No additional sign or advertisement of any nature shall be attached to or suspended from any sign or other advertising devices.

13. **Sign Erection:** No sign shall be erected or maintained on any parcel of land other than that upon which the business advertised is located.

14. **Prohibited Signs:** No flashing signs, moving, rotating, or animated signs, or revolving beacons shall be permitted.

15. ~~**No Advertising**~~**Attention Getting Sign:** No sign or other structure shall be erected or maintained in such a manner as to obstruct free and clear vision, or as to distract the attention of the driver of any vehicle by reasons of the position, shape, or color thereof. No sign or structure shall be erected or maintained in such a manner as to be likely to interfere with, obstruct the view of, or be confused with, any authorized traffic sign, signal or device.

16. **No Portable Sign:** Portable signs require approval by the Village Board.

17. **Sign Illumination:** Signs may have constant illumination provided that any sign located in direct line of vision of any traffic control signal shall not have illumination of red, green, or amber color.

18. **Non-Allowed Signage:** Signs consisting of neon or series lighting for window or building outlining borders is specifically prohibited unless recommended by the Plan Commission and approved by the Village Board.

19. **Sign – Square Foot Area:** Both faces of a double sided, or all faces of a multiple sided sign shall be counted for calculation of total sign area. Where reference is made to size allowed in square feet in this Ordinance, it shall apply to the square footage of all faces.

    Ground signs, pole signs, and pylon signs may be double faced.

20. **Address Numerals:** All properties and buildings shall have address numerals that are legible from the street which shall be in addition to all other approved signage.

21. **Temporary Sign:** A temporary sign shall include any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials, with or without frames, intended to be displayed for a limited period of time. Temporary signs require a permit issued by the Building Department in accordance with Subsection 4 of this section. Issuance of a temporary permit shall mean that the permittee understands that representatives of the Building Department have the authority to enter his/her property to remove any temporary sign in violation of this section. Temporary signs must meet the applicable zoning district requirements with respect to size, height, location, and allowable time period. Temporary signs that require the approval of the Village Board prior to issuance of a permit are as follows:

    a. Inflatable devices, as defined by Section 3.02.

    b. Portable signs, including, but not limited to, "A" frame or sandwich board signs and wheeled changeable copy signs (whether or not permanently mounted on wheels).

    c. Signs located on properties that are for sale or lease and are larger than the maximum sign area permitted within the applicable zoning district, pursuant with this section.

22. **Placement of Signs on Lots:** Only signs erected by the Village of Itasca, or the State of Illinois shall be permitted within a public right-of-way. All other signs shall be placed no closer than five (5) feet from any lot line.

    No signs having a height of more than thirty (30) inches above the crown of the adjacent streets shall be constructed or placed within the part of the yard or open area of a corner lot which is included within a triangular area of twenty- five (25) feet from the point of intersection of the two (2) street right-of-way lines forming such corner lot. No signs shall be located within a triangular area of fifteen (15) feet from the point of intersection of a public street right- of-way and driveway or private street.

23. **No Off-Premises Advertising Sign:** No off-premises signs are permitted in any zoning district.

24. **Master Sign Plan:** Multi-business buildings in the B-1, B-2, B-3, O-R, ROC, and M districts shall submit a Master Sign Plan prior to receiving any and all permits pertaining to a sign. The Master Sign Plan shall be in a format determined by the Zoning Administrator and, at a minimum, shall specify the following: the number, type(s), and placement of signs; sign dimensions; lighting; materials; and other design elements. In addition, the Master Sign Plan shall state what percentage of the gross surface area of all signs on each frontage and on the lot shall be allocated to each business. The Master Sign Plan shall be kept on file at the Community Development Department. No permit shall be issued for a sign unless a Master Sign Plan for the property, approved by the Zoning Administrator, is on file with the Community Development Department and the proposed sign conforms to the Master Sign Plan and this ordinance.

25. **Dynamic Display Signs:** As defined in Section 3 of the Zoning Ordinance are subjected to the following, in addition to other applicable regulations and restrictions contained in this Ordinance, regardless of the content of the messages on said signs:

    a. Dynamic Display signs are permitted by right in B-1, B-2, ~~B-3,~~ ROC, O-R, and M Zoning Districts when lot lines do not directly adjoin an existing residential use or property.

    b. Dynamic Display signs may be allowed by Special Use Permit is accordance with provisions of Section 14 of the Zoning Ordinance on property featuring school, church, governmental or other similar institutional uses in R-1, R-2, and R-3 Zoning Districts and those lots in The B-1, B-2, ~~B-3,~~ ROC, and O-R- and M Zoning Districts which are adjacent to existing residential use or property.

    c. The dynamic display component of a sign shall comprise no more than forty (40) percent of the total allowable sign face area and may only be installed in monument style signs. Such panels may not be installed in other types of signs such as pole, pylon, wall, window signs, etc.

    d. The dynamic display component of a sign must be accessory to the primary ground sign; the panel must be mounted or located below the primary business/location identification area.

    e. All messages, images and transition must be static- without motion, illusion of motion, animation, flashing, video or other special effects. No live or pre-recorded video is permitted.

    f. All transitions between messages must be instantaneous.

    g. Messages must be complete in and of themselves, without continuation of content or sequencing from one message to the next.

    h. Messages cannot change more than once every fifteen (15) seconds.

    i. Dynamic display signs adjacent to or located within residential district or uses must be dimmed between the hours of 10:00 p.m. and 7:00 a.m.

    j. The dynamic display portion of the sign shall include a control panel to regulate the intensity of illumination. The module must include dimmer controls which can be adjusted to meet Village light emission standards and eliminate any light spillover at the lot line. Proof of such module controls must be presented at the time of permit application. The dynamic display portion of the sign shall have the same appearance in terms of brightness as non-dynamic display signs at all times of day and under all weather conditions. No dynamic display sign shall be of such intensity or brilliance as to impair the driver's operation of a motor vehicle or interfere with the effectiveness of an official traffic sign, control

device, or signal. Dynamic display signs shall be dimmed after sunset and adjusted seasonally to account for dusk.

k. The dynamic display sign shall be designed and equipped so that if the display should fail, the display shall immediately discontinue, turn black, or shut off until the appropriate repair can be made.

l. Off premise advertising is prohibited by Section 13.01(13) of the Zoning Ordinance.

m. Failure to comply with the standards of the Village ordinances and conditions of approval will require that the owner immediately discontinue the use of the dynamic display portion of the sign.

13.02 DEFINITIONS

See Section 3.02.

13.03 SIGNS PROVISIONS

1. **Residence District Provisions**

a. **Signs:** Non-illuminated signs are permitted subject to the following regulations:

(1) In R-1 and R-2 Single Family Residence Districts, for all residence categories, except multi-family, a sign shall not exceed one hundred and forty-four (144) square inches in area; there shall be not more than one (1) such sign for each dwelling; it shall be affixed to the dwelling flat against the door, or on the wall adjacent thereto, or within the boundaries of the zoning lot as provided herein.

(2) In an R-3 General Residence District, for a multiple-family dwelling, a sign may not be more than three (3) square feet in area, such a sign may be affixed against the building, but not located higher than one (1) story or twenty (20) feet above curb level, whichever is lower. Such a sign may also be located in a yard adjoining a street, provided it is not closer to the street line than one-half (1/2) the depth of the yard or fifteen (15) feet, whichever is less, and does not exceed four (4) feet in height.

(3) An exception to these location limitations shall be made for lantern post signs which may be placed as close as three (3) feet from the street right-of-way line and have a height not exceeding seven (7) feet from grade, or for plates affixed to mailbox posts. Signs so mounted shall have no sharp or protruding edges that might be designated as hazardous.

(4) An approved plaque issued by the Village of Itasca Historical Commission is allowed and is not to exceed one hundred forty-four (144) square inches in area and shall be affixed flat against the building or structure. The plaque is allowed in addition to all other approved signage.

(5) Readable and visible address numerals are required in addition to all other approved signage.

(6) Temporary signs, not exceeding six (6) square feet, are allowed for a period of time not to exceed four (4) weeks per year when approved by the Village Board of Trustees, excluding political and real estate signs.

b. **Non-Illuminated Signs Located on Property or Unit~~ed~~ For Sale or for Rent:** Non-Illuminated signs are permitted subject to the following: There shall be not more than one (1) sign per zoning lot except that on a corner lot, two (2) signs, one (1) facing each street, shall be permitted. No sign shall exceed six (6) square feet in area for a single sign face and not more than twelve (12) square feet for a double faced sign, and be closer than eight (8) feet to any side and rear lot line, nor closer to the front lot line than one-half (1/2) the depth of the front yard or fifteen (15) feet, whichever is less. Such a sign when affixed flat against the building, shall not project higher than one (1) story, or twenty (20) feet above curb level, whichever is lower; and a ground sign shall not project higher than eight (8) feet above ground grade (see Section 3.02).

c. **Signs Located on Vacant Property or Unit (Exceeding One (1) Acre) Which is For Sale, for Rent, or is Under Construction:** One (1) sign containing not more than twelve (12) square feet of total copy area for a single-faced sign and not more than twenty-four square feet of total copy area for a double-faced sign shall be permitted on vacant property or unit exceed one (1) acre which is for sale, for rent or is under construction. No sign shall exceed eight (8) feet in height above grade. All such signs shall be temporary and shall be permitted for a period of time not to exceed eight (8) months, except signs located on property under construction may be maintained for the duration of construction.

d. **Signs Located on Property or Unit Which is for Sale or for Rent and Having an "Open House":** One (1) sign is permitted on property or unit which is for sale or for rent and having an "open house" during weekends only, from 9:00 a.m. to 6:00 p.m. No sign shall exceed six (6) square feet in area for a single-faced sign and not more than twelve (12) square feet for a double-faced sign. Two (2) offsite signs are permitted during weekends only, from 9:00 a.m. to 6:00 p.m. Any sign installed under this section on days other than weekends, not removed by 6:00 pm on Saturday or Sunday, may be confiscated and held by the Village for three (3) days. The fee to have the confiscated sign returned shall be twenty-five dollars ($25). After three (3) days, any sign not recovered may be disposed

of.

e. **Illuminated Signs:** Illuminated, non-flashing signs are permitted on church or school property subject to the following regulations:

(1) There shall be not more than (1) sign per zoning lot, except that on a corner lot, two (2) signs, one (1) facing each street, shall be permitted, provided that such a sign or signs shall be located on the same lot as the principal church or school use.

(2) No sign shall exceed forty-eight (48) square feet in area and be closer than eight (8) feet to any side and rear lot line, nor closer to the front lot line that one-half (1/2) the depth of the front yard or fifteen (15) feet, whichever is less.

(3) Such a sign, when affixed against the building, shall not project higher than one (1) story, or twenty (20) feet above curb level, whichever is lower; and a ground sign shall not project higher than eight (8) feet above ground grade (see Section 3.02).

2. **Business District Provisions:**

~~a. **B-1 – Limited Business District:** No off-premises signs will be permitted. Non-flashing illuminated business signs with no moving parts, awnings or marquees are permitted when accessory to the principal use of the property upon which it is located, subject to applicable regulations set forth in the ordinance of the Village of Itasca and the following:~~

~~(1) The illumination of any exterior sign shall be only during business hours and no later than 11:00 p.m. Where a sign is illuminated, direct rays of light shall not beam upon any part of any existing residential building, or into a Residence District, or into a street right-of-way.~~

~~(2) The total gross surface area in square feet of all signs on a zoning lot shall not exceed the number of lineal feet of the frontage of the building nor exceed ninety-six (96) square feet, whichever is less and may be double faced. Each side of a building which abuts upon a street shall be considered as a separate frontage. The gross area of all signs located on each side of a lot or building butting a street shall not exceed the number of lineal feet in such separate building frontage nor ninety-six (96) square feet whichever is smaller, and the types of signs allowed shall be limited to one ground sign as specified in paragraph (6) and wall signs.~~

~~(3) Wall signs shall be affixed flush against building walls and shall not project therefrom more than eighteen (18) inches; and no sign shall be painted, pasted, or similarly posted directly on the surface of any building, wall or fence.~~

~~(4) No wall sign shall project higher than then building height or twenty (20) feet above the curb level, whichever is lower.~~

~~(5) The lowest part of any canopy, wall sign, or marquee, or any support thereof which extends over any public way shall be not less than eight (8) feet above the level of the walk or public way over which it extends; but no such sign shall be maintained over any sidewalk crossed by vehicles if any part of its support or portion of the sign is less than twelve (12) feet above the level of such public way.~~

~~(6) One (1) ground mounted sign shall be permitted for each zoning lot. Such sign shall not exceed eight (8) feet high, minimum front yard setback of fifteen (15) feet or one-half (1/2) of the required front yard setback, whichever is less, shall be maintained, may be illuminated, may be double faced and the total gross surface area of a single face shall not exceed twelve (12) square feet and the total gross area shall not exceed twenty-four (24) square feet if double faced. Any additional gross surface area may be allowed when recommended by the Plan Commission and approved by the Village Board but not to exceed the total gross surface area on a zoning lot.~~

~~(7) Temporary signs located on the property which is for sale or lease or under construction shall not be more than forty-eight (48) square feet in area, and shall be shielded from view from residential zoned property. The maximum height shall not exceed ten (10) feet. Such signs shall be removed upon sale or lease of the building or space or completion of construction. Temporary signs require issuance of a temporary permit by the Building Department in accordance with Subsection 13.01 General Requirements, with the exception that signs that exceed the size or height limit requirements of this subsection require approval by the Village Board.~~

~~(8) Temporary signs shall be shielded from view from residential zoned property. Such signs require issuance of a temporary permit by the Building Department in accordance with Subsection 13.01 General Requirements and may be utilized for a period of time not to exceed four (4) weeks, no more than three (3) times per calendar year. Issuance of a new temporary permit is required for each four (4) week time period.~~

~~b.~~a. **B-2 – Community Business and B-3 – Service Business Districts:** No off-premises signs will be permitted. Non-flashing but illuminated signs with no moving parts, awnings, and marquees are permitted when accessory to the principal use of the property upon which it is located, subject to regulations set forth elsewhere in the ordinances of the Village of Itasca and the following:

(1) Where a sign is illuminated, direct rays of light shall not beam upon any part of any existing residential buildings, nor into a Residence District, or into a street right-of-way.

(2) The gross surface area in square feet of all non-ground signs on a lot shall not exceed one and one-half (1-1/2) times the lineal feet of frontage of the building, nor three-hundred (300) square feet, whichever is smaller, and may be double faced. Each side of a building which abuts upon a street shall be considered as separate frontage. The gross surface area of all non-ground signs located on each side of a lot, or building abutting a street shall not exceed one and one-half (1-1/2) times the lineal feet of the separate building frontage or three-hundred (300) square feet, whichever is smaller, and the types of signs allowed shall be limited to wall signs, ground signs as specified in Paragraph (7), and pole signs as specified in Paragraphs (4) and (8). Projecting signs are prohibited. Each business shall be limited to a maximum of one non-ground sign per frontage not to exceed an area of eighty (80) square feet.

(3) No sign shall project more than eighteen (18) inches into a street right-of-way.

(4) Any allowed pole (pylon) sign located within three (3) feet of a driveway, parking area or within fifty (50) feet of the intersection of two (2) or more streets shall have the lowest elevation, not less than twelve (12) feet above the curb level.

(5) Wall signs shall be affixed flat against building walls and shall not project more than eighteen (18) inches and shall not be painted, pasted or similarly posted directly on the surface of any building, wall or fence.

(6) No sign shall project higher than the building height, or thirty (30) feet above the curb level, whichever is lower.

(7) One (1) ground mounted sign shall be permitted for each zoning lot unless such lot is a through lot or has double frontage in which case two (2) ground signs may be allowed when recommended by the Plan Commission and approved by the Village Board. Such signs shall not exceed eight (8) feet in height, a minimum front yard setback of fifteen (15) feet, or one half (1/2) the required front yard setback, whichever

is less, shall be maintained, may be illuminated, may be double faced and the total gross for a single face surface area shall not exceed twenty-four (24) square feet in the B-2 Community Business District and forty-eight (48) square feet for a single face in the B-3 Service Business District. Any additional gross surface area may be allowed when recommended by the Plan Commission and approved by the Village Board, subject to the limitations as set forth in Paragraph (2).

(8) For service stations and retail or service uses in the B-3 District only: One (1) pole (pylon) sign per street frontage not to exceed twenty (20) feet in height nor forty-eight (48) feet in area, for a single face will be allowed when recommended by the Plan Commission and approved by the Village Board, subject to the limitations set forth in Paragraph (2).

(9) Temporary signs located on property which for sale or lease or under construction shall not be more than forty-eight (48) square feet in area and shall be shielded from view from residential zoned property. The maximum height shall not exceed ten (10) feet. Such signs shall be removed upon sale or lease of the building or space or completion of construction. Temporary signs require issuance of a temporary permit by the Building Department in accordance with Subsection 13.01 General Requirements, with the exception that signs that exceed the size or height limit requirements of this subsection require approval by the Village Board.

(10) Temporary signs shall be shielded from view from residential zoned property. Such signs require issuance of a temporary permit by the Building Department in accordance with Subsection 13.01 General Requirements and may be utilized for a period of time not to exceed four (4) weeks, no more than three (3) times per calendar year. Issuance of a new temporary permit is required for each four (4) week time period.

~~c.~~b. **B-1 Downtown ~~Business~~ TOD Districts ~~(B-4, B-5 & B-6)~~:** No off-premises advertising signs will be permitted. Non-flashing illuminated signs with no moving parts, awnings or marquees are permitted when accessory to the principal use of the property upon which it is located, subject to applicable regulations set forth in the ordinances of the Village of Itasca and the following:

(1) All signs shall comply to the standards set forth in the Downtown Design Guidelines.

(2) One (1) ground-mounted (monument) sign shall be permitted for each zoning lot. Such sign shall not be greater than five (5) feet in height; may be double-sided; and shall not exceed eighteen (18) square feet per face in the B-4 district and twenty-four (24) square feet per face

in the B-5 and B-6 districts.

(3) Freestanding (pole) signs shall be prohibited in the ~~Traditional Downtown (B-4, B-5 and B-6 zoning districts)~~B-1 Downtown TOD District. Monument signs shall be permitted provided they are not greater than five (5) feet in height. Pylon signs shall be prohibited. (See Section 13.01.8 – Non- Conforming Existing Signs).

(4) No wall sign shall project higher than the building height, or twenty (20) feet above the curb level, whichever is lower. Wall signs shall be mounted parallel to building facades. Projecting signs shall be mounted perpendicular to building facades; may be double-sided; and shall not exceed fourteen (14) square feet per face.

(5) A minimum front yard setback of fifteen (15) feet or one-half (1/2) of the required front yard setback, whichever is less, shall be maintained. Where no front yard setback is required ~~(B-4 District)~~, regulations governing Placement of Signs on Lots shall still apply (Section 13.01.24).

(6) The illumination of any exterior sign shall be only during business hours and no later than 11:00 p.m., when abutting any residentially zoned property. Where a sign is illuminated, direct rays of light shall not beam upon any part of any existing residential building, or into a Residence District, or into a street right-of-way.

(7) Neon signs shall be prohibited. Internally lit signs shall be prohibited in the B-1 Downtown TOD District~~B-4 and B-5 zoning districts~~.

(8) The lowest part of any canopy, projecting, wall or marquee sign, or any support thereof which extends over any public way shall be not less than eight (8) feet above the level of the walk or public way over which it extends; but no such sign shall be maintained over any sidewalk crossed by vehicles if any part of its support or portion of the sign is less than twelve (12) feet above the level of such public way.

(9) Maximum letter height on signs in the B-1 Downtown TOD District~~Traditional Downtown area~~ shall be 18 inches ~~in the B-4 and B-5 districts, and 24 inches in the B- 6 District~~.

(10) ~~In the B-4 and B-5 districts, the~~The total gross surface area in square feet of all non-ground signs on a zoning lot shall not exceed one and one- quarter (1-1/4) times the number of lineal feet of the frontage of the building or one-hundred twenty (120), whichever is less, and may be double faced. Each side of a building that abuts on a street shall be considered as a separate frontage. The gross area of all non- ground signs located on each side of a lot or building abutting a street shall

not exceed one and one-quarter (1-1/4) times the number of lineal feet in such separate building frontage or one-hundred twenty (120) square feet, whichever is less. Each business shall be limited to a maximum of one projecting sign per frontage and one other non-ground sign per frontage not to exceed a total area of forty-eight (48) square feet for both signs per frontage.

~~(11) In the B-6 district, the total gross surface area in square feet of all non-ground signs on a zoning lot shall not exceed one and one-half (1-1/2) times the lineal feet of the frontage of the building or one- hundred twenty (120) square feet, whichever is less, and may be double faced. Each side of a building that abuts a street shall be considered as a separate frontage. The gross surface area of all non- ground signs located on each side of a lot or building abutting a street shall not exceed one and one-half (1-1/2) times the lineal feet in such separate building frontage or one-hundred twenty (120) square feet, whichever is less. Each business shall be limited to one projecting sign per frontage and one other non-ground sign per frontage not to exceed a total area of forty-eight (48) square feet for both signs per frontage.~~

3. **Office-Research District Provisions:** In the Office-Research District, the following signs are permitted, subject to the review by the Plan Commission with the recommendations to the Village Board of their approval for all signs in excess of forty-eight (48) square feet in size and compliance with the requirements set forth herein.

   a. All signs shall be accessory to the principal use of the property upon which it is located and shall be subject to the provisions for this Section except as herein provided. For the purpose of this district, sign area shall be considered as the entire area within a single continuous perimeter enclosing the extreme limits of a sign. The gross surface area and square footage of all signs on a lot shall not exceed two times the lineal feet of frontage of the building nor two hundred forty (240) square feet, whichever is less.

   b. For each building, not more than one (1) wall sign attached to the building and one (1) free standing ground sign shall be permitted.

   c. Signs may be permitted at each entrance when located on the same street providing the entrances shall not be closer than three hundred (300) feet from any other entrance (see Section 3.02).

   d. On corner or through lots, one (1) additional wall and ground sign may be constructed on a second street (public and/or private) in this district and the total

gross surface area shall be subject to the limitations set forth in Paragraph a. above.

e. For each building, not more than one (1) wall sign may be attached to a building except when the building has multiple uses having separate entrances, then any additional entrance signs may be allowed if recommended by the Plan Commission and approved by the Village Board.

Wall signs shall not extend above the roof line nor project beyond or overhang the wall or any permanent architectural feature by more than one (1) foot. Signs shall not be permitted to be painted, pasted or similarly posted directly on the wall of the building or structure. Wall signs shall not exceed ten (10) percent of the total area of the front facade and in no instance shall the wall sign exceed one hundred sixty (160) square feet in area.

In a multiple use building with more than a single front facade, each exterior building wall when including a main entrance may be considered a front facade. The total area requirement may apply.

Where two (2) exterior building walls involve the same business, only the wall with the main entrance shall be considered the front façade.

f. Temporary signs located on property which is for sale or lease or under construction shall not be made more than one hundred sixty (160) square feet in area, and shall be shielded from view from residential zoned property. The maximum height shall not exceed sixteen (16) feet. Such signs shall be removed upon sale or lease of the building or space or completion of construction. Temporary signs require issuance of a temporary permit by the Building Department in accordance with Subsection 13.01 General Requirements, with the exception that signs that exceed the size or height limit requirements of this subsection require approval by the Village Board.

g. No moving or flashing parts, lights, or devices shall be permitted. All incandescent and other light sources shall be shielded from view from residential zoned property. No lighting fixture shall be so located and directed as to be a hazard to traffic safety.

h. For all free-standing accessory signs, a minimum front yard setback of fifteen (15) feet shall be maintained.

i. Each unified development composed of office, business, governmental and medical uses shall be permitted one (1) pole (pylon) sign or one (1) ground sign (see Definitions, Section 3.02) for each entrance from and/or along arterial freeway abutting frontage to such use. Such signs shall not exceed thirty (30) feet in height, for a pole sign, or eight (8) feet in height for a ground sign nor exceed a total of one hundred twenty (120) square feet in area for each sign

surface, may be double-faced and shall not be placed nearer than fifteen (15) feet to the right-of-way line; and shall indicate only the name, insignia, and address of the entire development.

j. Temporary signs shall be shielded from view from residential zoned property. Such signs require issuance of a temporary permit by the Building Department in accordance with Subsection 13.01 General Requirements and may be utilized for a period of time not to exceed four (4) weeks, no more than three (3) times per calendar year. Issuance of a new temporary permit is required for each four (4) week time period.

4. **Regional Office Center District:** In the Regional Office Center District, the following signs are permitted, subject to review by the Plan Commission with recommendation to the Village Board for their approval for all signs in excess of forty-eight (48) square feet in size in compliance with the requirements set forth herein.

a. All signs shall be accessory to the principal use of the property upon which it is located and shall be subject to the provisions as herein provided. For the purpose of this district, sign area shall be considered as the entire area within a single continuous perimeter enclosing the extreme limits of a sign.

b. For each building, not more than one (1) wall sign attached to the building and one (1) free standing sign shall be permitted, except in the case of buildings on through lots or corners, one (1) additional wall or ground sign may be constructed on the second street in the District.

c. Wall Signs: for each building, not more than one (1) wall sign may be attached to a building except as provided in Paragraph b., and when the building has multiple uses having separate entrances, then any additional entrance signs may be allowed, if recommended by the Plan Commission and approved by the Village Board where such entrance is intended for the exclusive use of the identified user and is further subject to the limitations as provided in the definition of Entrance Signs.

Wall signs shall not extend above the roof line nor project beyond or overhang the wall or any permanent architectural feature by more than one (1) foot. Wall Signs shall not be permitted to be painted, pasted or similarly posted directly on the wall of a building or structure. All signs shall not exceed ten (10) percent of the total area of the front façade and in no instance shall the wall sign exceed two hundred forty (240) square feet in area.

In a multiple use building with more than a single front facade, each exterior building wall when including a main entrance may be considered a front facade. The total area requirement shall apply.

Where two (2) exterior building walls involve the same business, only the wall with the main entrance shall be considered the front façade.

d. On corner and/or through lots, one (1) additional wall and ground sign may be constructed on a second street (public and/or private) in this district and the total gross surface area shall comply with this Section.

e. Temporary signs located on property or unit which is for sale or lease or under construction shall not be more than one hundred sixty (160) square feet in area, and shall be shielded from view from residential zoned property. The maximum height shall not exceed sixteen (16) feet. Such signs shall be removed upon sale or lease of the building or space or completion of construction. Temporary signs require issuance of a temporary sign permit by the Building Department in accordance with Subsection 13.01 General Requirements, with the exception that signs that exceed the size or height limit requirements of this subsection require approval by the Village Board.

f. No moving or flashing parts, lights, or devices shall be permitted. All incandescent and other light sources shall be shielded from view from residentially zoned property. No lighting fixture shall be so located and directed as to be a hazard to traffic safety.

g. Each unified development composed of a complex of office and retail outlets shall be permitted one (1) pole (pylon) sign or ground sign (see Definitions, Section 3.02) for each arterial or freeway providing frontage to such use when recommended by the Plan Commission (see Section 4.04.5) and approved by the Village Board. Such pole (pylon) sign shall not exceed thirty (30) feet in height, and each grounds sign shall not exceed eight (8) feet in height, nor exceed a total of one hundred twenty (120) square feet in area, for each sign surface, may be double-faced, and shall not be placed nearer than fifteen (15) feet from a right-of-way line; and shall indicate only the name insignia and address of the entire development.

h. Temporary signs announcing business grand openings, special sales, or other special events shall be shielded from view from residential zoned property. Such signs require issuance of a temporary permit by the Building Department in accordance with Subsection 13.01 General Requirements and may be utilized for a period of time not to exceed four (4) weeks, no more than three (3) times per calendar year. Issuance of a new temporary permit is required for each four (4) week time period.

5. **Manufacturing District Provisions:** In the Manufacturing District, no off-premises signs will be permitted. Other signs are permitted, subject to the requirements set forth herein.

a. Where a sign is illuminated, direct rays of light shall not beam upon any part of an existing residential building, into a Residence District, or onto a street. A sign shall not have moving parts or flashing illumination.

b. The gross surface area in square feet of all signs on a lot shall not exceed three (3) times the number of lineal feet of the building frontage on a lot; and each side of a building adjoining a street shall be considered as separate building frontage.

c. Wall signs shall be affixed flat against the building and shall not project therefrom more than eighteen (18) inches.

d. Signs affixed to a building wall shall not project higher than thirty (30) feet above curb level, nor higher than the building height, whichever is lower, and may not be located upon a chimney spire, tower, elevator penthouse, tanks or similar projections.

e. Signs affixed to a building shall not exceed two hundred forty (240) square feet per building frontage wherein each side of a building which abuts upon a street shall be considered as a separate frontage.

f. One ground sign, not more than forty-eight (48) square feet in gross area and not more than eight (8) feet in height may be erected in a front yard not less than fifteen (15) feet from the street right-of-way line at each entrance of the zoning lot which is not closer than three hundred (300) feet from any other entrance on that lot.

g. One (1) pole (pylon) sign (see Definitions, Section 3.02) shall be permitted for any building on a zoning lot which abuts a freeway for retail and service uses within the zoning district when recommended by the Plan Commission (see Section 4.04.5) and approved by the Village Board. Such pylon sign shall not exceed thirty (30) feet in height, nor exceed a total of one hundred twenty (120) square feet in total area of sign surface, may be double-faced, and shall not be placed nearer than fifteen (15) feet from a right-of-way line.

h. Temporary signs located on property or united which is for sale or lease or under construction shall not be more than forty-eight (48) square feet in area and shall be shielded from view from residential zoned property. The maximum height shall not exceed ten (10) feet. Such signs shall be removed upon sale or lease of the building or space or completion of construction. Temporary signs require issuance of a temporary sign permit by the Building Department in accordance with Subsection 13.01 General Requirements, with the exception that signs that exceed the size or height limit requirements of this subsection require approval by the Village Board.

i. Temporary signs shall be shielded from view from residential zoned property. Such signs require issuance of a temporary permit by the Building Department in accordance with Subsection 13.01 General Requirements and may be utilized for a period of time not to exceed four (4) weeks, no more than three (3) times per calendar year. Issuance of a new temporary permit is required for each four (4) week time period.

14.00 ADMINISTRATION

14.01 GENERAL PROVISIONS

1. **Administration:** The administration of this Ordinance is hereby vested in the following:

    a. The Village Board of Trustees

    b. The Zoning Administrator

    c. The Plan Commission/Zoning Board of Appeals

14.02 ZONING ADMINISTRATOR

The Building Commissioner, as Zoning Administrator, shall be in charge of the administration and enforcement of this Ordinance.

1. **Duties:** The Building Commissioner shall direct the Building Department to:

    a. Receive required applications, issue permits, and furnish zoning certificates and certificates of occupancy.

    b. Examine premises for which permits have been issued and make necessary inspections to determine compliance.

    c. When requested by the President of the Board of Trustees, or when the interest of the Village so requires, make investigations and render written reports.

    d. Issue such notices or orders as may be necessary.

    e. Adopt rules and procedures consistent with this Ordinance.

    f. Keep permanent and comprehensive current records of applications, permits, certificates, inspections, reports, notices, orders and all localized actions of the Board of Trustees and shall file the same permanently by street address.

    g. Keep an up-to-date Zoning District Map in accordance with Chapter 24, Division 13, of the Illinois Compiled Statutes as amended, and an up-to- date map of existing land uses.

    h. Keep all records open for public inspections, at reasonable hours with reasonable notice, but not for removal from the Zoning Administrator's office.

    i. Provide a report to the President of the Board of Trustees, not less than once each month to summarize permits issued.

j. Request and receive the assistance and cooperation of the Police Department, the Village attorney and other Village officials.

k. Be entitled to rely upon any opinion of the Village Attorney as to the interpretation of this Ordinance, or the legal application of this Ordinance to any factual situation.

l. Discharge such other duties as may be placed upon the Zoning Administrator by this Ordinance.

m. With exercise of its duties, provide such clerical and technical assistance as may be required by the Plan Commission/Zoning Board of Appeals.

14.03 ZONING CERTIFICATES

No permit pertaining to any land or buildings shall be issued unless the Zoning Administrator has certified, after examination, that it complies with all provisions of this Ordinance and a Zoning Certificate has been issued and approved by the Zoning Administrator. In the O-R Office Research District and the ROC– Regional Office Center District, when the use is strictly office in nature and is so certified by an affidavit with occupancy information from the tenant or landlord, a Zoning Certificate is not required. Zoning Certificates are not required for the remodeling, renovation of, or expansion of any existing and approved use of a building when the existing occupant has an approved Zoning Certificate. The Zoning Administrator shall provide a monthly report of all approved Zoning Certificates and Affidavits of Office Use to the Village Board.

A zoning certificate may be issued for a temporary use for a predetermined period of time in any Zoning District when the Zoning Administrator determines that the temporary use is compatible with the primary use of the property and in the public interest and when the temporary use is approved by the Board of Trustees.

14.04 CERTIFICATE OF OCCUPANCY

1. No land shall be occupied or used and no building hereafter erected or altered shall be occupied or used, in whole or in part, for any purpose whatsoever until a Certificate of Occupancy shall have been issued by the Zoning Administrator, stating that the building complies with all the building and health laws and ordinances and with the provisions of these regulations. No change of use shall be made in any building, or part thereof, now or hereafter erected or altered, without a permit having been issued to make such change unless it is in conformity with the provisions of this Ordinance and amendments thereto.

Nothing in this Section shall prevent the continuance of the present legal occupancy or use of any existing building, except as may be necessary for the safety of life and property.

2. Every application for a building permit shall be deemed to be an application for an occupancy certificate. Every application for an occupancy certificate for a new use of land where no building permit is required shall be made directly to the Zoning Administrator.

A Certificate of Occupancy and compliance shall be applied for coincident with the application for a building permit and shall be issued within twenty- one (21) days after the erection or alteration of such building has been completed when a final inspection has been requested by Contractor and the building space is found to be in compliance with applicable codes and ordinances. A record of all certificates shall be kept on file in the office of the Zoning Administrator, and copies shall be furnished on request to any person having proprietary or tenancy interest in the building affected. A cash bond in the amount set forth in the Building Code of the Village of Itasca shall be posted with the Building Commissioner at the time of application for certificate of occupancy and compliance.

14.05 CERTIFICATE FOR CONTINUED OCCUPANCY OF NON-CONFORMING USES

Certificates for the continued occupancy of non-conforming uses existing at the time of passage of this Ordinance or made non-conforming by this Ordinance shall state that the use is a non-conforming one and does not conform with the provisions of this Ordinance. The Zoning Administrator shall notify the owners of the property being used as a non-conforming use and shall furnish said owner with a Certificate of Occupancy for such non-conforming use, subject to the provisions of this Ordinance.

14.06 ZONING BOARD OF APPEALS

1. **Creation and Membership:**

    a. The Village of Itasca Plan Commission shall act as the Zoning Board of Appeals and is hereby authorized to be established. The Zoning Board of Appeals shall consist of seven (7) members, appointed by the President of the Village and confirmed by the Board of Trustees. The members of the Zoning Board of Appeals shall serve respectively for the following terms: one for one (1) year; one for two (2) years; one for three (3) years; one for four (4) years; one for five (5) years; one for six (6) years; one for seven (7) years; the successor to each member so appointed shall serve for a term of five (5) years. One of the members of the Zoning Board of Appeals shall be, by the President of the Village, designated as Chairperson of the Zoning Board of Appeals and shall hold said office as Chairperson for a period of one year, or until a successor is appointed.

Such Chairperson may administer oaths and compel attendance of witnesses. In the absence of the Chairperson, the Acting Chairperson may administer oaths and compel the attendance of witnesses. The President of the Village shall have the power to remove any member of the Zoning Board of Appeals for cause and after a public hearing. Vacancies upon the Zoning Board of

Appeals shall be filled for the unexpired term of the member whose place has become vacant, in the manner herein provided for appointment of such member.

b. All meetings of the Zoning Board of Appeals shall be held at the call of the Chairperson and at such time as the Zoning Board of Appeals may determine.

All hearings conducted by the Zoning Board of Appeals under this Ordinance shall be in accordance with Illinois statutes. In all proceedings of the Zoning Board of Appeals provided for in this Ordinance, the Chairperson, and in his/her absence the Vice Chairperson, shall have the power to administer oaths. All testimony by witnesses at any hearing provided for in this Ordinance shall be given under oath. The Zoning Board of Appeals shall keep minutes of its proceedings and shall also keep records of its hearings and other official actions.

A copy of every rule or regulation, every variation thereof, and every order, requirement, decision or determination of the Zoning Board of Appeals under this Ordinance shall be filed in the office of the Village Clerk and shall be a public record. The Zoning Board of Appeals shall adopt its own rules and procedures not in conflict with this Ordinance or with applicable Illinois Compiled Statutes.

2. **Jurisdiction and Authority:** The Zoning Board of Appeals is hereby invested with the following jurisdiction and authority:

   a. To hear appeals from any order, requirement, decision, or determination made by the Zoning Administrator under this Ordinance;

   b. To hear variations from the terms provided in this Ordinance in the manner and subject to the standards set forth in this Section;

   c. To hear all matters referred to it or upon which it is required to pass under this Ordinance.

3. **Decisions:** All recommendations, after hearing of the Zoning Board of Appeals, on appeals from an administrative order, requirement, decision, or determination of the Zoning Administrator shall be submitted to the Village Board of Trustees for final action.

The Village Board, upon report of the Zoning Board of Appeals, and without further public hearing, may grant or deny proposed amendment in accordance with applicable compiled statutes of the State of Illinois, or may refer it back to the Plan Commission for further consideration.

14.07 PLAN COMMISSION

1. **Creation and Membership:**

a. A Plan Commission is hereby created. The Plan Commission shall consist of seven (7) members appointed by the President and confirmed by the Board of Trustees of the Village. The members of the Plan Commission shall serve respectively for the following terms: One for one (1) year; one for two (2) years; one for three (3) years; one for four (4) years; one for five (5) years; one for six (6) years; and one for seven (7) years, the successor to each member so appointed to serve for a term of ~~four~~ five (~~4~~5) years. One of the members of the Plan Commission so appointed shall be named as Chairperson by the President of the Village Board and shall hold said office until a successor shall be appointed.

The President of the Village shall have the power to remove any member of said Commission for cause and after a public hearing. Vacancies upon said Commission shall be filled for the unexpired term of the member whose place has become vacant in the manner herein provided for the appointment of such member.

b. All meetings of the Plan Commission shall be held at the call of the Chairperson, and at such times as the Plan Commission may determine.

All hearings conducted by the Plan Commission under this Ordinance shall be in accordance with applicable Illinois Compiled Statutes. In all proceedings of the Plan Commission provided for in this Ordinance, the Chairman, and in his/her absence, the Vice Chairperson, shall have the power to administer oaths. All testimony by witnesses at any hearing provided for in this Ordinance shall be given under oath. The Plan Commission shall keep minutes of its proceedings, and shall also keep records of its hearings and other official actions.

A copy of every rule or order, requirement, decision or determination of the Plan Commission under this Ordinance shall be filed in the office of the Village Clerk and shall be a public record. The Plan Commission shall adopt its own rules and procedures, not in conflict with this Ordinance or with applicable Illinois Compiled Statutes.

2. **Jurisdiction:** The Plan Commission shall have the following duties under this Ordinance:

a. To receive from the Village Clerk copies of all applications for amendments or Special uses which have been introduced to the Village Board;

b. To hold public hearings on matters pertaining to application for Special Uses and Amendments and submit reports to the Village Board setting forth its findings of fact and recommendations in the manner prescribed in this Section for Special Uses and Amendments;

c. To initiate, direct and review, from time to time, studies of the provisions of this Ordinance and to make reports of its recommendations to the Village Board not less frequently than once each year; and

d. To hear all matters upon which it is required to pass under this Ordinance.

3. **Decisions:** The Village Board, upon report of the Plan Commission, and without further public hearing, may grant or deny proposed amendment in accordance with applicable compiled statutes of the State of Illinois, or may refer it back to the Plan Commission for further consideration.

4. **Combined Zoning Board of Appeals and Plan Commission:** Refer to Section 4.04.5 and Ordinance 868-96 in the Appendix.

14.08 APPEALS (See Section 4.04.5)

1. **Authority:** The Zoning Board of Appeals shall hear and decide appeals from an administrative order, requirement, decision or determination made by the Zoning Administrator or other authorized officials of the Village of Itasca relating to regulations of this Ordinance.

2. **Initiation:** An appeal may be taken to the Zoning Board of Appeals by any person, firm or corporation or by any office, department, board, bureau, or commission aggrieved by an administrative order, requirement, decision or determination under this Ordinance by the Zoning Administrator or the authorized official of the Village of Itasca.

3. **Processing:** An appeal in triplicate with the required fee shall be filed with the Village Clerk. The Village Clerk shall forward such appeal to the Zoning Board of Appeals, for processing in accordance with the Illinois Compiled Statutes, as amended, forward one (1) copy to the Zoning Administrator, and retain one (1) copy for the Village Clerk's files.

4. **Decisions:** All recommendations, after hearing of the Zoning Board of Appeals, on appeals from an administrative order, requirement, decision, or determination of the Zoning Administrator shall be submitted to the Village Board of Trustees for final action.

14.09 VARIATIONS (See Section 4.04.5)

1. **Purpose:** The president and Board of Trustees, by Ordinance, upon the report of the Zoning Board of Appeals, and only after a public hearing before the Zoning Board of Appeals, shall decide variations of the provisions of this Ordinance in harmony with its general purpose and intent, and shall vary them only in the specific instances hereinafter set forth where the Zoning Board of Appeals shall have made a finding of fact based upon the standards hereinafter prescribed that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this Ordinance.

2. **Notice of Hearing:**

a. **Contents of Notice:** Each Notice of Hearing required by this section shall contain the following:

(1) The time and place of the hearing;

(2) The particular location for which the variation is requested;

(3) A brief statement of what the proposed variation consists of;

(4) The name of the legal and beneficial owner of the property for which the variation is requested;

(5) The name of the applicant if different from that of the owner of the property; and,

(6) Any other information prescribed by the Zoning Administrator.

b. **Notice Published in the Local Newspaper:** Notice of the hearing shall be published at least once in a local newspaper, not more than thirty (30) days nor less than fifteen (15) days before such hearing.

c. **Notice to Nearby Property Owners:** The applicant shall give written notice to the owners of record, as determined by the records of the local real estate tax collector, of all property within 250 feet of the boundaries of the subject property, exclusive of public right of ways not more than thirty (30) days nor less than fifteen (15) days prior to the scheduled public hearing.

(1) For owner-occupied residential properties in the R-1, R-2, or R-3 zoning districts, such written notices shall be property addressed and either (a) delivered in person by the applicant to the respective owner(s) of record or (b) sent by certified mail, return receipt requested, to the respective owners of record. If the written notice is served in person to the owner(s) of record, the applicant shall have the owner(s) of record sign a form, as provided by the Zoning Administrator, listing, at a minimum, the owner(s) of record's name and address.

(2) For all other properties, such written notice shall be properly addressed and sent by certified mail, return receipt requested, to the respective owners of record.

(3) Every applicant shall file a sworn affidavit with the Village Clerk prior to the public hearing certifying he or she have given proper notice as required by the Itasca Zoning Ordinance. The affidavit shall include: (1) copies of the notices and (2) certified mail receipts and/or the form with the owner(s) or record's signatures.

d. If the foregoing requirements providing for the notice publication and notice to owners of record are not completed within the time frame set forth, the public hearing shall be canceled, and the applicant shall be required to pay an additional filing fee if the hearing is to be rescheduled.

3. **Standards:**

a. The President and Board of Trustees shall not vary the provisions of this Ordinance as authorized in this Section unless the Zoning Board of Appeals shall have made findings based upon the evidence presented to it in the following specific cases:

(1) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

(2) That the plight of the owner is due to unique circumstances, and

(3) That the variation, if granted, will not alter the essential character of the locality.

b. For the purpose of supplementing the above standards, the Zoning Board of Appeals shall also, in making this determination whether there are particular difficulties or particular hardships, take into consideration the extent to the following facts favorable to the applicant, have been established by the evidence:

(1) That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

(2) That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;

(3) That the purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;

(4) That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

(5) That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

(6) That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

c. The Zoning Board of Appeals may require such conditions and restrictions upon the premises benefited by a variation or as may be necessary to comply with the standards set forth in this Section to reduce or minimize the injurious effect to such variation upon other property in the neighborhood and to implement the general purpose and intent of this Ordinance.

4. **Authorized Variations:**

a. Variations from the regulations of this Ordinance may be decided by the president and the Board of Trustees only in accordance with the standards set forth in this Section, and only in the following instances and no others:

(1) To permit side or rear yards less than the yard required by the applicable regulations; front and corner side yards shall be reviewed by the Plan Commission;

(2) To permit the use of a lot for a use otherwise prohibited solely because of the insufficient area of the lot, but in no event shall the area of a lot, not of record on the effective date of this Ordinance, be less than ninety (90) percent of the required lot area;

(3) To permit parking lots to be illuminated more than thirty (30) minutes after the close of the business;

(4) To permit the same off-street parking spaces to qualify as required spaces for two (2) or more uses, provided that the maximum use of such facility by each user does not take place during the same hours or on the same days of the week;

(5) To reduce the applicable off-street parking or loading required to the extent of not more than one (1) parking space or loading berth, or twenty (20) percent of the spaces required by applicable regulations, whichever number is greater;

(6) To increase by not more than twenty-five (25) percent the maximum distance that required parking spaces are permitted to be located from the use served; and

(7) To consider any changes to the sign requirements for all districts other than the Office-Research and/or the Regional Office Center Districts. In these cases, the Plan Commission shall review and may recommend and the Board of Trustees may approve any such variations.

5. **Unauthorized Variations:** The requests for variations not specifically required for in Section 14.09.4 under authorized variations shall in no case be used to accomplish a result which could otherwise be achieved by a rezoning of the property involved, such as, but not limited to, establishment or expansion of a use not permitted in a residence district; authorizing the construction of residences in other than residence district; nor authorizing other than single family detached residences in the R-1 and R-2 Districts.

6. **Re-Applications:** Any person, firm or corporation having been denied a variation to the Zoning Ordinance respecting a specific parcel of property may not reapply for a like variation on said real property until the period of one (1) year has elapsed since the denial of the application for variation by the President and Board of Trustees.

7. **Decisions:** The President and the Board of Trustees, by separate Ordinance and without further public hearing, may adopt any proposed authorized variation or may refer it back to the Zoning Board of Appeals for further consideration, and any proposed variation which fails to receive the approval of the Zoning Board of Appeals shall not be passed except by the favorable vote of two-thirds (2/3) of all of the Board of Trustees of the Village of Itasca.

14.10 AMENDMENTS (see Section 4.04.5)

1. **Authority:** For the purpose of promoting the public health, safety, and general welfare, conserving the value of property throughout the community, and lessening or avoiding congestion in the public streets and highways, the Village Board of Trustees may, from time to time, in the manner hereinafter set forth, amend the regulations imposed in the districts created by this Ordinance or amend district boundary lines provided that in all amendatory Ordinances adopted under the authority of this Section; due allowance shall be made for existing conditions; the conservation of property values, the Official Comprehensive Plan, adopted on ~~October 18, 1977~~July 7, 2015, and as amended; the direction of building development to the best advantage of the entire community, and the uses of which property is devoted at the same time of the adoption of such amendatory ordinance.

An amendment shall be granted or denied by the Village Board of Trustees only after a public hearing before the Plan Commission and a report of its findings and recommendations has been submitted to the Village Board of Trustees.

2. **Initiation of Amendment:** Amendments may be proposed by the Village Board, by the Plan Commission, the Zoning Board of Appeals, other governmental bodies, or by any owner of the property to be redistricted within the jurisdictional limits of this Ordinance.

3. **Application and Processing:** An application for an amendment, in quadruplicate, with the required fee, shall be filed with the Village Clerk and thereafter introduced into the Village Board by the Village Clerk to the Plan Commission with a request for a Public Hearing.

Within thirty (30) days after final adjournment of the hearing, the Plan Commission shall submit a report and recommendations of their finding to the President and Board of Trustees. The Village Clerk shall transmit the recommendations of the Plan Commission to the Zoning Board of Appeals, the Village Board, and the Zoning Administrator. The application shall include at a minimum:

a. Legal description and common address of subject property;

b. Current plat of survey locating lot lines and all existing structures;

c. Existing zoning of subject property and all property within one hundred (100) feet;

d. Proposed zoning and land use;

e. Ownership or disclosure of beneficial interest; and

f. Other information as may be required by the Plan Commission to make a recommendation on the request.

4. **Hearing:** Within sixty (60) days of receipt by the Village Clerk of all required application information and payment of any required fees, the Plan Commission shall hold a public hearing on such application at a time and place as shall be established by legal notice of hearing by the Chairperson. The hearing shall be conducted and a transcript of the proceedings shall be preserved in accordance with rules prescribed by the Plan Commission.

5. **Notice of Hearing:** Notice of the time and place of the hearing shall be published at least once in a local newspaper not more than thirty (30) days, nor less than fifteen (15) days prior to such hearing. The applicant shall mail notice to all owners of property located within two hundred fifty (250) feet, exclusive of public right-of-way from the boundaries of the subject property, by certified mail, return receipt requested; evidence of mailing such notices shall be made by the petitioner submitting a certificate listing the names and addresses of all owners of property within said two hundred fifty (250) feet hereof to said owners. Such notices shall be mailed at least fifteen (15) days prior to the public hearing date. Proof of mailing shall be submitted to the Village Clerk not less than seven (7) days prior to the scheduled hearing date. If the foregoing requirements providing for mailed notice of hearing and publication are not complied

within the time frame set forth, the public hearing shall be canceled and the applicant shall be required to pay an additional filing fee if the hearing is to be rescheduled.

Additionally, any area for which an individual application for a change in zoning classification is being considered shall be posted for at least fifteen (15) days prior to the public hearing. The posted notice shall be a minimum of eight (8) square feet in area, prominently situated on the property so as to be visible from the nearest street or public way, or as otherwise prescribed by the Zoning Administrator and shall indicate the present zoning classification, the proposed zoning classification, the time and place of public hearing, and any other information prescribed by the Zoning Administrator. Posted notices shall be removed from the subject area within fifteen (15) days after the public hearing has been held.

6. **Findings of Fact and Recommendation:** The Plan Commission shall make written findings of fact and shall submit same together with its recommendation to the Village Board within sixty (60) days following the date of concluding the public hearing on each application, unless said application is withdrawn or tabled by the petitioner. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:

    a. Compatibility with surrounding land uses and the general area;

    b. The zoning classification of property within the general area of the property in question;

    c. The suitability of the subject property to the uses permitted under the existing zoning classification;

    d. The trend of development, if any, in the general area of the subject property including recent changes, if any, which have taken place in its zoning classification; and

    e. The relationship of the existing zoning classification to the Official Comprehensive Plan of Itasca, adopted ~~October 18, 1977~~July 7, 2015, and as amended. The Plan Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant; and that either the proposed amendment will correct an existing error or that changing conditions make the proposed amendment necessary.

7. **Action by the Village Board:**

    a. The Village Board shall not act upon a proposed amendment to this Ordinance until it shall have received a written report and recommendation from the Plan Commission on the proposed amendment.

b. The Village Board may grant or deny any application for an amendment, provided, however, that, in case of a written protest against any proposed amendment of the regulations or districts, signed and acknowledged by the owners of twenty (20) percent of the frontage proposed to be altered, or by the owners of twenty (20) percent of the frontage immediately adjoining or across an alley therefrom; or by the owners of twenty (20) percent of the frontage directly opposite the frontage proposed to be altered, is filed with the Clerk of the Village, or if the Plan Commission has recommended against such amendment, the amendment shall not be passed, except by a favorable vote of two-thirds (2/3) of all members of the Board of Trustees of the Village of Itasca, then holding office. In such cases, a copy of the written protest shall be served by the protestor or protestors on the applicant for the proposed amendment and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed amendment.

c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

8. **Conditions of Amendments:** The Plan Commission may recommend and the President and Board of Trustees may approve variations of provisions of this Ordinance, but not limited to, provisions for off-street parking and loading, landscaping, screening and yard requirements, as may be deemed necessary to promote the general objectives of this Ordinance and to minimize any potential injury to the value or use of property in the neighborhood.

9. **Effect of Denial of Amendment:** No application for a map amendment which has been denied by the Village Board shall be resubmitted for a period of one (1) year from the date of the order of denial except on the grounds of new evidence or proof of change of condition(s) found to be valid by the Plan Commission and the Village Board.

10. **Repeal of Amendment:** In any case where a change of boundary lines of the zoning district map has been granted, and where no development has taken place within two (2) years, the Plan Commission may recommend to the Village Board that such zoning be affirmed or repealed and rezoned to its most appropriate district classification in accordance with the procedures under this Ordinance for amendments.

14.11 SPECIAL USES (see Section 4.04.5)

1. **Purpose:** The development and execution of the Zoning Ordinance is based upon the division of the Village into districts, within anyone (1) of which the use of land and buildings and structures, as related to the land, are essentially uniform. It is recognized, however, that there are Special Uses which, because of their unique character, cannot be properly classified in any particular district or districts without consideration, in each

case, of the impact of those uses upon neighboring lands and upon the public need for the particular use at the particular locations. Such Special Uses fall into two (2) categories:

a. Uses operated by a public agency or publicly regulated utilities or uses traditionally affected with a public interest.

b. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

2. **Authority:** Special Uses shall be authorized or denied by the President and Board of Trustees in accordance with the Illinois Compiled Statues as amended and the regulations and conditions set forth in this Ordinance for Special Uses.

No application for a Special Use shall be acted upon by the President and Board of Trustees until after a public hearing before the Plan Commission and a written report of its findings of fact and recommendations have been submitted to the Village Board of Trustees.

3. **Initiation of Special Use:** Special Uses may be proposed in the manner prescribed for applications for amendments by any person, firm, or corporation, with a proprietary interest in the subject property requesting, or intending to request a zoning certificate.

4. **Standards:** No Special Use shall be granted by the President and Board of Trustees unless the Special Use:

a. Is deemed necessary for the public convenience at the location;

b. Is so designated, located and proposed to be operated such that the public health, safety and welfare will be protected;

c. Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the Plan Commission and approved by the President and the Board of Trustees, and conforms, except in the case of a planned development, to the applicable regulations of the district in which it is located.

5. **Hearing:** Within thirty (30) days of receipt by the Village Clerk of all required application information and payment of any required fees, the Plan Commission shall hold a public hearing on such application at a time and place as shall be established by legal notice of hearing by the Chairperson. The hearing shall be conducted and a transcript of the proceedings shall be preserved in accordance with the rules prescribed by the Plan Commission.

6. **Notice of Hearing:** Notice of time and place of the hearing shall be published at least once in a local newspaper not more than thirty (30) days, nor less than fifteen (15) days before such hearing. The applicant shall mail notice to all owners of property located within two hundred fifty (250) feet exclusive of public right-of-way from the boundaries of subject property, by certified mail, return receipt requested; evidence of mailing of such notices shall be by the petitioner submitting a certificate listing the names and addresses of all owners of property within said two hundred fifty (250) feet and affidavit that the notice was mailed in compliance with the provisions hereof to said owners. Such notices shall be mailed at least fifteen (15) days prior to the public hearing date. Proof of mailing shall be submitted to the Zoning Administrator not less than seven (7) days prior to the scheduled hearing date. If the foregoing requirements providing for mailed notice of hearing and publication are not complied with in the time frame set forth, the public hearing shall be canceled and the applicant shall be required to pay an additional filing fee if the hearing is rescheduled.

7. **Findings of Fact and Recommendation:** The Plan Commission shall make written findings of fact and shall submit same together with its recommendations to the Village Board within sixty (60) days following the date of concluding the public hearing on each application, unless said application is withdrawn or tabled by the petitioner.

    a. The Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:

        (1) The approval of such Special Use is in the public interest and is not solely for the interest of the applicant; and

        (2) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

        (3) That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity or injurious to property values or improvements in the vicinity.

        (4) that the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

8. **Conditions of Special Uses:** The Plan Commission may recommend and the President and Board of Trustees may approve variations of provisions of this Ordinance and/or such conditions and restrictions upon the construction, location, and operation of a Special Use, including, but not limited to, provisions for off-street parking and loading, landscaping, screening and yard requirements, as may be deemed necessary to promote the general objectives of this Ordinance and to minimize any potential injury to the value

or use of property in the neighborhood.

9. **Action by the Village Board:**

   a. The Village Board shall not act upon proposed Special Use until it shall have received a written report and recommendations from the Plan Commission on the proposed Special Use.

   b. The Village Board may grant or deny any application for Special Use, provided, however, that in case of a written protest against any proposed Special Use signed and acknowledged by the owners of twenty (20) percent of the frontage proposed to be altered, or by the owners of twenty (20) percent of the frontage immediately adjoining or across an alley there from; or by the owners of twenty (20) percent of the frontage directly opposite the frontage proposed to be altered, is filed with the Clerk of the Village, or if the Plan Commission has recommended against such Special Use, the Special Use shall not be passed, except by a favorable vote of two-thirds (2/3) of the Trustees then holding office on the Board of Trustees of the Village of Itasca.

   c. If an application for a proposed Special Use is not acted upon finally by the Village Board within ninety (90) days of the time the Board received the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

10. **Effect of Denial of Special Use:** No application for Special Use which has been denied by the Village Board shall be resubmitted for a period of one (1) year from the date of the order of denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the Plan Commission and the Village Board.

11. In any case where a Special Use has been granted and where no development has taken place within two (2) years, the Plan Commission may recommend to the Village Board that such zoning be affirmed or repealed to the most appropriate zoned district classification in accordance with the procedures under this Ordinance.

14.12 PLANNED DEVELOPMENT

1. **Purpose:** To encourage the most orderly development of the properties through advance planning and thus, assure adequate standards for the development of residential neighborhoods, commercial areas, and a transit-oriented mixed use downtown; provide regulations to encourage a variety of dwelling types; insure adequate open space; provide for improved development design; protect residential areas from undue traffic congestion, protect residential areas from the intrusion of business, industrial and other land uses that may create an adverse effect upon the living environment; and thus, promote the general welfare of the community.

2. **Provisions:** The basic provisions and requirements concerning planned development are as follows: the subdivision, development and use of land containing three (3) or more acres as an integral unit, combining one (1) or more primary land uses, and which may provide for, but are not limited to single-family residential, multiple-family residential, education, business, commercial, industrial, recreational, park and public use areas may be described as a Planned Development (also refer to Definitions, Section 3.02).

    a. ~~In~~ In its establishment and authorization as a Special Use, in addition to the foregoing provisions, the following procedures, requirements, restrictions, standards and conditions shall be observed.

    b. The planned development may be exempted from the provisions of the Subdivision Regulations and of the Zoning Ordinance of the Village of Itasca to the extent specified in the final authorization of the planned development's Special Use Ordinance.

3. **Procedure:**

    a. **Pre-Application Conference:** A pre-application conference shall be held with the Plan Commission prior to filing a formal application. At such conference, the applicant shall provide information as to the location of the proposed planned development, the uses, and approximate area of use for each use category, topographic map at a maximum of five (5) foot contours; a list of any and all exceptions to the Subdivision Regulations and Zoning Ordinance of Itasca, and any other information necessary to clearly explain the planned development to the Plan Commission.

    b. The Plan Commission shall review and consider the proposed plan as to its compatibility with the Official Comprehensive Plan and the goals and policies for planning of the Village of Itasca and advise the applicant on the information, documents, exhibits, drawings, and any limitations on the proposal that should be included in the application to the Village for a Special Use Permit for Planned Development.

4. **Preliminary Plan:** Application for approval of a planned development shall be filed with the Clerk on a form provided by the Village Clerk, accompanied by such information prescribed by the Plan Commission. Copies of such application shall be forwarded by the Village Board of Trustees to the Plan Commission with a request to hold a public hearing thereof. The application shall include, at a minimum:

    a. The map or maps which shall be included as part of the application shall be drawn at scale on one hundred (100) feet to the inch (1" = 100'), or if the area of the site is more than two hundred (200) acres, two hundred (200) feet to the inch (1" = 200'). The following information shall be shown:

(1) Boundary Survey: A boundary line survey of the subject site which shall be prepared and certified by a registered land surveyor.

(2) Topography: The existing topographic character of the land with contours shown at intervals no greater than two (2) feet. Topographic data shall refer to the U.S.G.S. North American Datum Mean Sea Level Elevation.

(3) A Preliminary Plan of Subdivision: If the proposed planned development constitutes a subdivision as defined by the Village of Itasca Subdivision Regulations. All preliminary subdivision plans shall conform to all requirements of the Itasca Subdivision Regulations; on such plan shall state expressly on its face any modifications from such requirements specifically requested by the applicant. A subdivision may be processed simultaneously with an application for a planned development.

(4) Site Analysis: A detailed site analysis of the property in question, which shall show the following information:

(a) Physical factors information:

i. Existing land uses both on the site and adjacent to it;

ii. Scenic views;

iii. Wooded views;

iv. Soil problem areas based upon a soil survey of the site to include a report from the Kane DuPage Soil and Water Conservation District or the North Cook County Soil and Water Conservation District. Additional soil information may be requested by the Plan Commission and/or the Village Engineer;

v. Portions of the site in any floodway and/or floodplain fridge area;

vi. Streams, drainage ditches, culverts and standing water;

vii. Isolate preservable trees six (6) or more in diameter at one (1) foot above ground level; and

viii. General directions of the storm water runoff across the property.

(b) Public Utilities Information which shall show the location and size of any existing sanitary sewers, storm sewers, gas, electric, telephone, and water lines both on the site and in easements and rights-of-way and/or adjacent to the site.

(c) Other Information:

i. Existing county and/or municipal zoning on all parts of the site and on adjacent properties;

ii. municipal corporate boundaries across and adjacent to the subject site;

iii. school district boundaries across and adjacent to the site; and;

iv. easements (location, width and purpose) across and adjacent to the subject site.

(5) Land Use Plan: A proposed land use plan which shall be drawn upon a print of the topographic map for the site. The proposed land use plan shall contain the following information:

(a) Identification and Description:

i. Name of the planned development;

ii. Location of the subject site by section, town and range or by other approved legal description;

iii. Name and address of the land planner and/or engineer;

iv. Name and address of the owner and/or trust beneficiary or developer;

v. Scale, north point and date of preparation; and

vi. Acreage

(b) Design features information, which shall show:

i. Right-of-way alignments, widths, and names of all streets. Such street names shall not duplicate the name of any street heretofore used in the Village or its environs unless such street is an extension of or is in line with an already named street in which event that name shall be used.

ii. The location and height of all non-residential (by use) multi-family, or single-family attached detached buildings and structures;

iii. Off-street parking and service area;

iv. All areas to be dedicated as common open space and all sites to be conveyed, dedicated, or reserved for parks, playgrounds, school sites, public buildings, and similar public and quasi-public uses;

v. The pedestrian circulation system, any parkway belt system or bicycle circulation system; and

vi. All other information necessary to clearly show the proposed elements of the planned development.

(6) Utility Plan: A proposed utility plan which shall be drawn on a print of the proposed land use plan. The proposed utility plan shall show the approximate location and dimensions of all sanitary sewers, storm drainage ditches, culverts, and storm water runoff storage, as well as any utility easements. The utility plan shall be accompanied by a statement from the Village Engineer attesting to the capacity of existing sewer systems to service the proposed development.

(7) A written statement signed by the applicant outlining and describing in such detail as the applicant deems appropriate the arrangement by which the applicant proposes to regulate land use and otherwise insure development of the proposed planned development in accordance with the approval of the Plan Commission and the Village Board.

Such statement shall include a draft of proposed covenants intended to be filed in the office of the Recorder of Deeds of DuPage County prior to disposition of any land in the planned development (which covenants shall include adequate provisions to assure proper maintenance and repair of all areas and facilities under common ownership, including the payment therefore, and enforceability thereof by, or on behalf of the Village), proposed Charter and By- Laws of an association, if any, for homeowners, merchants, or industrial owners within the proposed planned development.

(8) If a shopping center development is planned, adequate evidence to establish the need for and feasibility of such development shall be provided. This evidence may be in the form of a market research report or other information which is deemed appropriate by the Plan Commission.

(9) Preliminary engineering plans for all public or private support facilities including roads, sidewalks, drainage, sanitary sewers, water supply, lighting and landscaping.

b. The written statement which shall be included as part of the application for approval of the Preliminary Plan shall contain the following information:

(1) A statistical tabulation of the acreage amounts of all of the land uses proposed in the Preliminary Plan;

(2) The type and number of dwelling units and buildings for any proposed residential land uses; and

(3) The stages in which the project will be built and the approximate dates when construction of each stage can be expected to begin and to end, with emphasis on area density, use and public facilities, such as open space, to be developed in each stage.

c. Other information may be requested if the Plan Commission finds that the planned development may create special problems for traffic, parking, landscaping and/or economic feasibility, such information may include, but is not limited to, any of the following:

(1) An off-street parking and loading plan;

(2) A traffic study indicating the volume of traffic to be generated by the planned development or a phase of it and proposing any special engineering design features and/or traffic regulation devices needed to insure the proper safety of traffic circulation to, through, and around the planned development or a phase of it;

(3) Economic impact – a tax impact study detailing the impact which the planned development will have upon all taxing bodies. In addition, the expected number of students to be generated by any residential portion of it shall also be quantified in accordance with the Village Subdivision Regulations; and

(4) A landscape planting plan, indicating the height, size, location, quantities and variety of stock to be planted, using botanical and common names (see Section 4.19, Landscaping).

d. The procedure for the public hearing on the Preliminary Plan shall be as follows:

(1) The Preliminary Plan shall be referred to the Itasca Plan Commission. The Village Board shall instruct the appropriate Village department

and consultants to collaborate with the Plan Commission in reviewing the Preliminary Plan for the planned development for its compliance with these regulations and other ordinances of the Village of Itasca where requested. Such collaboration may include meetings at which the developer shall meet with Village officials and consultants in order that the Plan Commission may have, prior to its public hearing the informal recommendations of its experts.

(2) The Plan Commission and the Village Board may utilize the services of the professional Village consultants in arriving at recommendations or decisions (see Section 4.04).

Within forty-five (45) days of receipt by the Village Clerk of all required application information and payment of any required fees, the Plan Commission shall hold a public hearing on such application at a time and place as shall be established by legal notice of hearing by the Chairperson. The hearing shall be conducted and transcript of the proceedings shall be preserved in accordance with rules prescribed by the Plan Commission.

Notice of the time and place of such public hearing shall be published at least once in one (1) or more newspapers with a general circulation within Itasca and also by mailing notice thereof to the parties in interest, including those mentioned in the following paragraph, said publication and mailing to be made not more than thirty (30) nor less than fifteen (15) days before the date of the hearing.

The applicant shall submit a list of the names and addresses of all owners of contiguous property, as recorded in the office of the Recorder of Deeds as appears from the authentic tax records of DuPage/Cook Counties. All public roads, streets, alleys, and other public ways shall be excluded in determining which property is contiguous to the location for which the amendment is requested. No application for amendment shall be heard unless the applicant furnished the list herein required. Any homeowner's group who has filed a written request to receive notices of any public hearing with the Zoning Administrator shall be entitled to receive such notice.

Additionally, any area for which an individual application for a change in zoning classification is being considered, shall prominently be posted for at least fifteen (15) days prior to the public hearing. The posted notices shall be in number, size and location as prescribed by the Zoning Administrator and shall indicate the present zoning classification, the proposed zoning classification, the time and place of public hearing, and any other information prescribed by the Zoning Administrator. Posted notices shall be removed from the subject area within fifteen (15) days after the public hearing has been held.

e. The Plan Commission shall proceed as quickly as possible in its review of the Preliminary Plan. Within no more than sixty (60) days after the final adjournment of the public hearing, the Plan Commission shall:

(1) Approve or disapprove the Preliminary Plan and shall submit its written recommendations, which may include the recommendations

of the Village Engineer, Village Planner, and/or Village Attorney to the Board of Trustees, with a copy being sent to the applicant; or

(2) Advise the applicant, in writing, if the Plan Commission finds that changes, additions, or corrections are required in the Preliminary Plan. The applicant shall re-submit twelve (12) copies of the revised preliminary plan for consideration by the Plan Commission at a continuation of or a new public hearing. The applicant shall do so without paying an additional filing fee. The Plan Commission shall submit its recommendations in writing to the Village Board, which may also include recommendations of the Village Engineer, Village Planner, and/or Village Attorney, with a copy also being sent to the applicant.

(3) Changes in an application for a planned development initiated by the petitioner shall require an additional filing fee.

f. The Village Board of Trustees shall accept or reject the Preliminary Plan within sixty (60) days after its next regular meeting following receipt of the written recommendations of the Plan Commission. The applicant and the Village Board of Trustees may mutually agree to extend the sixty (60) day period. The Village Board may require such special conditions in the approval of the Preliminary Plan, as it may deem necessary to insure conformity with the intent of all Comprehensive Plan elements and the stated purposed of the planned development.

(1) If the Preliminary Plan is disapproved, the Village Board shall state, in writing, the reasons for the disapproval, and such writing shall be filed with the Village Clerk, and a copy shall be sent to the applicant.

(2) If the Preliminary Plan is approved, the Village Board shall authorize the applicant to submit a final development plan for the planned development.

(3) Upon approval by the Village Board of the Preliminary Plan, a record shall be prepared including findings of fact and setting forth the terms of relief or modification and/or variances granted from existing ordinances. The final plan shall be approved as the final land use and zoning plan if it conforms with the Preliminary Plan. The preliminary and final plans may be filed and approved simultaneously if all requirements hereof are met.

(4) Approval of a Preliminary Planned Development Plan shall not constitute approval of the final plan, rather it shall be deemed an expression of approval of the layout submitted on the Preliminary Plan as a guide to the preparation of the final plan or plans. No building permit shall be issued for an structure until a final planned

development plan has been filed and approved.

(5) The final plan or plans shall be submitted by the developer not later than one (1) year (or such additional time, as may be authorized by the Village Board), after approval of the preliminary plan, for approval by the corporate authorities of the Village and subsequent recording upon the fulfillment of the requirements of these regulations and conditions, if any, of the preliminary approvals.

(6) The Village Board shall notify the Plan Commission and the applicant of its action.

5. **Final Development Plan:** Within one (1) year following the approval of the Preliminary Development Plan, the applicant shall file with the Plan Commission a final development plan containing in final form the information required in the Preliminary Plan.

The final plan of the planned development shall conform to the Preliminary Plan as approved, and, if desired by the developer, it may be submitted in stages with each stage reflecting a portion of the approved Preliminary Plan which is proposed to be recorded and developed; provided, however, that such portion conforms to all requirements of these regulations.

a. The final development plan shall include the following:

(1) The final plan and supporting data shall be filed with the Zoning Administrator and forwarded to the Plan Commission for certification that the final plan is in conformity with these regulations and in agreement with the approved Preliminary Plan.

The Final Land Use Plan shall be suitable for recording with the DuPage County Recorder of Deeds. The purpose of the final development plan is to designate the land subdivided into lots as well as the division of other lands not so treated, into common open areas and building areas and to designate and limit the specific internal uses of each building or structure, as well as of the land in general.

(2) An accurate legal description of the entire area under immediate development within the planned development.

(3) If subdivided lands are included in the planned development, a subdivision plat of all subdivided lands in the same form and meeting all the requirements of a normal subdivision plat, including easements, rights-of-way, and dedication of open space and public areas, to the extent that compliance with the subdivision regulations of the Village shall be required.

(4) An accurate legal description of each separate unsubdivided use area, including common open space.

(5) A Final Site Plan of the planned development shall be filed indicating the locations and uses of all buildings, all parking and loading spaces, and any other special structure, facility, or feature approved or required by the Village Board.

(6) Certificates, seals, and signatures required for the dedication of land, and recording the document.

(7) Tabulations of each separate use area, including land area and number of dwelling units per gross acre, percentage of open space, and acres in right of way.

(8) Landscape plan (see Section 4.19).

(9) Utilities and drainage plan.

(10) The final version of the covenants, if any, by which the applicant proposed to regulate land use and otherwise protect the proposed development accompanied by the written representation and warranty of the applicant, in form and substance satisfactory to the Village Attorney, to the effect that the owner of the real property which is the subject of the proposed planned development has not sold, or otherwise disposed of any interest in said property and will not sell, or otherwise dispose of any such interest, prior to the filing for record of said covenants in the office of the DuPage County Recorder of Deeds.

(11) Such deeds or easement agreements, by-laws or provisions, if any, as are required or approved by the Village Board, shall be filed in form and substance approved by the Village Attorney conveying a suitable ownership interest in the parcels within proposed planned development which are to be subject to public or common ownership.

(12) Filing a copy of the Article of Incorporation of the homeowner's, merchant's, or industrial owner's association, if any, required or approved by the Village Board certified by the Secretary of State of Illinois, not more than thirty (30) days prior to the filing of the final plan; a certificate of good standing for such corporation issued by the Secretary of State of the State of Illinois, as of a date not more than thirty (30) days prior to the filing of such final plan; and a copy of the by-laws of such corporation certified by the Secretary thereof, as being a true, correct and complete copy of such by-laws, as of a date not more than thirty (30) days prior to the filing of such plan.

(13) Final development and construction schedule.

(14) Final architectural plans.

(15) Final engineering drawings.

b. All public facilities and improvements made necessary as a result of the planned development shall require escrow deposits or irrevocable letters of credit in a form approved by the Village Attorney to guarantee construction of the required improvements.

c. All common open space, at the election on the Village, shall be:

(1) Conveyed to a municipal or public corporation, or conveyed to a not-for-profit corporation or entity established for the purpose of benefiting the owners and residents of the planned development or adjoining property owners or any one or more of them; or

(2) Guaranteed by a restrictive covenant describing the open space and its maintenance and improvement, running with the land for benefit of residents of the planned development or adjoining property owners and/or both.

d. The Final Development shall be approved as follows:

(1) The Plan Commission shall review the Final Development Plan within forty-five (45) days of its submission and shall recommend approval if it is in substantial compliance with the preliminary development plan. The Plan Commission shall certify to the Board of Trustees that the final development plan is in conformity with the previously approved Preliminary Development Plan.

(2) If the final plan is substantially changed from the approved Preliminary Plan, including any new requests for variations, the Plan Commission shall recommend to the Village Board that a new public hearing be held in conformance with the procedures for approval of a Preliminary Plan.

(3) The Board of Trustees, after receipt of the recommendations of the Plan Commission, shall itself review the final development plan and shall, if it is in conformity with the Preliminary Development Plan, authorize issuance of the Special Use. If the Final Development Plan is held not to be in conformity with the Preliminary Plan, the Village

Board shall inform the applicant, in writing, with regard to the specific areas found to be not in compliance.

(4) Approval by the Village Board of the final plan for any proposed planned development shall be effective only for a period of sixty (60) days after the date of such approval unless, within the sixty (60) day period, the applicant shall record or cause recordation of the final plan, including any final subdivision plat, the final restrictive covenants, and the deeds and/or easement agreement required or approved by the Village Board, in the office of the Recorder of Deeds of the appropriate counties.

6. **Changes and Modification of the Planned Development after Approval of the Final Plan:**

a. After the approval of the Final Plan, the use of land and the construction, modification, or alteration of any buildings or structures within the planned development will be governed by the approved Final Plan, rather than by any other provisions of the Zoning Ordinance of the Village.

b. No changes may be made in the approved Final Plan except upon application to the appropriate agency according to the following procedures:

(1) During the construction of the planned development, the procedure shall be as follows:

(a) Minor changes, which do not change the concept or intent of the development, including the location, sitting, and height of buildings and structures and in the location of streets and ways of public access and in the size and location of open space, may be authorized by the Plan Commission as required by engineering or other circumstances not foreseen at the time that the final plat was approved.

(b) All changes in land uses and density, any rearrangements of lots, blocks, and building tracts, any major changes in the provisions for common open space and all other changes in approved Final Plan shall be made by the Village Board of Trustees, under the procedures authorized by the Zoning Ordinance for an amendment to the zoning map.

(c) Any changes which are approved for the Final Plat shall be recorded as amendments to the recorded copy of the final plat. If changes are allowed in a final site plan, a new site plan reflecting such changes shall be filed with the Village and the appropriate counties.

(d) The Plan Commission shall consider the planned development subject to revocation if construction falls more than one (1) year behind the schedule filed with the final plan, or exceeds five (5) years. The developer shall be notified at least sixty (60) days prior to any revocation hearing authorized by the Village Board. Extensions in the building schedule may be recommended by the Plan Commission and granted by the Village Board.

(2) After the completion of the construction of the Planned Development, the procedure shall be as follows:

(a) Any minor extension, alterations, or modifications of existing buildings or structures may be recommended by the Plan

(b) Any building or structure that is totally or substantially destroyed may be reconstructed only in compliance with the Final Plan unless an amendment to the Final Plan is approved following the procedures for the amendment of the zoning map.

(c) All other changes in the Final Plan shall be made by the Village Board of Trustees, under the procedure authorized by the Zoning Ordinance for the amendment of the zoning map. No changes may be made in the Final Plan unless they are required for the continued successful functioning of the planned development, or unless they are required by changes in conditions that have occurred since the final plan was approved or by changes in the development policy of the Village.

7. **Standards:** No planned development shall be authorized unless the Plan Commission shall find and recommend, in addition to those standards established herein for Special Uses, that the following standards shall be met:

a. **General:**

(1) The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.

(2) The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

(3) That any industrial park areas established in the planned development conform to all requirements therefore, as set forth elsewhere in this Ordinance.

(4) That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned development shall be subject to the requirements for each individual classification as established elsewhere in this Ordinance, except as may be specifically varied in the Ordinance granting and establishing a planned development use.

(5) When private streets and common driveways are made a part of the planned development or private common open space recreational facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.

(6) That any bulk exceptions shall be solely for the purpose of promoting an integrated site plan more beneficial to the residents or occupants of such development as well as neighboring property, that would be obtained under the bulk regulations of this Ordinance for building developed on separate zoning lots.

(7) Architectural Consistency. The architectural style and features established for an approved planned development shall be maintained throughout the entire project unless otherwise recommended by the Plan Commission and approved by the Village Board.

b. **Residential:**

(1) Residential density for a planned development shall not be greater than the recommended density as shown in the Zoning Ordinance for the Village, nor shall any lot to be used for residential purposed be less in area or dimension than that required by the district regulations applicable to the district in which the planned development is located except that the Plan Commission may recommend and the Village Board may grant a reduction in such lot area and dimension, but not more than a fifteen (15) percent of the gross area of the planned development.

(2) Business uses may be included as part of a planned residential development when the Plan Commission finds that such business uses are beneficial to the overall planned development and will not be injurious to adjacent or neighboring properties.

(3) The open areas provided in the part of the planned development containing only residential buildings shall be preserved over the life of the planned development for use only by the residents of the planned development or dedicated to a local government.

(4) For that part of a planned development devoted to residential uses, the Plan Commission may recommend and the Village Board of Trustees may approve, access to a dwelling by a driveway or pedestrian walk easement, and spacing between buildings of lesser width or depth than required by district regulations for the district in which the planned development is located, provided:

(a) That adequate provisions are made which perpetuate during the period of the special use, access easements and off-street parking spaces for use by the residents of the dwelling served;

(b) the spacing between buildings shall be approved by the Plan Commission and shall be consistent with the application of recognized site planning principles for securing a unified development, and due consideration is given to the openness normally afforded by intervening streets and alleys;

(c) the yards for principal buildings along the periphery of the development shall be not less in width or depth than required for permitted uses in the district regulations applicable to the districts in which the planned development is located; and the plan is developed to afford adequate protection to neighboring properties as recommended by the Plan Commission and approved by the Village Board of Trustees.

c. **Cluster Subdivision:** In any single-family cluster division, the Plan Commission may recommend and the Village Board may authorize the following exceptions to the regulations of the district in which cluster subdivision is permitted as a Special Use.

(1) A reduction of the lot area by not more than fifteen (15) percent, when the planned development provides common open space equal to not less than fifteen (15) percent of the gross area of the planned development, and in no case shall the lot area be less than six thousand five hundred (6,500) square feet.

(2) A reduction of the lot width by not more than fifteen (15) percent, but in no case shall the lot width be less than forty-five (45) feet.

(3) That in the part of the planned development containing only residential uses, the minimum lot area per dwelling unit may be not more than fifteen (15) percent less than that required for permitted uses in the district regulations applicable to the district in which the planned development is located.

Reduction of such lot area shall be recommended by the Plan Commission and approved by the Village Board only where there is contained within the planned development permanent open area, the area and location of which shall meet with the approval of the Commission, and that such open space shall not be less than that which would pertain if developed on individual lots.

Such open areas shall be preserved over the life of the planned development, for use only by the residents of the planned development or dedicated to the Village of Itasca for school, park, playground, or other public open space uses; and

~~(4)~~ (4) That in a planned development devoted to residential uses, the Plan Commission may recommend and the Village Board may approve, access to a dwelling by a driveway or pedestrian walk easement, however, off-street parking facilities for such dwellings shall be located not more than two hundred (200) feet from the dwelling served; yards of lesser width or depth than required for permitted uses in the district regulations applicable to the district in which the planned development is located; provided

~~(5)~~

~~That~~ that protective covenants are recorded which perpetuate access easements and off-street parking spaces for use by the residents of the dwellings served~~;~~.

~~(a) Spacing between principal buildings within a part of a planned development shall be equivalent to such spacing as would be required between buildings by district regulations for the district in which it is located.~~

d. **Business:** That in planned business development, the following additional requirements are hereby specified:

(1) All buildings shall be set back not less than fifty (50) feet from all street rights-of-way lines bounding the site; and set back forty (40) feet from any residentially zoned land.

(2) Required off-street parking spaces shall be provided in accordance with Section 12.00 of this Ordinance and set back not less than twenty-five (25) feet from any residentially zoned land.

(3) All walks within the planned development shall be paved with a hard surfaced material meeting the specification of the Village.

(4) Any part of the planned development not used for buildings, loading and access ways, shall be attractively landscaped with grass, trees, shrubs, or pedestrian walkways, according to a landscape plan, as approved by the Plan Commission;

(5) The overall floor area ratio for the Planned Development shall not exceed by more than twenty (20) percent the maximum floor area ratio which would be determined on the basis of the amount required for the individual uses in such Planned Development as stipulated in each district.

(6) The buildings in the planned development shall be planned and designed as a unified and single project.

e. **Variations of Minimum Requirements:**

(1) Wherever the applicant proposes to provide and set out, by platting, deeding, dedication, restriction, or covenant, any land or space separate from single-family or multi-family residential districts to be used for parks, playgrounds, commons, greenways or open areas, the Plan Commission may consider and recommend to the Village Board, and the Village Board may vary the applicable minimum requirements of the subdivision regulations and the zoning ordinance which may include but not necessarily be limited to the following:

(a) Front Yard
(b) Rear Yard
(c) Side Yard
(d) Lot Area
(e) Bulk
(f) Intensity of Use
(g) Street Width
(h) Sidewalks
(i) Public Utilities
(j) Off-Street Parking

(2) Business:

(a) Business uses shall be as prescribed by the Plan Commission.

(b) All business shall be conducted and material shall be stored within a completed enclosed building.

(c) Not more than twenty-five (25) percent of the lot area shall be covered by buildings or structures.

(d) Not less than fifteen (15) percent of the lot shall be provided or landscaping and open space purposes.

(e) No building shall be more than sixty-five (65) feet in height.

(f) No dwelling shall be permitted on the ground floor in a planned business development.

(g) Off-street parking and loading shall be provided and maintained on the same lot in accordance with Section 12.00 of this Ordinance unless the Plan Commission recommends and the Village Board requires additional off-street parking and loading space.

(h) Service and loading and unloading facilities shall be provided as recommended and approved by the Plan Commission;

(i) No building shall be located nearer than fifty (50) feet to any right-of-way line or forty (40) feet to any residentially zoned land.

(j) Business developments shall be adequately screened by fencing or landscaping or both along the boundaries of adjacent residential, public open spaces, schools, churches, or other similar uses. The screen planting shall be prepared by a landscape architect and shall meet the approval of the Plan Commission.

(k) Outside lighting shall be so designed and placed so as not to be disturbing to adjacent residential areas.

(l) Signs shall comply with the regulations in Section 13.00 and Ordinance No. 165-61.

(3) Industrial:

(a) The standards for industrial areas in a planned development shall conform to the applicable standards in the Zoning Ordinance of the Village of Itasca.

(b) Not less than twenty (20) percent of the industrial land use areas shall be reserved for landscape and open space purposes.

8. **Conditions and Guarantees:** Prior to granting any Special Uses, the Plan Commission may recommend, and the Village Board shall stipulate such conditions and restrictions upon establishment, location, construction, maintenance, and operation of the Special Use as deemed necessary for the protection and requirements specified herein or as may be from time to time required. In all cases in which Special Uses are granted, the Village Board shall require such evidence and guarantee as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

9. **Effect of Denial of a Special Use:** After a public hearing, no application for a Special Use which has been denied wholly or in part by the Village Board shall be resubmitted for a period of one (1) year from the date of said order of denial, except on the grounds of substantial new evidence or proof of changed conditions found to be valid by the Plan Commission and the Village Board.

10. **Repeal of Special Use:** In any case, where a Special Use has been granted, and where no development has taken place within two (2) years, the Plan Commission may recommend to the Village Board that such zoning be affirmed or repealed and rezoned to it most appropriate district classification in accordance with the procedures under this Ordinance

14.13 SITE PLAN REVIEW

1. **Purpose:** It is recognized that the very nature of development of vacant land, redevelopment of improved land, and Special Uses create potential for traffic congestion problems, overcrowding, adverse environmental effects, or poorly designed sites. In order to ensure that new construction and uses are otherwise in conformance with the intent of the Comprehensive Plan and with the provisions of this Ordinance, and that the arrangement of buildings, off- street parking and loading facilities, lighting, landscaping, ingress and egress, drainage, signs and other improvements is provided in a manner that will promote safety and convenience for the public and will preserve property values of surrounding property site plan review shall be required prior to issuance of a Zoning certificate.

2. **Scope:** Two classes shall be established for site plan review and are defined as follows:

    a. Class I Site Plan Review shall be required prior to or concurrent with (i) granting rezoning to R-3, ROC, any business, office-research or manufacturing district, (ii) granting any Special Use Permit, (iii) granting a planned development, or (iv) prior to approval of a zoning certificate for any new construction in any regional office, business, office-research, or industrial district, or (v) prior to approval of a zoning certificate for any new construction or expansion greater than twenty-five percent (25%) in ~~any downtown zoning district (B-4, B-5 and B-6 zoning districts)~~the B-1 Downtown TOD District.

b. Class II Site Plan Review shall be required prior to approval of a zoning certificate for any new construction in any residential district or prior to construction of accessory structures, parking or signs in any District.

3. **Application Requirements for Class I Site Plan Review:** Every application for Class I Site Plan Review shall be accompanied by the following in the number prescribed by the Zoning Administrator:

   a. **Application Form:** A completed application form furnished by the zoning administrator, which shall include the following:

      (1) Project name and project address.

      (2) Legal description of property.

      (3) Property owner name(s) and signature(s) (or signed statement by owner of applicant's authorization to submit the application), name, address and telephone number of the applicant including the name and address of each person or entity owning an interest in the applicant or owner and the extent of such ownership interest, unless any such entities is a corporation or a partnership, in which case only those persons owning an interest in excess of ten (10) percent in such corporation or partnership need be identified by name, address and extent of interest. For purposes of this section, the term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application, including the interest of a contract purchaser.

      (4) The application shall include the signature of the owner(s).

      (5) Applicant name and signature, address and phone number (unless otherwise directed, the Village shall direct all written and other correspondence and communications regarding said review to the applicant).

      (6) Name, address and phone number of persons responsible for preparing the Plan.

      (7) Present zoning of the site and adjacent properties.

      (8) Description of proposed development, zoning and type of use.

      (9) Other applicable permits sought: such as, Special Use, Zoning Amendment, Variance or Building Permit.

(10) Any other information that may reasonably be required during the design review process by the Village Board, Planning and Zoning Commission, or Zoning Administrator, as the case may be.

b. **Drawing Standards:** All submittal documents shall follow accepted conventions for drawing. All drawings shall have legible line work, clear labels, numeric and graphic scales, page numbers, revision dates and north arrow indicated on all plans. All drawings, except the location plan, shall be at the same standard scale.

c. **Plat of Survey:** A current plat of survey not more than one year old for the proposed property, drawn to scale showing the actual dimensions of the Subject Property.

d. **Existing Conditions:** An existing conditions map, prepared and sealed by a licensed land surveyor or professional engineer, shall show the location, dimensions, size and height of the following, as applicable:

(1) Sidewalks, streets, alleys, easements and utilities, including street lights.

(2) Buildings and structures, including top of foundation elevations.

(3) Driveways, walkways, entrances, exits, parking and loading areas.

(4) Recreation areas and swimming pools.

(5) Natural and artificial watercourses and bodies of water and wetlands.

(6) Limits of flood plains.

(7) Areas that can reasonably be expected to or which do contain soils or materials contaminated with hazardous materials. Underground storage tanks, if any.

(8) The topography of existing ground and paved areas, and elevations of streets, alleys, utilities, sanitary and storm sewers, buildings and structures. Topography is to be shown on dashed lines illustrating one (1) foot standard contour intervals and by spot elevations of neighboring properties and flat areas where necessary.

e. **Location and Context:** A location map situating the site in relation to its neighborhood, indicating existing site conditions on surrounding properties and public ways, including zoning and all improvements.

f. **Site Plan:** A site plan shall be prepared to show the location, dimensions, size and height to scale of the following regarding the proposed development, as applicable:

(1) For a site plan which includes any existing structures or other improvements, an indication of those improvements that are to remain and those which will be removed.

(2) Buildings and structures with entrances and exits identified.

(3) Dimensional setbacks from all property lines and distances between buildings.

(4) Sidewalks, bike paths, streets, alleys, easements and utilities, including on-site lighting.

(5) Walkways, driveways, entrances, exits, loading docks and maneuvering areas, refuse and service areas, and parking areas (including those designated for handicapped use).

(6) Any locations intended for the outdoor display or storage of goods and merchandise.

(7) Fence locations, type and height.

(8) Recreation areas.

(9) Plans to remediate, remove, or control on site any contaminated soils, materials, underground storage tanks, combustible gases, old landfills, dumps or disposal areas.

(10) Natural and artificial watercourses and bodies of water and wetlands.

(11) Tentative plans for collecting and depositing storm water and the method of treatment of natural and artificial watercourses, including a delineation of proposed limits of flood plains, if any, and including overland water flow.

(12) A general indication of proposed grading, surface drainage, grades on paved areas and approximate ground floor elevations of proposed buildings and structures.

(13) Calculations of the following, as applicable:

(a) Number of dwelling units and density per acre or gross square footage of uses; gross floor area by use and FAR;

(b) Number of parking spaces;

(c) Number of loading spaces;

(d) Total land area;

(e) Total open space;

(f) Total landscaped area;

(g) Total impervious surface.

g. **Landscape Plan:** A plan showing the location and names of trees, shrubs and ground cover to be planted and the areas to be retained in natural vegetation. This plan may be combined with the site plan above, as long as all site plan elements and landscaping elements are easily discernible. Show existing trees five (5) inches or more in diameter, measured on the trunk three (3) feet from grade, with their proposed disposition, i.e. to be retained, removed, replaced or transplanted elsewhere on the site. Complete final landscape plan is required with the final plan prior to building permit.

h. **Lighting Plan:** Provide a site lighting plan, which can be combined with other required documents, indicating location, type, fixture height, power rating and shielding methods.

i. **Building Elevations:**

(1) Show exterior elevations of all proposed structures and exterior elevations of existing buildings when existing buildings are proposed to be structurally altered.

(2) Note all finish materials on drawings and provide color samples.

(3) Dimensions of building heights from finished grade.

(4) Dimensions of all exterior walls and fences, including heights.

(5) Location, type and size of signs.

(6) Location of mechanical equipment, roof equipment, electrical transformers and solar panels, including means of screening roof equipment.

j. **Signs:** Elevations of proposed freestanding signs as well as the intended sign message/display and the materials and colors intended for the sign. “Typical”

elevations shall be provided for wall mounted signs including color renderings of all sign faces; views of supporting members, poles, bases and pedestals; side views which indicate both signage depth and projections; method of illumination, color samples, materials indications, and dimensions of all sign elements.

4. **Application Requests for Class II Site Plan Review:** Every application for Class II Site Plan Review shall be accompanied by the following in the number prescribed by the Zoning Administrator.

    a. A complete application form furnished by the Zoning Administrator.

    b. A current plat of survey, drawn to scale, showing the actual dimensions of the property and the location of any existing structures.

    c. A site plan and topographical plan, drawn to scale, showing the location, dimensions, ground area, height of the proposed structure, easements, and building lines.

5. **Class I Site Plan Review Procedures:**

    a. **Pre-Application Conference:** An applicant for design review and approval may request that the Zoning Administrator hold an informal pre- application conference to review the preliminary design of a proposed development and to discuss basic intentions and plans before investing time in detailed designs and/or submittal of a formal application. This step is optional but recommended, especially for large or complex projects.

    b. **Village Staff Review:** Upon receipt of a complete application, the Zoning Administrator shall distribute copies of the application and supporting documents to such Village staff and consultants as appropriate for review and comment concerning compliance with Village requirements. Within fifteen (15) working days of receipt of a complete application, the Zoning Administrator shall advise the applicant, in writing, that the site plan conforms or fails to conform with the requirements of this Chapter or other provisions of the Municipal Code. If the site plan fails to conform, the Zoning Administrator shall specify the reasons the site plan fails to conform.

    c. **Action by the Plan Commission:** Within sixty (60) days of receipt of a complete application, the Plan Commission shall review said site plan and the Zoning Administrator's report. After reviewing the Zoning Administrator's report and the site plan, the Plan Commission shall recommend approval, denial or modification of the site plan, with or without conditions, or may defer the item for further study. The Plan Commission shall submit its findings and recommendation in writing to the Village Board within twenty (20) working days following a recommendation for approval, denial or modification of the application.

Design review does not require any form of public notice, however a design review application concurrently filed with an application for a zoning map amendment or a special use permit shall state that design review and approval is sought as part of the public notice in addition to the requested map amendment and/or special use permit.

d. **Action by the Village Board:** Within twenty-one (21) days of the Plan Commission's final recommendation concerning the site plan, the Village Board shall approve, deny, modify, refer the item to the Plan Commission for further consideration or defer the item for further study. When the Plan Commission recommends denial of a proposed site plan, such site plan shall not be approved except upon the favorable vote of two-thirds (2/3) of all members of the Village Board.

e. **Effect of Village Board Action:** Unless the Village Board provides otherwise by ordinance or unless the Village Board has extended the term of design plan approval, such plan approval shall automatically lapse one (1) year after the date of approval of the plan, unless a building permit has been issued and construction commenced.

f. **Revisions to Approved Site/Design Plans:** If the building application deviates from approved site/design plans, the Zoning Administrator shall then determine if the proposed changes are substantive. Substantive changes to approved site/design plans require submittal of those changes to the same process as the approval of an original design proposal.

6. **Class II Site Plan Review Procedures:**

a. **Staff Review:** Upon receipt of a complete application, the Zoning Administrator shall review the site plan for conformance with the provisions of this Chapter. Within fifteen (15) working days of receipt of a complete application for Class II Site Plan Review, the Zoning Administrator shall approve or deny the application. If the Zoning Administrator denies an application for a Class II Site Plan, he shall advise the applicant in writing of the reasons for refusal.

b. **Appeal:**

(1) If the Zoning Administrator does not approve a Class II site plan, the applicant may appeal the Zoning Administrator's decision to the Plan Commission. A notice of appeal must be filed with the Zoning Administrator no later than fifteen (15) days after receipt by the applicant of the decision of the Zoning Administrator. Failure by an applicant to file an appeal in accordance with the foregoing provisions

shall be deemed to constitute a withdrawal of the application for a zoning certificate.

(2) The Plan Commission shall act as promptly as practicable on any appeal taken in connection with the Class II site plan. The Plan Commission shall approve or disapprove the site plan by action taken by a majority of the Plan Commission present at any scheduled meeting at which a quorum is present. If the Plan Commission approves the site plan, a building permit may then be issued, provided that all other requirements of all other applicable Village codes and ordinances are satisfied.

7. **Standards for Class I Site Plan Review:** In reviewing and evaluating Class I site plans, the Plan Commission, Village Board, and Zoning Administrator shall consider those factors listed below which it determines to be applicable to a given plan. These standards are guidelines to enable new development, redevelopment and major alterations to further the Village's long-term goals. Variations from these standards may be allowed by the Village Board.

   a. The application shall comply with the provisions of this ordinance and other ordinances of the Village and of any other applicable laws.

   b. The plan shall be in a reasonable conformity with the Comprehensive Plan.

   c. **Site and Building Design:** Adequate provision shall be made to ensure that the proposed development shall be integrated with and enhance the character of the streetscape, the surrounding context and the neighborhood in terms of scale, massing, site layout and site and building design, including:

      (1) Relationships of Buildings to Site:

         (a) The site should be planned to achieve a desirable transition to the street, with buildings and landscaping fronting on and reinforcing the streetscape to the greatest extent practicable, and encouraging safe pedestrian movement.

         (b) Parking, loading, storage and service areas, utility structures and machinery should not be visible from public ways and surrounding areas. Shared parking lot access shall be promoted where practical. Substantial and immediately effective perimeter screening and interior lot landscaping should be provided to break up large expanses of asphalt with plant and other landscape materials.

         (c) Without restricting the permissible limits of the applicable zoning district, the height, massing and scale of each building

should be integrated with its site, the existing terrain, surrounding landscape and existing (or anticipated) adjoining buildings.

(2) Building Design:

(a) Proposed buildings and structures should be encouraged to generally enhance or relate to the surrounding buildings and local context, or in any case, not have an adverse impact on these. The scale, proportions, massing, articulation and design features of structures should enhance the continuity of the streetscape, emphasize the human scale and integrate with the surrounding landscape.

(b) Entrances should be articulated. Long, uninterrupted wall or roof planes should be avoided and signs, lighting, utilities and services should be integrated with the building design.

(c) Building materials should be of durable quality, suitable for the building type and design and related to surrounding buildings and the local context.

(3) Signs: All signage shall be in strict accordance with the Village of Itasca Municipal Code and shall conform with the following:

(a) Every sign should be designed as an integral architectural element of the building and site to which it principally relates.

(b) The colors, material and illumination of every sign should be compatible and harmonious with the building and site to which it principally relates.

(c) Each sign should be compatible with signs on adjoining premises and should not compete for attention.

(d) Signs and other site graphics should be minimized in size and number to promote their effectiveness. Such signs and site graphics should be integrated with architectural and landscape features.

(4) Lighting:

(a) Exterior lighting should be part of the architectural concept. Fixtures, standards and exposed accessories should be integrated with the building design.

(b) Adequate provision should be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across any property line, the performance standards for illumination shall be met.

d. **Open Space and Landscaping:**

(1) Maximize retention of open space and preserve scenic views from publicly accessible locations.

(2) Configure open space to be usable, functional and appropriate to the development proposed. Address the functional aspects of landscaping such as drainage control, erosion prevention, screening, provision of shade and reduction of glare, energy conservation, windbreaks, as well as the enhancement of architectural and site features.

(3) Minimize tree, vegetation and soil removal. Existing mature trees of five (5) inches or more in diameter, measured on the trunk three (3) feet from grade and shrubs shall be maintained to the greatest extent practicable; if evidence supports removal of these, indicate the specific procedure, types and sizes for replacement.

(4) Landscape design should provide an aesthetically pleasing design, create a logical transition to adjoining development, screen incompatible uses, screen unsightly activities from public view and break up large expanses of asphalt with plant materials. Plant materials shall be selected so as to withstand Itasca's climatic conditions and the specific constraints imposed by adjacent functions.

e. **Access and Circulation:**

(1) Streets, sidewalks and bike paths should, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

(2) Adequate access roads or entrance or exit drives should be provided and should be designed and improved so as to prevent traffic hazards or problems, to minimize traffic congestion in public streets and to encourage pedestrian access.

(3) Design should ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on and off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

(4) Any building or structure should be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

f. **Public Service and Utilities:** Provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, schools, drainage, structures, refuse disposal, water, sewer, and electricity. Impact on these services should be as minimal as practicable.

g. **Environmental Considerations:**

(1) Adequate provision should be made to minimize the impact on existing or developing wetlands, steep slopes, flood plains and hilltops.

(2) The obstruction of natural watercourses shall be discouraged.

(3) The development should incorporate measures that are adequate to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased rates of runoff, and minimize potential for flooding.

(4) Drainage should be designed so that groundwater recharge is maximized, and at the project boundaries the rate of runoff shall not be increased.

(5) Adequate provision shall be made for the collection and disposition of all on and off-site storm water and natural water, including but not limited to, on-site drainage retention facilities.

(6) Adequate provision shall be made to control the slippage, shifting, erosion, accretion and subsidence of soil, as well as the slipping and shifting of buildings and structures.

(7) Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the Zoning Administrator to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

h. **Preservation:** Adequate provision should be made to preserve unique architectural, cultural, environmental and historical resources. Development designs and treatments that respect such desirable resources on adjacent properties are also encouraged.

i. **Downtown Design Guidelines:** All developments located in the ~~Traditional Downtown area (B-4, B-5 and B-6 zoning districts)~~B-1 Downtown TOD District shall be compatible with the Downtown Design Guidelines, as defined in Section 3.02 Definitions. Site plans should also be forwarded to the Downtown Itasca Advisory Committee (DIAC) and the Historic Preservation Commission for review and comment prior to Plan Commission recommendation.

8. **Standards for Class II Site Plan Review:** The Zoning Administrator, when evaluating Class II site plans, shall review:

a. The relationship of the site plan to the policies, goals and objectives of the Comprehensive Plan.

b. Traffic and parking layout so as to minimize danger and conflicts between pedestrians and motorists, and otherwise comply with the requirements of Section 12 of this Ordinance.

c. Location of principal structures, accessory structures and free-standing signs, so that the location of accessory structures and free-standing signs do not impede safe and efficient traffic circulation, storm water drainage, or otherwise adversely impact adjoining land improvements.

d. The Zoning Administrator may enlist the services of the Village departments and consultants to determine compliance with the provisions of this Chapter and other provisions of the Municipal Code.

e. That the proposed use is a permitted use in the district in which the property is located.

f. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and employs sound site planning principles.

g. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

h. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

i. Expansion of any non-conforming use shall be reviewed in accordance with standards specified in the Itasca Zoning Ordinance.

j. The relationship of the site plan to the Downtown Design Guidelines, when the site plan is located in the traditional downtown area.

14.14 FEES

The Village Board shall establish a schedule of fees, charges, and expenses for zoning certifications, occupancy certificates appeals, application for amendments or special use, and other matters pertaining to this Ordinance. This schedule of fees shall be posted in the office of the Village Clerk and may be altered or amended by the Village Board.

Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application of appeal.

14.15 VIOLATION, PENALTY ENFORCEMENT

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this Ordinance, shall upon conviction be fined not less than twenty-five dollars ($25.00) nor more than seven hundred fifty dollars ($750.00) for each offense.

Each day that a violation is permitted to exist after notification thereof shall constitute a separate offense. The Zoning Administrator is hereby designated and authorized to enforce this Ordinance.

15.00 TELECOMMUNICATIONS TOWERS AND ANTENNAS

15.01 APPLICABILITY

1. **New Telecommunications Towers and Antennas:** All new Telecommunications Towers and Antennas in the Village of Itasca shall be subject to these regulations, except as provided in Chapter 15.01 (2)-(4) inclusive.

2. **Amateur Radio Operations/Receive Only Antennas:** This Ordinance shall not govern any Tower or the installation of any Antenna that is under eighty (80) feet in Height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only Antennas. No Receive-Only Antenna shall exceed the highest point on the nearest residential rooftop of a dwelling by more than ten (10) feet.

3. **Pre-Existing Telecommunications Towers and Antennas:** Existing Telecommunications Towers and existing Antennas which predated this Ordinance, shall not be required to meet the requirements of this Ordinance other than the requirements of Section 15.02 (5), (6), (8), and (18). All pre- existing Telecommunications Towers and Antennas shall be subject to the Telecommunications Tower & Antenna Administrative Fee as of January 1, following the effective date of this Ordinance.

4. **AM Array:** For purposes of implementing this Ordinance, AM Array, consisting of one (1) or more Telecommunications Tower units and supporting ground system which functions as one (1) AM broadcasting Antenna, shall be considered one (1) Telecommunications Tower. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the Telecommunications Towers included in the AM Array. Additional Telecommunications Tower units may be added within the perimeter of the AM Array by right.

5. **Small Wireless Facilities:** The regulations of this Section 15 do not apply to small wireless facilities or wireless support structures for small wireless facilities. Small wireless facilities or wireless support structures for small wireless facilities are separately regulated by Chapter 57 (Small Wireless Facilities) of the Village Code.

15.02 GENERAL REQUIREMENTS

1. **Special or Accessory Use:** Antennas and Telecommunications Towers may be considered either Special or Accessory uses. A different existing use of an existing Structure on the same lot shall not preclude the installation of an Antenna or Telecommunications Tower on such lot; provided, however, that such installation complies with the requirements of this Section and all other Sections of the Zoning Ordinance and development regulations.

2. **Lot Size:** For purposes of determining whether the installation of a Telecommunications Tower or Antenna complies with the Village of Itasca development regulations, including, but no limited to, setback requirements, lot coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the Antennas or Telecommunications Towers may be located on leased parcels within such lot.

3. **Approved Site Zoning Districts:** Antennas, Antenna Structures, and Telecommunications Towers shall be allowed as Permitted Uses as provided in Section 15.03 and as Special uses as provided in Section 15.04.

4. **Inventory of Existing Sites:** Each applicant for approval of an Antenna and/or Telecommunications Tower shall provide to the Zoning Administrator an inventory of its existing Telecommunications Towers, Antennas, or sites approved for Telecommunications Towers and Antennas, that are either within the jurisdiction of the Village of Itasca or within one (1) mile of the border thereof, including specific information about the location, height, and design of each Telecommunications Tower. The Zoning Administrator may share such information with other applicants applying for administrative approvals or Special Use Permits under this Ordinance or other organizations seeking to locate Antennas within the jurisdiction of the Village of Itasca, provided, however, that the Zoning Administrator is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

5. **Aesthetics:** Telecommunications Towers and Antennas shall meet the following requirements.

    a. Telecommunications Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.

    b. At a Telecommunications Tower site, the design of the buildings and related structure shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will bend them into natural settings and surrounding buildings.

    c. If an Antenna is installed on a Structure other than a Telecommunications Tower, the Antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the Antenna and related equipment as visually unobtrusive as possible.

6. **Lighting:** Telecommunications Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views.

7. **State or Federal Requirements:** All Telecommunications Towers must meet or exceed current standards or regulations of the FAA, the FCC, or any other agency of the state or federal government with the authority to regulate Telecommunications Towers and Antennas. If such standards and regulations are changed, then the owners of the Telecommunications Towers and Antennas governed by this Ordinance shall bring such Telecommunications Towers and Antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more restrictive compliance schedule is mandated by the controlling state or federal agency. Failure to bring Telecommunications Towers and Antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the Telecommunications Tower and Antenna at the owner's expense.

8. **Building Codes/Safety Standards:** Any owner or operator of an Antenna, Antenna Structure or Telecommunications Tower shall maintain the Antenna, Antenna Structure or Telecommunications Tower in compliance with the standards contained in the current and applicable state or local building codes and the applicable standards for Telecommunications Towers that are published by the Electronic Industry Association, as amended from time to time. If, upon inspection, the Village of Itasca concludes that an Antenna, Antenna Structure or Telecommunications Tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner or operator of the Antenna, Antenna Structure or Telecommunications Tower, the owner shall have thirty (30) days to bring such Antenna, Antenna Structure or Telecommunications Tower into compliance with the applicable standards.

   Failure to bring the Antenna, Antenna Structure or Telecommunications Tower into compliance within the thirty (30) day period shall constitute grounds for removal of the Antenna, Antenna Structure, or Telecommunications Tower at the owner's and/or operator's expense.

9. **Measurement:** For purposes of measurement, Telecommunications Tower setback and Telecommunications Tower separation distances shall be calculated and applied to facilities located in the Village of Itasca irrespective of municipal and county jurisdictional boundaries.

10. **Not Essential Services:** Antennas, Antenna Structures and Telecommunications Towers shall be regulated and permitted pursuant to this Ordinance and shall not be regulated or permitted as essential services, public utilities, or private utilities.

11. **Public Notice:** For purposes of this Ordinance, any special use request, variance request, or appeal of any administratively approved use or special use shall require public notice and individual notice by the Village of Itasca to all abutting property owners and all property owners of properties that are located within two hundred fifty (250) feet of the zoning lot in question. Streets, alleys, and watercourses shall not be considered in the determination of "abutting" nor in calculating the two hundred fifty (250) feet.

12. **Signs:** No signs shall be allowed on an Antenna or Telecommunications Tower other than those that may be required by the FCC.

13. **Buildings and Support Equipment:** Buildings and support equipment associated with Antennas and Telecommunications Towers shall comply with the requirements of Section 15.04 (11) of this Ordinance.

14. **Multiple Antennas/Telecommunications Tower Plan:** The Village of Itasca encourages all plans for Telecommunications Tower and Antenna sites to be submitted in a single application for approval of multiple Telecommunications Towers and/or Antenna sites. Applications for approval of multiple sites shall be given priority in the review process.

15. **Antennas on Existing Structure:** Any Antenna which is not attached to a Telecommunications Tower may be approved by the Village of Itasca as an accessory use, provided that the Antenna complies with all FCC and FAA regulations and all building codes and safety standards as referenced in Section 15.02 (8) hereinabove. In accordance with the requirements of Section 4.13(5)(a-c) of the Zoning Ordinance, any Antenna or Telecommunications Tower that incorporates an Antenna located on residential property where a property owner or property lessee uses such antenna or Telecommunications Tower for a commercial purpose, shall not be allowed as an accessory use in the R-1, R-2, or R-3 zoning districts.

16. **Antennas on Existing Telecommunications Towers:** An Antenna which is attached to an existing Telecommunications Tower may be approved by the Zoning Administrator and, to minimize adverse visual impacts associated with the proliferation and clustering of Telecommunications Towers, collocation of Antennas by more than one carrier on existing Telecommunications Towers shall take precedence over the construction of new Telecommunications Towers, provided such collocation is accomplished in a manner consistent with the following:

    a. A Telecommunications Tower which is modified or reconstructed to accommodate the collocation of an additional Antenna shall be of the same Telecommunications Tower type as the existing Telecommunications Tower, unless the Zoning Administrator allows reconstruction as a monopole.

    b. **Height:**

        (1) An existing Telecommunications Tower may be modified or rebuilt to a taller height, not to exceed thirty (30) feet over the Telecommunications Tower's existing height, such height not exceeding one hundred thirty (130) feet in total, to accommodate the collocation of an additional Antenna.

(2) The height change referred to in Subsection (b) (1) shall not require a distance separation. The Telecommunications Tower's premodification height shall be used to calculate such distance separations.

(3) The additional height referred to in Subsection (b) (1) shall not require a distance separation. The Telecommunications Tower's premodification height shall be used to calculate such distance separations.

c. **Onsite Location:**

(1) A Telecommunications Tower which is being rebuilt to accommodate the collocation of an additional Antenna may be moved onsite within fifty (50) feet of its existing location.

(2) After the Telecommunications Tower is rebuilt to accommodate collocation, only one Telecommunications Tower may remain on the site.

(3) A relocated onsite Telecommunications Tower shall continue to be measured from the original Telecommunications Tower location for purposes of calculating separation distances between Telecommunications Towers. The relocation of a Telecommunications Tower hereunder shall in no way be deemed to cause a violation of this Ordinance.

(4) The on-site relocation of a Telecommunications Tower, which comes within the separation distances to residential units or residentially zoned lands as established in the Zoning Ordinance, shall only be permitted when approved by the Zoning Administrator.

d. **New Telecommunications Towers in Non-Residential Zoning Districts:** An applicant may locate any new Telecommunications Tower in a B-1, B- 2, B-3, O-R, ROC, or M zoning district, provided that: 1) a licensed professional engineer certifies the Telecommunications Tower can structurally accommodate the number of shared users proposed by the applicant; 2) the Zoning Administrator concludes the Telecommunications Tower is in conformity with the purpose set forth in the preamble to this Ordinance and the requirements of this Ordinance; 3) the Telecommunications Tower meets the setback separation requirements in Section 15.04; and, 4) the Telecommunications Tower meets the following Height and Usage criteria:

(1) For a single user, up to and including one hundred (100) feet in height;

(2) For two users, up to one hundred fifteen (115) feet in height; and

(3) For three or more users, up to and including one hundred thirty (130) feet in height.

17. **Roadway Access:** All sites on which Antennas, Antenna Structures, and Telecommunications Towers are located must have a passable roadway access of compacted aggregate base with a one and one half (1 ½) inch bituminous binder course and a one (1) inch bituminous surface course, or a six (6) inch compacted aggregate base with five (5) inch air entrained six (6) bag Portland Cement concrete and 6 X 6 #10 welded wire reinforcing.

18. **Fencing:** The structures upon any site upon which an Antenna, Antenna Structure, or Telecommunications Tower is located shall be surrounded by an opaque screen which is no less than five feet (5') in height and equipped with an appropriate anti-climbing device. Screening materials shall include either wooden or chain link fencing. Barbed wire shall be prohibited, unless the site is owned by a tax levying body and the barbed wire fencing is recommended by the Plan Commission and the Zoning Board. Shrubbery and bushes shall be required, in addition to the wooden or chain link fence, unless specifically waived by the Village of Itasca in its discretion in appropriate cases.

19. **Disguised Structures:** The provider of an Antenna, Antenna Structure, or Telecommunications Tower may propose to disguise the proposed Antenna, Antenna Structure, or Telecommunications Tower. Any such disguise must be aesthetically consistent with the character of the surrounding area and environment, and be constructed in such a manner where the health or safety of Village of Itasca residents shall not be endangered. The Village of Itasca may require the disguise of an Antenna, Antenna Structure, or Telecommunications Tower as a condition of approval of a building permit or special use permit if the Antenna, Antenna Structure, or Telecommunications Tower is to be erected on a golf course or other public recreational area.

20. **Annual Administrative Fee and Certifications:** Each owner and/or operator of an Antenna, Antenna Structure or Telecommunications Tower shall be required annually on January 1 to pay an Administrative Fee of five hundred dollars ($500.00) and to provide the following certifications in writing by a certified engineer:

    a. That the owner of operator's Antenna, Antenna Structure or Telecommunications Tower has been inspected and is in compliance with all state and local building codes and standards ~~published the Electronic Industry Association~~; and

    b. That the owner or operator's Antenna is in compliance with the FCC RF Emissions Standards.

The Village of Itasca reserves the right to increase the amount of the Administrative Fee as it deems necessary. A separate Administrative Fee shall be paid by each user or co-locator on a Telecommunications Tower.

21. **Permit Required:** Prior to the construction of an Antenna, Antenna Structure or Telecommunications Tower the provider of the radio, television or telecommunications services shall obtain a Permit from the Village of Itasca for the erection of such Antenna, Antenna Structure or Telecommunications Tower. An applicant for a Permit for an Antenna, Antenna Structure, or Telecommunications Tower shall pay a fee in accordance with the Fee Schedule set forth in Section 14.13 of the Zoning Ordinance, plus any reasonable legal, engineering, or consulting fees at the conclusion of the review.

22. **Waiver of Provisions:** An applicant can request a waiver of any provision of this Ordinance upon the showing of appropriate justification and benefit to the public. Such request shall be treated as a request for a variance and the appropriate procedures thereto shall apply.

15.03 PERMITTED USES

1. **General:** The following uses listed in this Section are deemed to be Permitted Uses and shall not require administrative approval or a Special use Permit.

2. Antennas, Antenna Structures, and Telecommunications Towers are specifically permitted in;

    a. M zoning district (Limited Manufacturing District), or;

    b. Property owned, leased, or otherwise controlled by the Village of Itasca or a Park District located within the boundaries of the Village of Itasca, which is located in any zoning district, particularly expressly including the Village of Itasca's water tower sites, and Public Works and Police Station sites, and Park District baseball fields, provided that a lease authorizing such Antenna, Antenna Structure, or Telecommunications Tower has been approved by the Village of Itasca. Village or Park District property located in a flood plain shall not be considered for Permitted Use status.

3. No-Impact Antennas and No-Impact Telecommunications Towers shall be a Permitted Use in any non-residential zoning district.

15.04 SPECIAL USES

1. **General Provisions:**

    a. Radio and telecommunications Antennas, Antenna Structures, and Telecommunications Towers used for Personal Wireless Facilities, Personal

Wireless Services, radio transmission, or television transmission shall be subject to the Special Use provisions contained within Section 14.11 of this Zoning Ordinance and applications for Special Use Permits shall be subject to the procedures and requirements of the Zoning Ordinance, except as modified in this Chapter 15.

b. In granting a Special Use Permit, the Plan Commission may impose conditions to the extent the Plan Commission concludes such conditions are necessary to minimize any adverse effect of the proposed Telecommunications Tower on adjoining properties.

c. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.

d. An applicant for a Special Use Permit shall submit the information described in this Section and a non-refundable fee as established by resolution of the Village Board of the Village of Itasca to reimburse the Village of Itasca for the cost of reviewing the application.

e. Antennas, Antenna Structures, and Telecommunications Towers shall be allowed as special sues only consistent with all of the requirements of this Ordinance in the following zoning districts: R-1 (Single Family Residence – golf course, public utility facilities, public service use facilities with radio or TV Telecommunications Tower sites only), R-3 (General Residence – public utility facilities, public service use facilities with radio or TV Telecommunications sites only), B-1 (~~Local Business~~Downtown TOD District), B-2 (Community Business District), B-3 (Service Business District), O-R (Office Research District), and ROC (Regional Office Center District).

f. No-Impact Towers and No-Impact Antennas shall be allowed as a special use within zoning districts R-1 (Single Family Residence), R-2 (Single Family Residence), and R-3 (General Residence).

2. **Information Required:** In addition to any information required for applications for Special Use Permits referenced above, each petitioner requesting a Special Use Permit under this Ordinance for an Antenna, Antenna Structure, or Telecommunications Tower shall submit a scaled site plan and a scaled elevation view and other supporting drawings, calculations, and other documentation signed and sealed by appropriately licensed professionals, showing the location, type, and dimensions of all improvements, including information concerning topography, radio frequency coverage, Telecommunications Tower Height requirements, setbacks, drives, proposed means of access, parking, fencing, landscaping, adjacent uses, adjacent roadway, and other information deemed necessary by the Village of Itasca to be necessary to assess compliance for this Ordinance. In addition, the following information shall be supplied:

a. Legal description of the parent track and leased parcel (if applicable);

b. The setback distance between the proposed Structure and the nearest residential unit, platted residentially zoned properties and un-platted residentially zoned property;

c. The separation distance from other such structures described in the inventory of existing sites submitted pursuant to Section 15.02 (4) shall be shown on an updated site plan or map and the applicant shall also identify the type of construction of the existing Structure(s) and the owner/operator of the existing Structure(s), if known;

d. A landscape plan showing specific landscape materials;

e. The method of fencing, and finish color and, if applicable, the method of camouflage and illumination;

f. A description of compliance with Section 15.02 (3), (5), (6), (7), (8), (9) and (13) and all applicable federal, state or local laws.

g. A notarized statement by the applicant as to whether the construction of the Telecommunications Tower will accommodate collocation of additional antennas for future users;

h. Identification of the entities providing the Back Haul Network for the Structure(s) described in the application and other cellular sites owned or operated by the applicant in the Village of Itasca.

i. A description of the suitability of the use of existing Telecommunications Towers, other Structures, or alternative technology not requiring the use of Telecommunications Towers or Structures to provide the services to be provided through the use of the proposed new Telecommunications Tower; and

j. A description of the feasible location(s) of future Telecommunications Towers or Antennas within the Village of Itasca based upon existing physical, engineering, technological, or geographical limitations in the event the proposed Telecommunications Tower is erected.

3. **Factors Considered in Granting Special Use Permits:** The Village of Itasca shall consider the following factors in determining whether to issue a Special Use Permit above and beyond those factors referenced in Chapter 14.11 of the Zoning Ordinance. The Village of Itasca may waive or reduce the burden on the petitioner of one or more of these criteria if the Village of Itasca concludes that the goals of this Ordinance are better served thereby.

a. Height of the proposed Antenna, Antenna Structure, or Telecommunications Tower;

b. Proximity of the Antenna, Antenna Structure, or Telecommunications Tower to residential structures and residential district boundaries.

c. Nature of uses on adjacent and nearby properties;

d. Surrounding topography;

e. Surrounding tree coverage and foliage;

f. Design of the Antenna, Antenna Structure, or Telecommunications Tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.

g. Proposed ingress and egress; and

h. Availability of other suitable existing Antennas, Antenna Structures, Telecommunications Towers, and other Structures or alternative technologies not requiring the use of Telecommunications Towers or Structures as discussed elsewhere in this Ordinance.

4. **Height:** No Antenna, Antenna Structure, or Telecommunications Tower shall exceed a height of one hundred thirty (130) linear feet in aerial height. Where an arm has been installed to facilitate collocation of an additional Antenna on the existing Antenna Structure or Telecommunications Tower, the arm shall not exceed a length of twelve (12) linear feet.

5. **Setbacks and Separation:**

a. **Setbacks:** Antennas, Antenna Structures, or Telecommunications Towers must be set back a distance equal to the height of the Antenna, Antenna Structure, or Telecommunications Tower from any off-site residential structure. Antenna Structures, guy lines, and equipment shelters must satisfy the minimum setback requirements for R-1, R-2, R-3, B-1, B-2, ~~B-3,~~ O-R, ROC, or M zoning districts.

b. **Separation:** The following separation requirements shall apply to all Telecommunications Towers and Antennas for which a Special Use Permit is required; provided, however, that the Plan Commission may reduce the standard separation requirements if the goals of this Ordinance would be better served thereby, or if enforcement of said setback would effectively prohibit said Telecommunications Tower.

(1) Separation from off-site uses/designate areas:

(a) Telecommunications Tower separation shall be measured from the base of the Telecommunications Tower to the lot line of the off-site uses and/or designated areas as specified in Table 1, except as otherwise provided in Table 1.

(b) Separation requirements for Telecommunications Towers shall comply with the minimum standards established in Table 1.

(2) Separation distances between Telecommunications Towers shall be applicable for and measured between the proposed Telecommunications Tower and Pre-Existing Telecommunications Towers. The separation distances shall be measured by drawing or following a straight line between the base of the existing Telecommunications Tower and the proposed base, pursuant to a site plan, of the proposed Telecommunications Tower. The separation distances (listen in linear feet) are as shown in Table 2.

TABLE 1	
Off-Site Use/Designated Area	**Separation Distance**
Single-Family or duple residential units, principal building.	500 ft.
Vacant single-family or duplex residentially zoned land which is either platted or has preliminary subdivision plan approval which is not expired	500 ft.
Vacant un-platted residentially zoned lands including un-platted residential use property without a valid preliminary subdivision plan or valid development plan approval any multi-family residentially zoned land greater than duplex	500 ft.
Existing multi-family residential units great than duplex	100 ft. or 100% of the Telecommunications Tower Height, whichever is greater
Non-residentially zoned lands or non-residential areas	None. Only Setback Apply
The shoreline of any watercourse	500 ft.
The centerline of State or Federal Highway	500 ft.

TABLE 2				
EXISTING TELECOMMUNICATIONS TOWERS – TYPES MINIMUM SEPARATION DISTANCES (Feet)				
	Lattice	**Guyed**	**Monopole ≥ 75 ft. High**	**Monopole < 75 ft. High**
Lattice	1,000	1,500	500	250
Guyed	1,000	1,750	1,500	1,250
Monopole ≥ 75 ft. High	500	1,500	250	250
Monopole ≤ 75 ft. High	250	1,250	250	250

6. **Sitting on Wetland Prohibited:** No Antenna, Antenna Structure, or Telecommunications Tower shall be located in an area which has been designated as a wetland either by the Village of Itasca, DuPage County, the State of Illinois Department of Natural Resources, the United States Department of the Interior or the United States Army Corps of Engineers, and any and all governmental bodies and agencies having jurisdiction.

7. **FCC Signage:** To the extent that signage is required by the FCC on an Antenna Structure, or Telecommunications Tower that signage shall constitute no more than five percent (5%) of the square footage of the Antenna, Antenna Structure, or Telecommunications Tower or shall be no larger than is required by the FCC, whichever shall constitute the smallest signage area.

8. **Preservation of Landscape:** Existing mature tree growth and natural landforms on the proposed Antenna, Antenna Structure, or Telecommunications Tower site shall be preserved to the maximum extent possible.

9. **Utilities and Access Required:** Radio and Telecommunications Antennas, Antenna Structures, and Telecommunications Towers, including, but not limited to those used for Personal Wireless Services, Personal Wireless Facilities and Unlicensed Wireless Services, shall be required to include adequate utilities, access, and/or other facilities necessary for the servicing of the Antenna, Antenna Structure or Telecommunications Tower. All such utilities shall be buried.

10. **Signal Interference:** No signal transmission from any Antenna, Antenna Structure, or Telecommunications Tower shall interfere with police fire, public works or any other governmental radio bank signals. In the case of the possibility of such interference based upon the frequencies selected for the proposed Antenna, Antenna Structure, or Telecommunications Tower, the petition for Special use shall be denied.

11. **Equipment Shelter and Equipment Cabinets:**

    a. **Equipment Shelter:** A provider of a radio, television, or telecommunications Antenna, Antenna Structure, or Telecommunications Tower may provide an equipment shelter on the site of the Antenna, Antenna Structure, or Telecommunications Tower. The square footage of the equipment shelter may not exceed more than twenty percent (20%) of the total square footage of the Antenna, Antenna Structure or Telecommunications Tower ground site or four hundred fifty (450) square feet, whichever is greater. At any Antenna, Antenna Structure, or Telecommunications Tower site in which more than one Antenna has been collocated, no more than three (3) equipment shelters shall be allowed.

    Multiple equipment shelters shall be contained under one roof if at all practicably possible.

    No equipment shelter shall be approved as part of the Site Plan unless appropriate electrical power and rod ingress and egress facilities are planned for inclusion at the equipment shelter site. The equipment shelter shall be constructed from either brick or

textured concrete materials of a neutral color.

b. **Equipment Cabinets:**

(1) In residential districts, the equipment cabinet or structure may be located in a front or side yard provided the cabinet structure is no greater than four (4) feet in height or twenty-four (24) square feet of gross floor area and the cabinet/structure is located in a minimum of ten (10) feet from all lot lines. The cabinet/structure shall be screened by hedging or shrubbery with an ultimate height of at least forty-two (42) to forty-eight (48) inches and a planted height of at least thirty-six (36) inches.

(2) In a rear yard, provided the cabinet or structure is no greater than six (6) feet in height or sixty-four (64) square feet in gross floor area. The structure or cabinet shall be screened by hedging or shrubbery with an ultimate height of eight (8) feet and a planted height of at least thirty-six (36) inches. In all other instances, structures or cabinets shall be screened from view of all residential properties which abut or are directly across the street from the structure or cabinet by a solid fence eight (8) feet in height or a hedge with an ultimate height of eight (8) feet and a planted height of thirty-six (36) inches.

(3) In commercial or industrial districts, the equipment cabinet or structure shall be no greater than six (6) feet in height or sixty-four (64) square feet in gross floor area, or ten (10) percent of the aggregate area of the Telecommunications Tower site, whichever is less. The structure or cabinet shall be screened by a hedge or shrubbery with an ultimate height of eight (8) feet and a planted height of at least thirty-six (36) inches. In all other instances, structures or cabinets shall be screened from view of all residential properties which abut or are directly across the street from the structure or cabinet by a solid fence five (5) feet in height or a hedge with an ultimate height of eight (8) feet and a planted height of thirty-six (36) inches.

12. **Code Requirements:** Any Antenna, Antenna Structure, or Telecommunications Tower must meet code requirements established by the National Electrical Code, and BOCA codes currently in effect as required by the Village of Itasca and all applicable marking and lighting standards as established by the Federal Aviation Administration.

13. **Engineering Justification:** No new Telecommunications Tower shall be permitted unless the applicant provides justification and demonstrates to the reasonable satisfaction of the Zoning Board that no existing Telecommunications Tower, Structure, or alternative technology that does not require the use of Telecommunications Towers or Structures can accommodate the applicant's proposed Antenna. An applicant shall submit information

requested by the Zoning Board related to the availability of suitable existing Telecommunications Towers, other Structures, or alternative technology. Evidence submitted to demonstrate that no existing Telecommunications Tower, Structure, or alternative technology can accommodate the applicant proposed Antenna may consist of the following:

a. No existing Antennas, Antenna Structures, or Telecommunications Towers are located within the geographic area required to meet petitioner's engineering requirements.

b. Existing Antennas, Antenna Structures, Telecommunications Towers, or other structures are not of sufficient height to meet petitioner's engineering requirements;

c. Existing Antennas, Antenna Structures, Telecommunications Towers, or other structures do not have sufficient structural strength to meet petitioner's engineering requirements;

d. The petitioner's proposed Antenna, Antenna Structure, or Telecommunications Tower would cause electromagnetic interference with the existing Antenna, Antenna Structure, or Telecommunications Tower, or the Antenna on the existing structure would cause interference with the petitioner's proposed Antenna.

e. The fees, costs, or contractual provisions required by the owner in order to share an existing Antenna, Antenna Structure, or Telecommunications Tower or to adapt to an existing Antenna, Antenna Structure, or Telecommunications Tower are unreasonable. Costs exceeding new Antenna, Antenna Structure, or Telecommunications Tower development are considered unreasonable.

f. The petitioner demonstrates that there are other limiting factors that render existing Antennas, Antenna Structures, or Telecommunications Towers or other structures are unsuitable.

g. The applicant demonstrates that an alternative technology that does not require the use of Telecommunications Towers or Structures, such as booster Antennas utilizing a stick-shaped or whip-shaped Antenna, or a cable micro-cell network using multiple low-powered transmitters and receivers attached to a wireline system, is unsuitable. Cost of alternative technology that exceeds new Telecommunications Tower or Antenna development shall not be presumed to render the technology unsuitable.

14. **Removal of Abandoned Antennas, Antenna Structures, or Telecommunications Towers:** Any Antenna, Antenna Structure, or Telecommunications Tower that is not operated for a continuous period of twelve (12) months or for which the annual administrative fee is not paid within a twelve (12) month period shall be considered abandoned, and the owner of such Antenna, Antenna Structure, or Telecommunications Tower shall remove same from within ninety (90) days of receipt of written notice from the Village of Itasca notifying the owner of such abandonment. If such Antenna, Antenna

Structure, or Telecommunications Tower is not removed within said ninety (90) days, the Village of Itasca shall remove such Antenna, Antenna structure, or Telecommunications Tower at the owner's expense and file a lien against the real estate for the cost of removal or such other action as provided by law. If there are two or more users of a single Antenna, Antenna Structure, or Telecommunications Tower, then this provision shall not become effective until all users cease using the Antenna, Antenna Structure, or Telecommunications Tower.

15. **Collocation:** A request for approval of a Special Use Permit for the installation of an Antenna, Alternative Antenna, Antenna Structure or Telecommunications Tower, the Zoning Board may by express condition require that the applicant shall allow, on a commercially reasonable basis, other providers of personal wireless telecommunications services to collocate additional antennas or antenna structures on a free-standing pole which is part of applicant's proposed personal wireless facility, where such collocation is technologically feasible.

15.05 NON-CONFORMING USES

1. **Prohibited Expansion of Non-Conforming Use:** Telecommunications Towers that are constructed and Antennas that are installed in accordance with the provisions of this Ordinance shall not be deemed to constitute the expansion of a non-conforming use or structure.

    a. A Telecommunications Tower other than that used for Ham Radio or as a Receive-Only Antenna, located within the lot lines of a single-family or multi-family residence in zoning district R-1, R-2, or R-3, which is used for commercial purposes, shall be considered to be a non-conforming structure.

2. **Pre-Existing Telecommunications Tower:** Pre-existing Telecommunications Towers shall be allowed to continue their usage as they presently exist. Routine maintenance (including replacement with a new Telecommunications Tower of light construction and Height) shall be permitted on such pre-existing Telecommunications Towers. New construction other than routine maintenance on a pre-existing Telecommunications Tower shall comply with the requirements of this Ordinance.

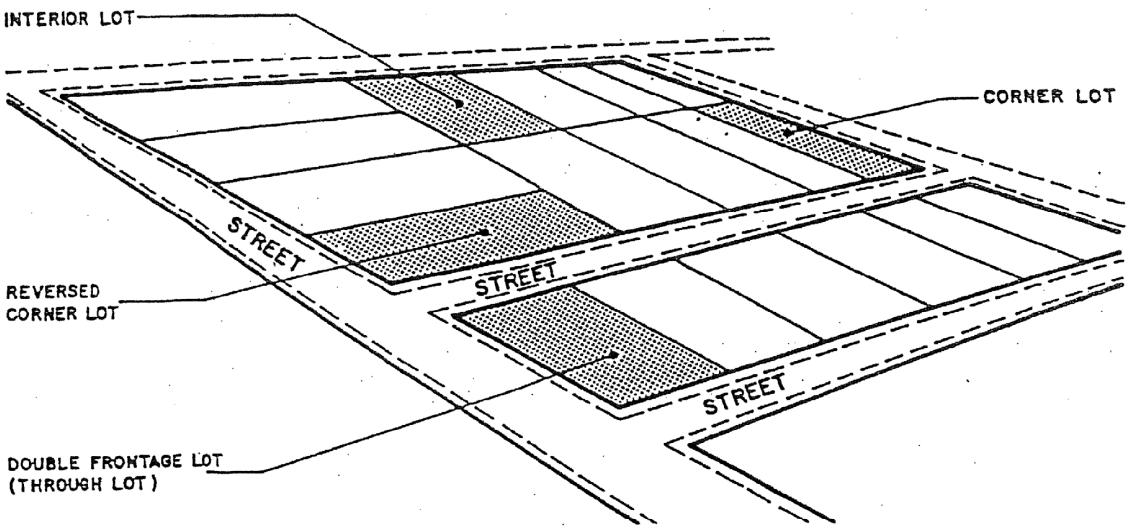
3. **Rebuilding Damaged or Destroyed Non-Conforming Antennas, Antenna Structures, or Telecommunications Towers:** Not withstanding any provision in this Ordinance to the contrary, bona fide non-conforming Antennas, Antenna Structures or Telecommunications Towers or Antennas that are damaged or destroyed may be rebuilt without having first obtained administrative approval or a Special Use Permit and without having to meet the separation requirements specified elsewhere in this Ordinance. The type, height, and location of the Telecommunications Tower on site shall be of the same type and intensity as the original facility approved.

Building permits to rebuild a facility shall comply with the then applicable building code and shall be obtained within one hundred and eighty (180) days from the date the facility is damaged or destroyed. If no permit is obtained within the time specified or if said permit expires, the Telecommunications Tower or Antenna shall be deemed abandoned as specified in Section 15.04(14).

15.06 ANNUAL REPORTING OF INFORMATION

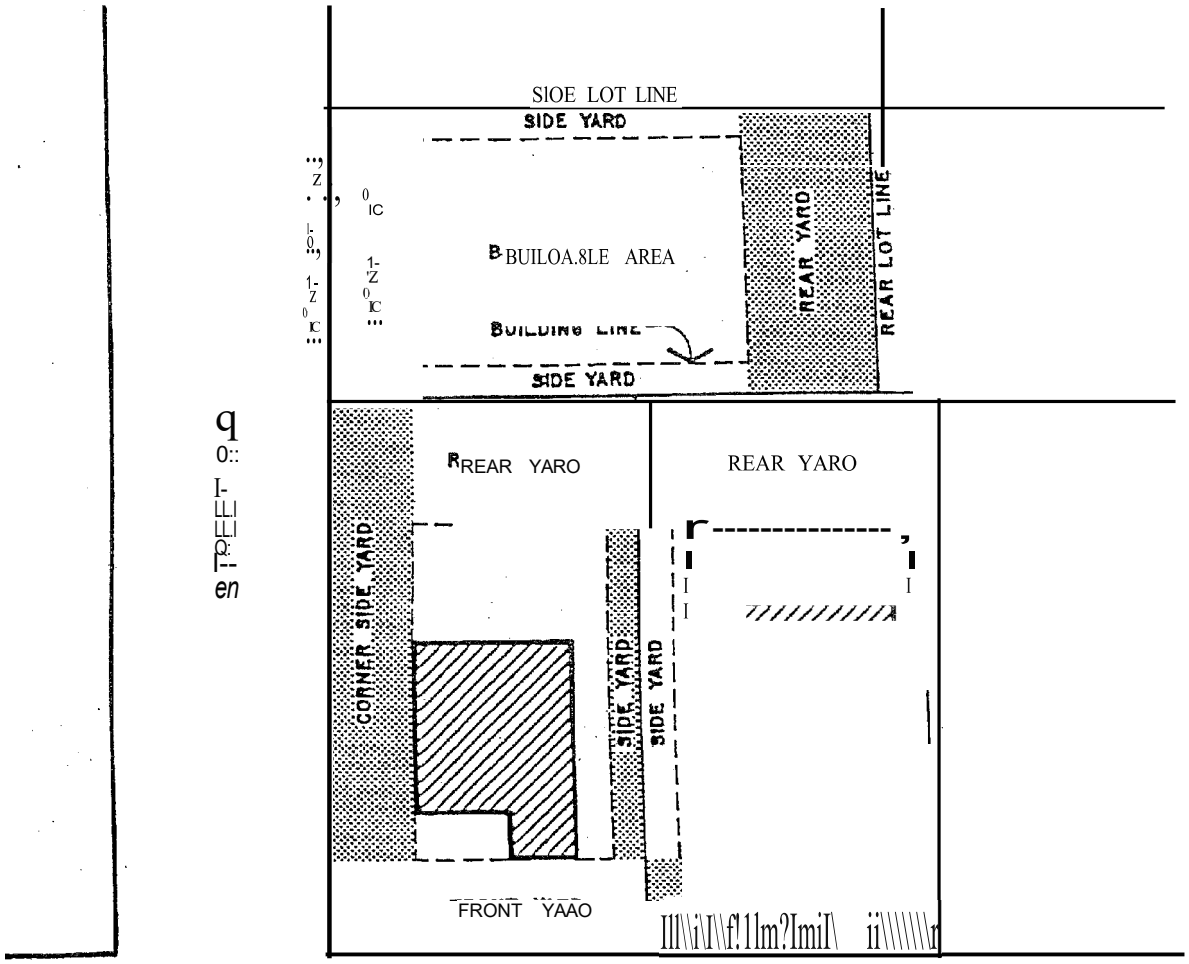
Each owner of an Antenna, Antenna Structure, or Telecommunications Tower regulated under this Ordinance, and including those previously existing structures which would have been regulated under this Ordinance, shall on an annual basis, furnish the Village of Itasca, with such information as is required by the Village of Itasca to aid with the administration of this Ordinance, such as changes in availability of space on any Telecommunications Tower for collection of additional Antennas, plans to abandon a position on a Telecommunications Tower, thereby leaving space for the possible collocation of another Antenna, plans and/or willingness to modify said Telecommunications Tower and Antenna Structure so as to provide for the possibility of collocation, or intentions to abandon a Telecommunications Tower structure, or other non-proprietary information as may be required by the Village of Itasca. Upon written notice from the Village of Itasca to the owner thereof, the effective date of this Ordinance, which Telecommunications Tower and/or Antenna Structure would otherwise be regulated by this Ordinance, shall register with the Village of Itasca, and shall provide such non-proprietary information as is deemed useful by the Village of Itasca for administration of this Chapter. This Section is specifically deemed to have retroactive effect.

16.00 ILLUSTRATIONS



RESIDENTIAL LOT TYPE (EXAMPLES)

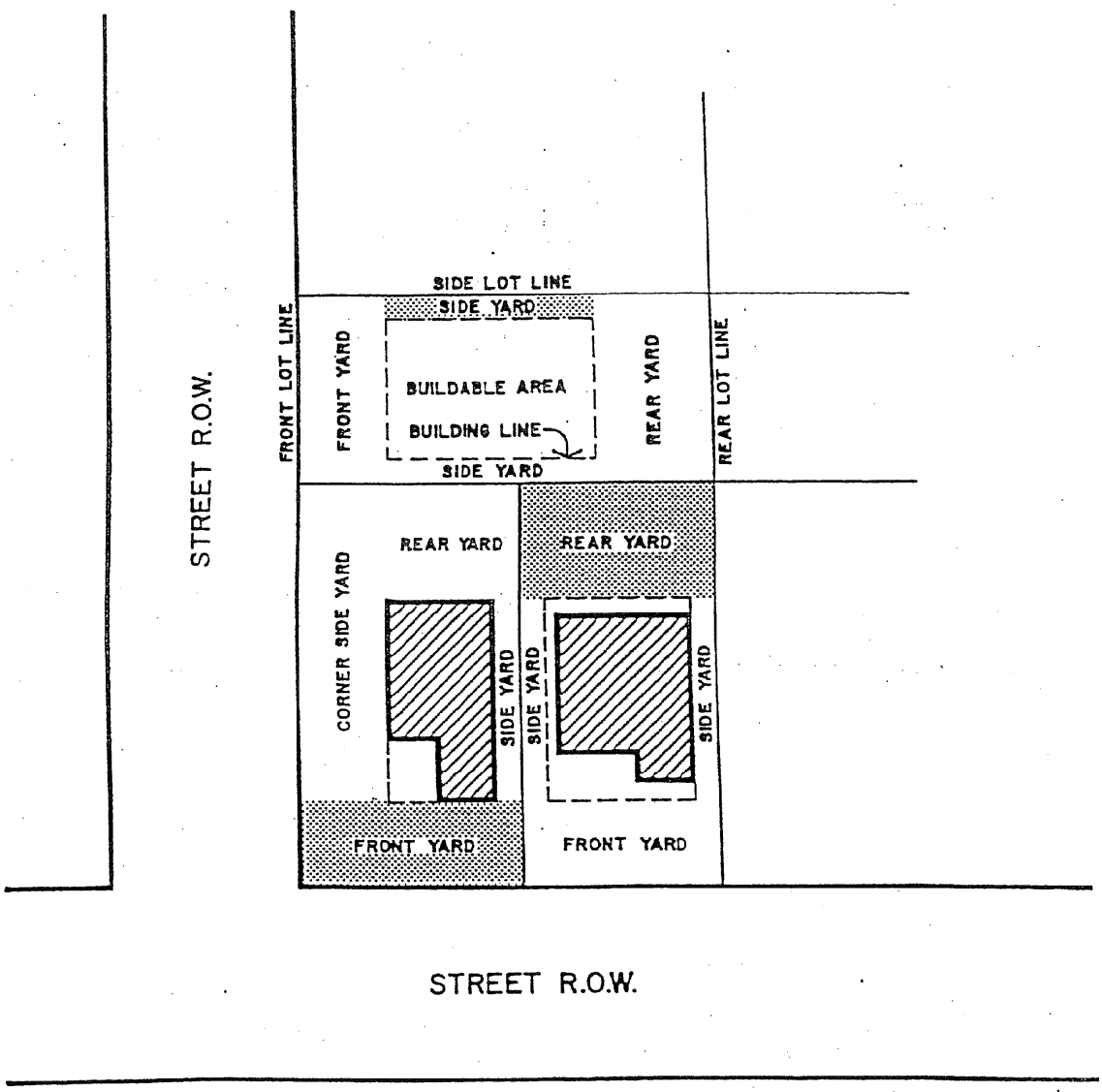
SEE ZONING ORDINANCE FOR YARD REQUIREMENTS



·R-1 SINGLE FAMILY RESIDENCE DISTRICT

(16,000 SO. FT.)

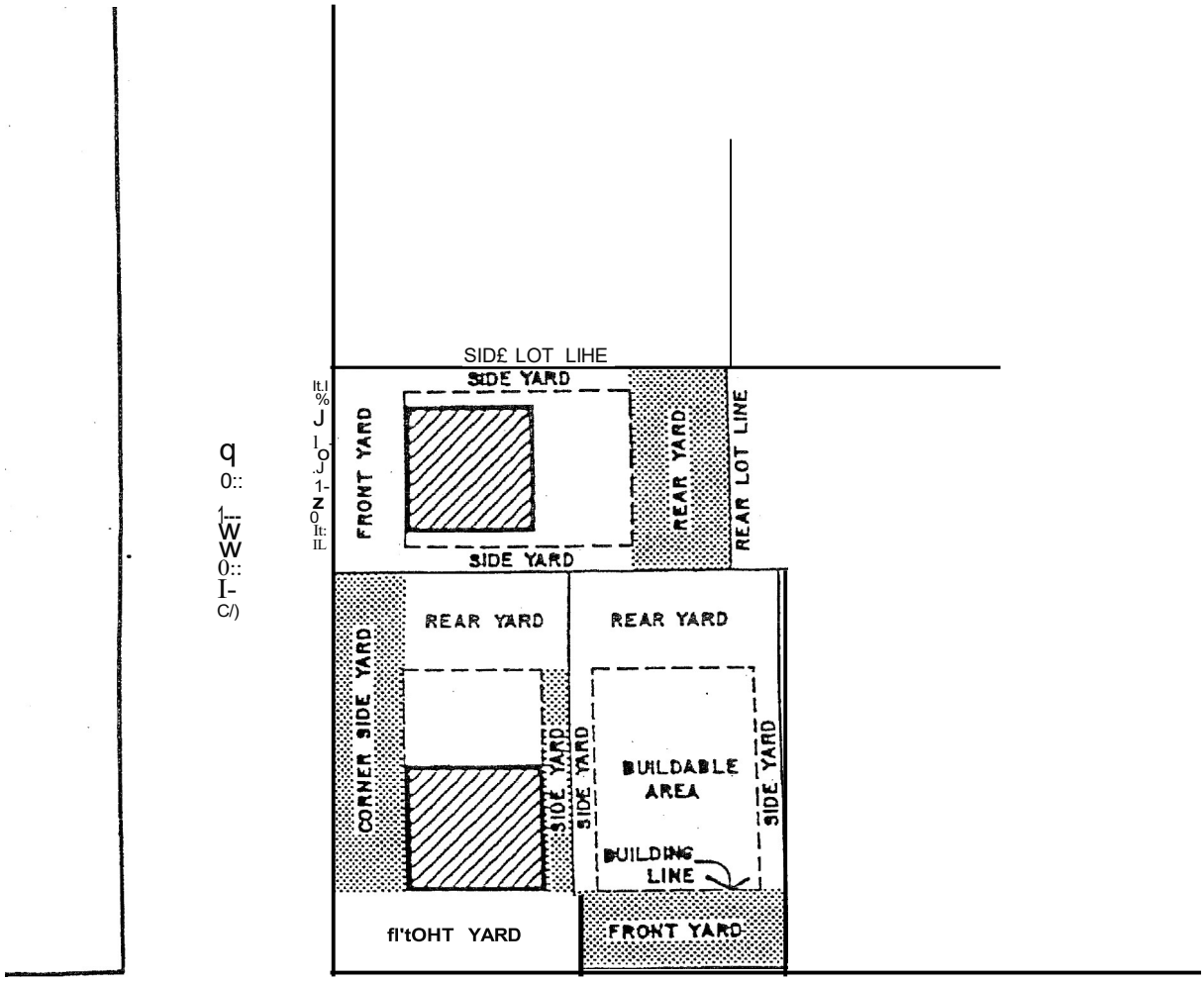
SEE ZONING ORDINANCE FOR '\i..RD REQUIREMENTS



R-2 SINGLE FAMILY RESIDENCE DISTRICT

(9,100 SQ. FT.)

SEE ZONING ORDINANCE FOR YARD REQUIREMENTS



R-3 GENERAL RESIDENCE DISTRICT

(8,100 SQ. FT.)

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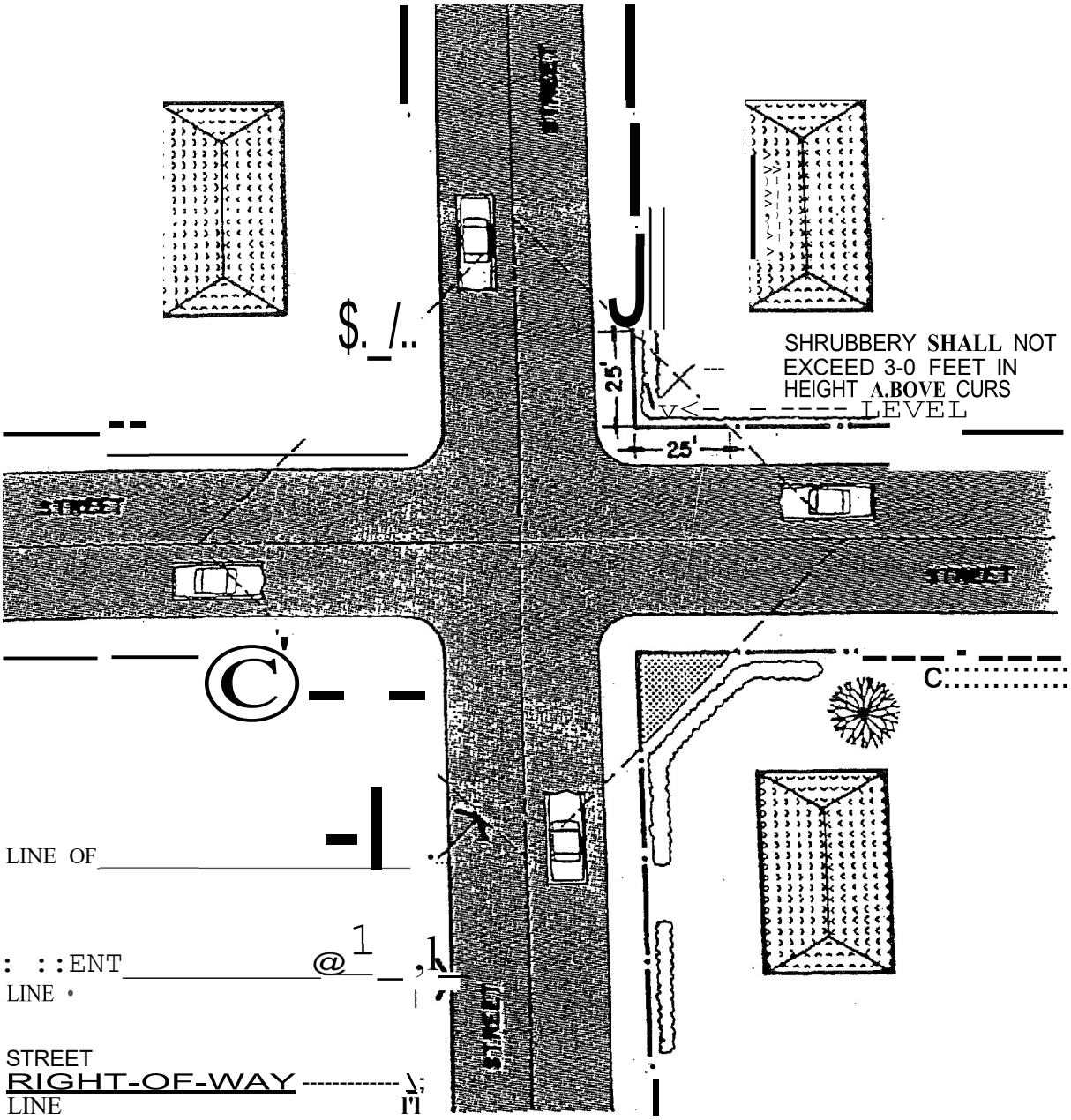
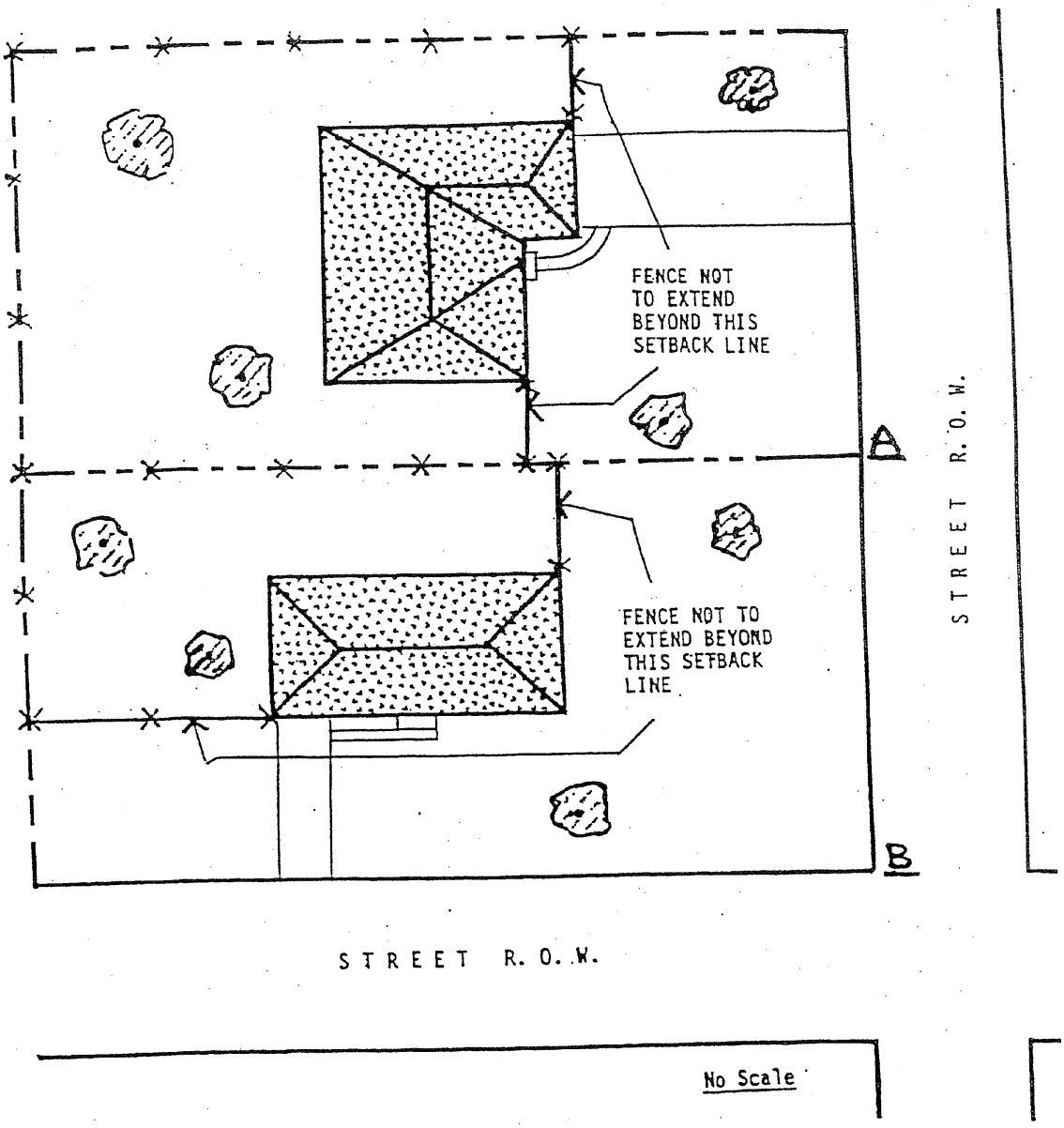


VISION CLEARANCE

SEE ZONING ORDINANCE - SECTION 4·06 LOT COVERAGE



FENCE LOCATION

See Zoning Ordinance Section 4.20 Fences.

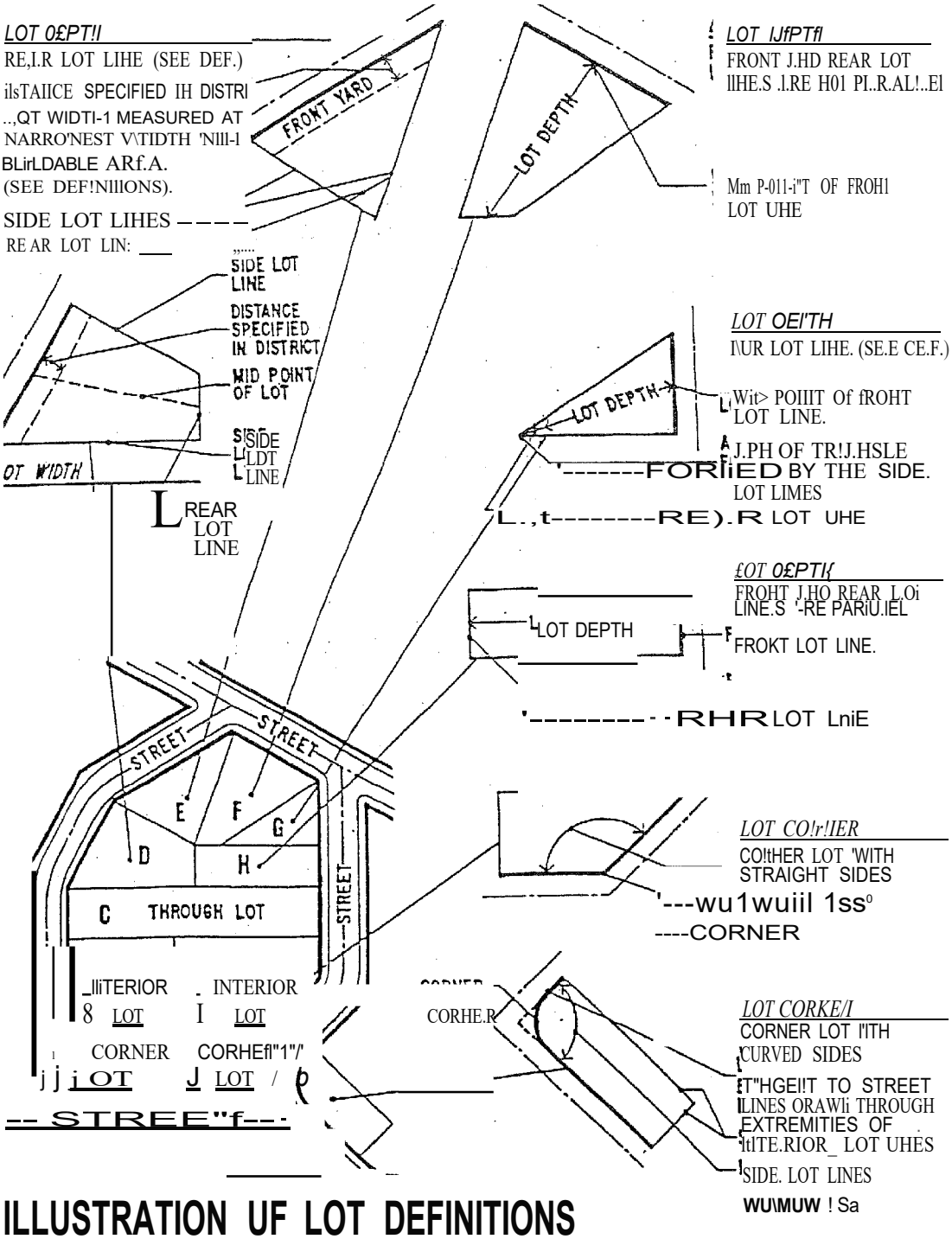
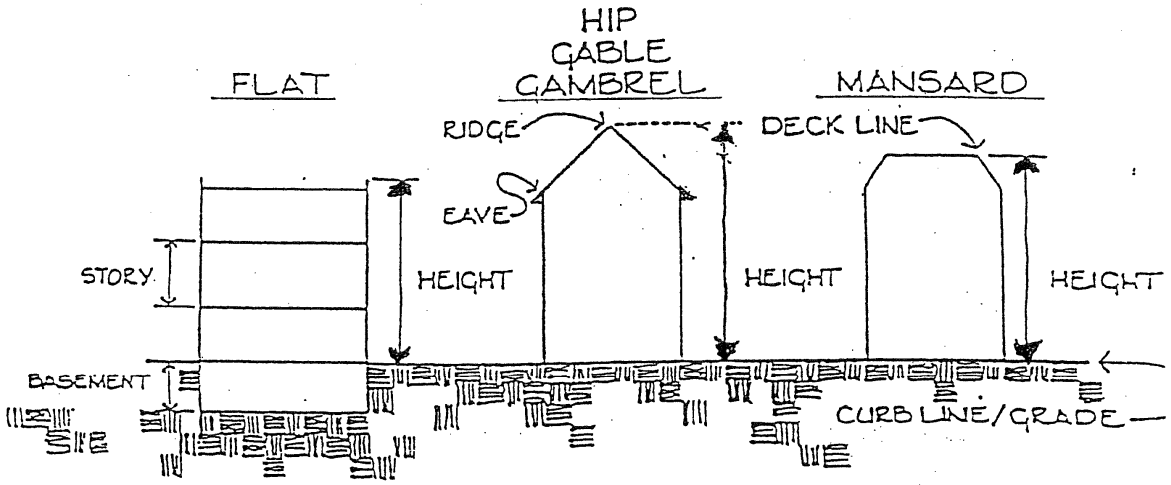


ILLUSTRATION UF LOT DEFINITIONS

SEE ADDITIONAL EXAMPLE OF LOT WIDTH, DEPTH, YARDS REQUIRED mo BUII0/1.BLE A.RH



No Scale

BUILDING HEIGHT

See Zoning Ordinance Section 3.02

PC 26-005

Text Amendment

PC 26-005

Text Amendment

BACKGROUND

- A draft code update was presented at the July 16th, 2025 and the November 18th, 2025 Plan Commission Meetings, and was reviewed by the Downtown Zoning Steering Committee at the September 16th, 2025 and the November 12th, 2025 meetings of the committee.
- Update was completed through a Technical Service's Grant through the RTA's Community Planning Program

PC 26-005

Text Amendment

UPDATES

- All changes that affect the R-1 zoning district have been removed in the final draft.
  - Townhomes and duplexes have been removed as a special use in the R-1 District
  - Porch and Dormer bonuses have been removed from the R-1 District
  - FAR is not being removed in the R-1 District
- Parking Facilities Definition
  - A definition for Parking Facilities has been added to the definitions section
  - Parking lots have been removed as a permitted use from the B-1 District, and Parking Facilities have been included as a special use

No Findings of Fact are required for a Text Amendment

RECOMMENDED MOTION (Approve with Conditions)

- “I move to recommend approval of the application to amend the Itasca Zoning Ordinance, Plan Commission Case #26-005, as set forth in Exhibit “B” attached to the staff report.”

ORDINANCE NO. 2170-26

TO AMEND THE VILLAGE OF ITASCA ZONING CODE TO ALIGN DOWNTOWN ZONING DISTRICTS, DOWNTOWN DESIGN GUIDELINES, PARKING REQUIREMENTS, AND OTHER RELEVANT CODE SECTIONS WITH TRANSIT-ORIENTED DEVELOPMENT

WHEREAS, the Village of Itasca wishes to amend the Itasca Zoning Code; and

WHEREAS, a public hearing was held by the Itasca Plan Commission on February 18, 2026 pursuant to public notice as required by law, to consider the text amendments contained in Exhibit A, Redlined Amendments; and

WHEREAS, the Village of Itasca Plan Commission voted to recommend that the Village authorities approve the proposed text amendment to the Itasca Zoning Code contained in Exhibit A, which aligns downtown zoning districts, downtown design guidelines, parking requirements, and other relevant code sections with Transit-Oriented Development.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: Chapter 159 of the Village Zoning Ordinance shall be amended as outlined in Exhibit A.

SECTION TWO: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 16th day of MARCH, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

Exhibit A
Redline of proposed text amendment to the Itasca Zoning Code

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Michael Subers, Public Works Director

DATE: January 26, 2026

SUBJECT: Accepting the Low Bid for the Village of Itasca 2026-2028 Landscape Maintenance Program from Brightview Landscapes, LLC for a Total Cost of $177,366.15

RECOMMENDED MOTION: Move to Accept the Low Bid for the Village of Itasca 2026-2028 Landscape Maintenance Program from Brightview Landscapes, LLC for a Total Cost of $177,366.15.

INTRODUCTION

Public Works is recommending acceptance of the low bid from Brightview Landscapes, LLC for the Village of Itasca 2026-2028 Landscape Maintenance Program for a total project cost of $177,366.15. The invitation to bid for the project was advertised on January 22, 2026, in the Daily Herald. There were seven (7) bid holders for the project, and two (2) bids were received, with Brightview submitting the lowest bid.

DISCUSSION

The Village advertised for bids to perform the Village's Annual Landscape Maintenance Program, which consists of grass mowing, planting bed maintenance, shrub trimming, and leaf removal at 82 locations throughout the Village. Brightview submitted the lowest bid for the work, with a total cost of $177,366.15 over the three-year term. The next lowest bid was provided by Allscape Inc. at a total cost of $203,151.00 over the three-year period, which is 14.5% higher than Brightview's bid.

Allscape has served as the Village's landscape contractor since 2017 and provided similar services in 2025 at an annual cost of $58,476. Brightview's proposed cost for the 2026 season is $57,955.43, or 0.9% lower than Allscape's cost from the previous year.

Brightview is located in Elmhurst and provided a list of references, including the Village of Roselle, Village of Round Lake, Village of Lincolnshire, and the Village of Northbrook, all of which reported positive feedback. Brightview also provides services for Hamilton Lakes, which staff contacted as an additional reference, and reviews were positive.

FISCAL IMPACT

Public Works will budget appropriately for the landscape maintenance program in budget line 01-02-61137.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the Village Board First Reading on March 3, 2026, for consideration and approval.

AFTER ACTION STEPS

1. Sign Contract with Brightview Landscapes, LLC

ATTACHMENTS

Bid Tabulation

Village of Itasca

Bid Tabulation Worksheet

Bid Number: 2026-03
Project Name: Landscape Maintenance Program
Bid Opening Date: 2/13/226

					Brightview Landscapes, LLC					
					Year 1		Year 2		Year 3	
Item No	Items	Frequency	Unit	Quantity Per visit	**Unit Price per visit**	**Annual Cost**	**Unit Price per visit**	**Annual Cost**	**Unit Price per visit**	**Annual Cost**
1	Mowing (66 total)	2x Weekly	Acres	4.87	$ 186.36	$ 12,299.76	$ 190.09	$ 12,545.94	$ 193.89	$ 12,796.74
2	Annual Bed Maintenance	2x Weekly	Sqft	257	$ 1.52	$ 100.32	$ 1.55	$ 102.30	$ 1.58	$ 104.28
3	Perennial Bed Maintenance	2x Weekly	Sqft	7972	$ 1.89	$ 124.74	$ 1.93	$ 127.38	$ 1.97	$ 130.02
4	Shrub Maintenance	2x Weekly	Sqft	2274	$ 4.55	$ 300.30	$ 4.64	$ 306.24	$ 4.73	$ 312.18
5	Leaf Removal	2x Weekly	Acres	5.11	$ 7.58	$ 500.28	$ 7.73	$ 510.18	$ 7.88	$ 520.08
6	Mowing (33 total)	Weekly	Acres	38.64	$ 1,165.15	$ 38,449.95	$ 1,188.45	$ 39,218.85	$ 1,212.22	$ 40,003.26
7	Annual Bed Maintenance	Weekly	Sqft	1185	$ 3.94	$ 130.02	$ 4.02	$ 132.66	$ 4.10	$ 135.30
8	Perennial Bed Maintenance	Weekly	Sqft	16359	$ 7.58	$ 250.14	$ 7.73	$ 255.09	$ 7.88	$ 260.04
9	Shrub Maintenance	Weekly	Sqft	9919	$ 15.15	$ 499.95	$ 15.45	$ 509.85	$ 15.76	$ 520.08
10	Leaf Removal	Weekly	Acres	2.79	$ 9.09	$ 299.97	$ 9.27	$ 305.91	$ 9.46	$ 312.18
11	Mowing (8 total)	Monthly	Acres	14.75	$ 581.25	$ 4,650.00	$ 592.88	$ 4,743.04	$ 604.73	$ 4,837.84
12	Annual Bed Maintenance	Monthly	Sqft	0	$ 12.50	$ 100.00	$ 12.75	$ 102.00	$ 13.01	$ 104.08
13	Perennial Bed Maintenance	Monthly	Sqft	8699	$ 18.75	$ 150.00	$ 19.13	$ 153.04	$ 19.51	$ 156.08
14	Shrub Maintenance	Monthly	Sqft	0	$ 6.25	$ 50.00	$ 6.38	$ 51.04	$ 6.50	$ 52.00
15	Leaf Removal	Monthly	Acres	0	$ 6.25	$ 50.00	$ 6.38	$ 51.04	$ 6.50	$ 52.00
					Total Year 1	$ 57,955.43	**Total Year 2**	$ 59,114.56	**Total Year 3**	$ 60,296.16
									Total Contract Price Sum Year 1,2,and 3	$ 177,366.15

					Allscape Inc.					
					Year 1		Year 2		Year 3	
Item No	Items	Frequency	Unit	Quantity Per visit	**Unit Price per visit**	**Annual Cost**	**Unit Price per visit**	**Annual Cost**	**Unit Price per visit**	**Annual Cost**
16	Mowing (66 total)	2x Weekly	Acres	4.87	$ 206.00	$ 13,596.00	$ 206.00	$ 13,596.00	$ 206.00	$ 13,596.00
17	Annual Bed Maintenance	2x Weekly	Sqft	257	$ 26.00	$ 1,716.00	$ 26.00	$ 1,716.00	$ 26.00	$ 1,716.00
18	Perennial Bed Maintenance	2x Weekly	Sqft	7972	$ 26.00	$ 1,716.00	$ 26.00	$ 1,716.00	$ 26.00	$ 1,716.00
19	Shrub Maintenance	2x Weekly	Sqft	2274	$ 26.00	$ 1,716.00	$ 26.00	$ 1,716.00	$ 26.00	$ 1,716.00
20	Leaf Removal	2x Weekly	Acres	5.11	$ 26.00	$ 1,716.00	$ 26.00	$ 1,716.00	$ 26.00	$ 1,716.00
21	Mowing (33 total)	Weekly	Acres	38.64	$ 1,030.00	$ 33,990.00	$ 1,030.00	$ 33,990.00	$ 1,030.00	$ 33,990.00
22	Annual Bed Maintenance	Weekly	Sqft	1185	$ 25.00	$ 825.00	$ 25.00	$ 825.00	$ 25.00	$ 825.00
23	Perennial Bed Maintenance	Weekly	Sqft	16359	$ 103.00	$ 3,399.00	$ 103.00	$ 3,399.00	$ 103.00	$ 3,399.00
24	Shrub Maintenance	Weekly	Sqft	9919	$ 50.00	$ 1,650.00	$ 50.00	$ 1,650.00	$ 50.00	$ 1,650.00
25	Leaf Removal	Weekly	Acres	2.79	$ 25.00	$ 825.00	$ 25.00	$ 825.00	$ 25.00	$ 825.00
26	Mowing (8 total)	Monthly	Acres	14.75	$ 721.00	$ 5,768.00	$ 721.00	$ 5,768.00	$ 721.00	$ 5,768.00
27	Annual Bed Maintenance	Monthly	Sqft	0	$ -	$ -	$ -	$ -	$ -	$ -
28	Perennial Bed Maintenance	Monthly	Sqft	8699	$ 100.00	$ 800.00	$ 100.00	$ 800.00	$ 100.00	$ 800.00
29	Shrub Maintenance	Monthly	Sqft	0	$ -	$ -	$ -	$ -	$ -	$ -
30	Leaf Removal	Monthly	Acres	0	$ -	$ -	$ -	$ -	$ -	$ -
					Total Year 2	$ 67,717.00	**Total Year 3**	$ 67,717.00	**Total Year 4**	$ 67,717.00
									Total Contract Price Sum Year 1,2,and 4	$ 203,151.00

RESOLUTION NO. 1698-26

A RESOLUTION ACCEPTING THE LOW BID FROM BRIGHTVIEW LANDSCAPES, LLC FOR THE VILLAGE OF ITASCA 2026-2028 LANDSCAPE MAINTENANCE PROGRAM

WHEREAS, the Village of Itasca advertised for bids on January 22, 2026, for the Village of Itasca 2026-2028 Landscape Maintenance Program; and

WHEREAS, the Village now wishes to accept the lowest qualified bid from Brightview Landscapes, LLC. in the amount of $177,366.15 as outlined in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities of the Village of Itasca hereby accept the bid from Brightview Landscapes, LLC in the amount of $177,366.15 for the Village of Itasca 2026-2028 Landscape Maintenance Program, for the Village of Itasca.

SECTION TWO: The Village President, or his designee, is hereby authorized to execute any necessary documents to accept the bid from Brightview Landscapes, LLC.

SECTION THREE: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

EFFECTIVE DATE. This Resolution shall be in effect immediately from and after its passage and approval.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 16th day of March 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Michael Subers, Public Works Director

DATE: February 23, 2026

SUBJECT: Approving a Task Order for Robinson Engineering to Update the Village's Risk and Resilience Plan and Emergency Response Plan in the Estimated Amount of $18,092

RECOMMENDED MOTION: Move to Approve a Task Order for Robinson Engineering to Update the Village's Risk and Resilience Plan and Emergency Response Plan in the estimated amount of $18,092.

INTRODUCTION

Public Works is recommending acceptance of Task Order 25-R0195.ITA for the Village's Risk and Resilience and Emergency Response Plans in the estimated amount of $18,092.

DISCUSSION

The Risk and Resilience Plan and the Emergency Response Plan are required by the U.S. Environmental Protection Agency. These plans must be updated every five years; Itasca's most recent update was completed in 2021.

The Risk and Resilience Plan reviews asset categories such as physical barriers, source water, storage, distribution, monitoring, and funding practices, and assesses the probability of a range of malevolent acts directed towards these systems. The Emergency Response Plan is developed following completion of the Risk and Resilience Plan and outlines the utility's procedures for responding to such threats.

FISCAL IMPACT

Public Works currently has funds of $20,000 allocated in 50-51-61040 to fund the project.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the Village Board First Reading on March 3, 2026, for consideration and approval.

AFTER ACTION STEPS

1. Sign Task Order

ATTACHMENTS

1. Robinson Task Order
2. Project Schedule

TASK ORDER ___25-R0195.ITA / 26-R0911.ITA___

In accordance with Paragraph 1.01 of the Agreement between the Village of Itasca ("Owner") and Robinson Engineering, Ltd. ("Engineer") for General Professional Services dated January 2013 ("Agreement"), Owner and Engineer agree to as follows:

1 Specific Project Data

A. Title: **Risk and Resilience / Emergency Response Plan**

B. Description: **Engineering** -As required by the US Environmental Protection Agency (EPA), Itasca must conduct a water system risk and resilience assessment (RRA) and Emergency Response Plan (ERP) of its physical operational assets and cyber network in compliance with America's Water Infrastructure Act (AWIA). The assessment is designed to determine Itasca's vulnerabilities to malevolent acts, natural hazards, and proximity and dependency risks. The objective is to update the existing RRA and ERP that meets all AWIA requirements and provides Itasca with the information needed to self-perform the RRA and ERP certifications. Communities over 3,300 population must update their RRA and ERP every five years from the original dates of June 30, 2021, and December 31, 2021, respectively.

2 Services of Engineer:

Engineering Services - As Per the USEPA mandate, the Village of Itasca intends to comply with Section 2013 of the America's Water Infrastructure Act (AWIA) and has requested professional services related to updating their existing RRA and ERP and general compliance with the AWIA. Scope of services include:

A. Review existing Itasca-provided hazard mitigation and disaster recovery reports and information, and previous RRA and ERP.
B. Conduct a one-day abbreviated site visit for a visual condition assessment of Itasca's water supply, treatment and storage facilities and conduct a virtual workshop with Itasca water operations personnel to discuss the risk and resiliency assessment and to gather information about procedures and functions of the water system.
C. Conduct a risk and resiliency assessment in accordance with America's Water Infrastructure Act of 2018 using American Water Works Association (AWWA) - and United States Environmental Protection Agency (USEPA) - designated methods such as AWWA standards J100, G430, and G440 and the USEPA Vulnerability Self-Assessment Tool (VSAT). The assessment will be based on four major facility types (water distribution mains with high consequence of failure, wells, water treatment plants, and finished water storage) and up to five reasonable threats identified by the AWWA J100 standard.
D. Review existing water system IT interconnects with the SCADA system and collect Itasca-supplied data to review the cybersecurity measures that are in place.
E. Prepare a draft executive summary of the assessment including potential improvements with opinions of probable cost and potential implementation schedule and provide to Itasca for review. Incorporate Itasca's review comments as appropriate and prepare up to three hard copies of the updated executive summary.
F. Review existing ERP and utilize USEPA Community Water System Emergency Response Plan Template, updated September 2024. The USEPA ERP template includes information required by the AWIA. Some information for the ERP will need to be provided by the Village for inclusion.

Principal Engineer 1	2 HR	@	$223 /HR	=	$446
Senior Project Manager 2	2 HR	@	$213 /HR	=	$426
Senior Project Manager 1	6 HR	@	$203 /HR	=	$1,218
Senior Engineer 3	75 HR	@	$201 /HR	=	$15,075
Administrative 2	9 HR	@	$103 /HR	=	$927
			Total Estimated Cost:		**$18,092**

RRA Approximate Estimated Cost = $14,500
ERP Approximate Estimated Cost = $3,500

Services Not Included:

A. Additional Site Visits and/or Meetings: Additional Itasca-required site visits or meetings will be provided through an amendment to this Agreement or through a separate proposal with Itasca.
B. Drawings and Specifications: Final design services including drawings and specifications, if provided by REL, will be provided through an amendment to this Agreement or through a separate proposal with Itasca.

VILLAGE OF ITASCA

By: _____

Title: _____

Date Signed: _____

ROBINSON ENGINEERING, LTD.

By: [redacted]

Title: Mark A. Wesolowski, PE, CFM
Senior Project Manager

Date Signed: 02/20/26

Project Status Report

Project Name	Risk & Resilence Assessment & Emergency Action Plan					Report Date	
Project Description	Compliance with Section 2013 of the America's Water Infrastructure Act (AWIA)					2/20/2026	Funding Source: Local
Dept/Division	Public Works	Project Manager	Keith Mulholland	Phone #	773-333-7889		Project Phase: Engineering
						REL#	25-R0195
		Resolution No.					26-R0911

Project Cost Summary

CIP #: N/A

Original Contract	$18,000	Design Eng.*	$0	Construction	$0	Const. Eng.	Total: $18,000
Expended to Date	$0		$0	*10% Retention*	$0		
Retention Held	$0	*N/A*	$0		$0	N/A	
Total Completed	**$0**	***0.00%***	**$0**		**$0**		

** Bid Amount - Budget 610,000

Final Costs	Phase I Eng	Phase II Eng	Construction	Construction Eng	*Total Project Cost*
	$0	$0	$0	$0	*$0*

*$14,500 for RRA
*$3,500 For EAP

Budget Summary *(from Operations Budget)*

FY26 Budget	$20,000	Expended in FY 26	$0	Carryover	$5,000	FY27 Budget	$5,000

Summary of Key Activities

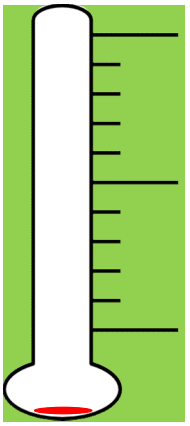
Since Last Report

Upcoming

- Board Approval of Task Order 03/16/26
- Review existing Risk and Resilience Assessment
- Conduct Site Visit

SCOPE-O-METER

CONDITION: Good



Update EAP
Update Emergency Action Plan based on current requirements.

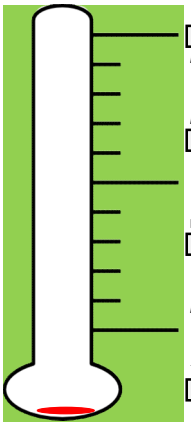
Review EAP
Review existing Emergency Action Plan

Update RRA
Update Risk and Resilience Assessment based on current requirements.

Review Existing RRA
Review existing RRA and assess required updates.

SCHEDULE-O-METER

CONDITION: Good



Dec '26
EAP Completed

Begin EAP Review
AUG '26

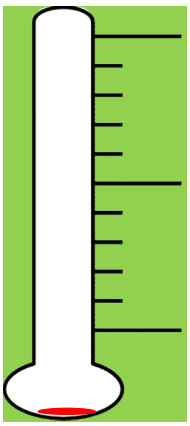
Finaize RRA 6/30/26
APR '26

Risk & Resilience Assessment

Task Order Approval 3/16/26
MAR '26

COST-O-METER

CONDITION: Good



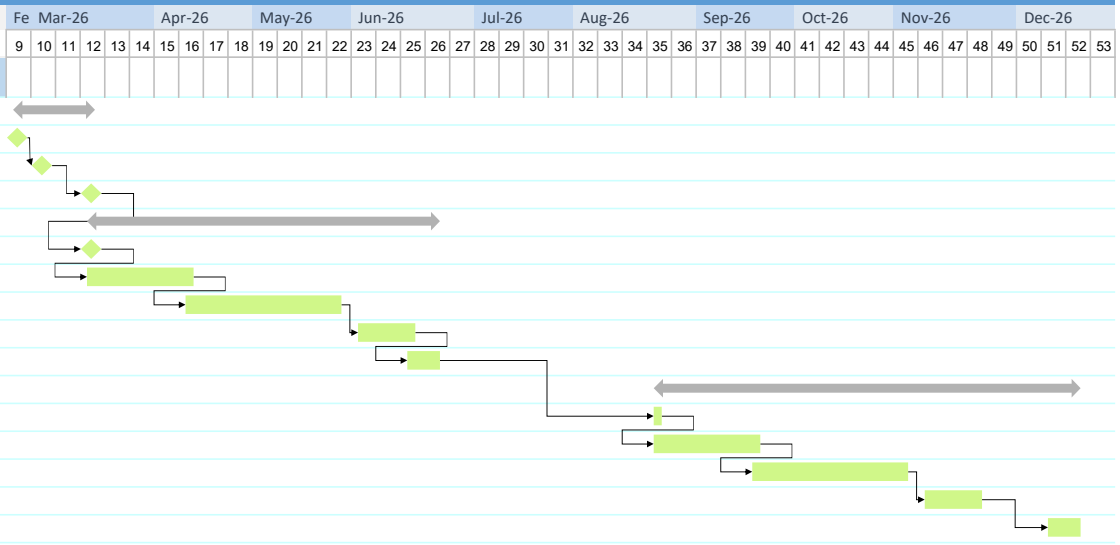
Risk Management Summary

Risk & Resilience and Emergency Action Plan REL#25-R0195 & 26-R0911

Project Lead: Mark Wesolowski

Budget: Estimated: $18,000.00 | Baseline: $0.00 | **Cost:** Estimated: $0.00 | Baseline: $0.00 | Actual: $0.00

WBS	Task Name	Start	Finish	Duration	Percent Complete
1	**Engineering Agreement**	**Tue 24/Feb/26**	**Mon 16/Mar/26**	**21**	**0%**
1.1	Add to VB First Read	Tue 24/Feb/26	Tue 24/Feb/26	1	0%
1.2	VB First Read	Tue 03/Mar/26	Tue 03/Mar/26	1	0%
1.3	Board Approval	Mon 16/Mar/26	Mon 16/Mar/26	1	0%
2	**Risk and Resilience**	**Tue 17/Mar/26**	**Thu 25/Jun/26**	**101**	**0%**
2.1	Project Kickoff Meeting	Tue 17/Mar/26	Tue 17/Mar/26	1	0%
2.2	Review Existing RRA	Wed 18/Mar/26	Thu 16/Apr/26	30	0%
2.3	Update RRA	Fri 17/Apr/26	Sun 31/May/26	45	0%
2.4	Village Review QA/QC	Mon 01/Jun/26	Mon 15/Jun/26	15	0%
2.5	100% Design Completion	Tue 16/Jun/26	Thu 25/Jun/26	10	0%
3	**Emergency Action Plan**	**Tue 25/Aug/26**	**Thu 24/Dec/26**	**122**	**0%**
3.1	Project Kickoff Meeting	Tue 25/Aug/26	Tue 25/Aug/26	1	0%
3.2	Review Existing EAP	Wed 26/Aug/26	Thu 24/Sep/26	30	0%
3.3	Update EPA	Fri 25/Sep/26	Sun 08/Nov/26	45	0%
3.4	Village Review QA/QC	Sun 15/Nov/26	Tue 24/Nov/26	10	0%
3.5	100% Design Completion	Tue 15/Dec/26	Thu 24/Dec/26	10	0%



RESOLUTION NO. 1699-26

A RESOLUTION AUTHORIZING AN AGREEMENT FOR UPDATING THE WATER SYSTEM RISK AND RESILIENCE PLAN AND THE EMERGENCY RESPONSE PLAN

WHEREAS, the Village of Itasca has previously entered into a General Professional Services Agreement with Robinson Engineering, Ltd.; and

WHEREAS, the Village now desires to approve an Engineering Services Agreement, attached hereto as Exhibit A and incorporated herein by reference, so as to allow for Robinson Engineering to complete the water system Risk and Resilience Plan and the Emergency Response Plan as mandated by the US Environmental Protection Agency (EPA) in an estimated amount of $18,092.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities of the Village of Itasca hereby approve the Agreement, Exhibit A, between Robinson Engineering, Ltd. and the Village of Itasca.

SECTION TWO: The Village President, or his designee, is hereby authorized to sign and execute the Agreement, Exhibit A, on behalf of the Village.

SECTION THREE: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately upon its passage and approval.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 16th day of March, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Deanne Curelo, ATVA

DATE: February 2, 2026

SUBJECT Establishment of Presidents Cup Grant Program Using Existing Budgeted Funds

RECOMMENDED MOTION: Move to approve the establishment of the Presidents Cup Grant Program and allocate a minimum of $150,000 to support the program in FY27.

INTRODUCTION

Staff is requesting Village Board approval to establish a Presidents Cup Grant Program to allow Presidents Cup funds originally budgeted for Village use to also support hotel and business led visitor-focused efforts during the 2026 Presidents Cup.

DISCUSSION

The Presidents Cup is an international professional golf competition that will be held at Medinah Country Club from September 22 through September 27, 2026. The event is expected to attract approximately 200,000 visitors throughout the week, including a significant number of international guests. This presents a unique opportunity to showcase the Village and support local hotels and businesses during a high-profile global event.

The Village initially planned to host an event during the Presidents Cup period and budgeted $50,000 for that purpose. As planning moved forward, it became clear that a centralized Village event would not align with how visitors are expected to experience the community. Meet Chicago, Discover DuPage, and local hotels have indicated that visitors are likely to remain near their hotels throughout the event period. A single Village-hosted event would compete with activities already happening where guests are staying and would introduce additional parking and transportation challenges.

Local hotels, including the Westin and Eaglewood, are exploring on-site programming throughout the Presidents Cup period. While no activities have been formally booked, ideas under consideration include musical entertainment, food and beverage tastings, and guest-focused amenities intended to keep visitors engaged where they are staying. Both hotels have indicated these efforts would occur throughout the week and estimate spending approximately $5,000 per day on entertainment and related costs.

Given how visitors are expected to move through the community, staff recommends the Village shift its focus from hosting a single event to supporting multiple hotel and business led efforts across the Village. Village

involvement would focus on visibility and promotion, including street banners, signage, and other materials intended to highlight the Village and direct visitors to local hotels and businesses.

To support this approach and allow planning to move forward now, staff proposes establishing a Presidents Cup Grant Program and authorizing the rollover of FY26 Presidents Cup and unused FY26 Hotel funds into FY27.

Program Overview

If approved, the Presidents Cup Grant Program would be modeled after the Village's hotel grant program. It would be open to hotels, businesses, and organizations in good standing with the Village.

The program would reimburse up to 50 percent of eligible costs. Examples of eligible expenses may include entertainment or performers, rental costs, transportation, promotional materials, and program fees related to food and beverage offerings.

Participants would be required to reference the Village name or logo in promotional materials when applicable and submit a request form, along with invoices and proof of payment for reimbursement.

Detailed program guidelines and application materials would be developed and administered by staff following approval of the program.

FISCAL IMPACT

The Village has $50,000 budgeted in FY26 for Presidents Cup related activities across accounts 21-00-61900, 21-00-61025, and 21-00-69050. No expenditures are anticipated in FY26.

For FY27, staff anticipates utilizing FY26 Presidents Cup funds rolled over into FY27, along with unused hotel grant funds, which are currently estimated at approximately $48,000. The final amount of hotel grant funds available for rollover will depend on remaining commitments. As part of the FY27 budget process, staff anticipates requesting additional Presidents Cup funding, as needed, with the goal of establishing a total Presidents Cup budget of approximately $150,000 for both grant funding and Village led promotional and visitor information efforts.

RECOMMENDATION

Staff recommends the item be forwarded to the Village Board First Reading on February 17, 2026, for consideration and approval.

ATTACHMENTS

- FY26 Budget Decision Sheet

AFTER ACTION STEPS

- Outreach to Hotels and Businesses: Coordinate with local hotels and businesses to communicate program details.
- Budget Planning: Identify and request additional funding as part of the FY27 budget process.

Exhibit A

FY 2026 Budget
Decision Package
New Initiative/Major Change Request Form

To Be Submitted for All New Budget Initiatives or Changes Over $5,000

New Request/Change Name:	**Presidents Cup**
Fund:	**Hotel**
Dept:	**Admin**

Dept Priority (Please number all submitted projects):	**1**

New Request/Change Description and Justification:

In September 2026, the Presidents Cup will be hosted at Medinah Country Club, drawing international visitors and media attention to the surrounding area. To prepare for this high-profile event, the Village is working with Meet Chicago Northwest to identify opportunities that encourage guests to stay in the area and explore the community.

This may include hosting special events, coordinating transportation options, and launching targeted marketing efforts that showcase local businesses and amenities. As this is an international event, many logistical arrangements must be secured well in advance. The proposed budget will support early planning and bookings during the current fiscal year to ensure the Village is ready to participate in and benefit from this global event.

Please attach any additional pages, if needed.

New Initiatives/Major Changes

Type	Account #	Description	FY 2025 Budget	FY 2026 Budget	$ Change	% Change
Services	21-00-61025	Event Staff Services	$ -	$ 10,000	$ 10,000	
Rentals	21-00-61900	Rentals	$ -	$ 25,000	$ 25,000	
Sponsorships	21-00-69050	Donations/Sponsorships/Partnerships	$ -	$ 15,000	$ 15,000	
					$ -	
					$ -	
					$ -	
					$ -	
					$ -	
					$ -	
Total Expenditures			**$ -**	**$ 50,000**	**$ 50,000**	

Revenues/Expenditure Offset (if applicable)

Type	Account #	Description	FY 2025 Budget	FY 2026 Budget	$ Change	% Change
Total Revenues			**$ -**	**$ -**	**$ -**	

Total Budget Impact	**$ -**	**$ 50,000**	**$ 50,000**	

Administrative Review Comments:

Action (Budget/Defer):

RESOLUTION NO. 1695-26

A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A PRESIDENTS CUP GRANT PROGRAM AND THE ROLLOVER OF PRESIDENTS CUP AND HOTEL GRANT FUNDS

WHEREAS, the Presidents Cup is an international professional golf competition scheduled to be held at Medinah Country Club from September 22 through September 27, 2026, and is expected to attract a significant number of domestic and international visitors to the region; and

WHEREAS, the Village of Itasca seeks to support local hotels, businesses, and organizations during the Presidents Cup period by encouraging visitor focused activities that promote overnight stays, dining, and entertainment within the Village; and

WHEREAS, funds were previously budgeted in FY26 for Presidents Cup related activities with the intent of supporting Village led efforts, and the Village now seeks to also support hotel and business led initiatives associated with the event; and

WHEREAS, establishing a Presidents Cup Grant Program will provide a framework to support such efforts and allow planning and coordination with hotels and businesses to move forward in advance of booking timelines; and

WHEREAS, the Village desires to authorize the rollover of FY26 Presidents Cup funds and unused FY26 Hotel Grant funds into FY27 to support Presidents Cup related grant funding and Village promotional efforts.

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The President and Board of Trustees hereby authorize the establishment of a Presidents Cup Grant Program to support hotel, business, and organization led visitor focused efforts during the 2026 Presidents Cup.

SECTION TWO: The President and Board of Trustees hereby authorize the rollover of FY26 Presidents Cup funds and any unused FY26 Hotel Grant funds into FY27 for use in support of the Presidents Cup Grant Program and Village Presidents Cup related promotional efforts.

SECTION THREE: Administration of the Presidents Cup Grant Program, including the development of program guidelines and application materials, is hereby delegated to the Village Administrator or designee.

SECTION FOUR: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FIVE: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Resolution shall be in effect immediately from and after its passage and approval.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Deanne Curelo, ATVA

DATE: February 6, 2026

SUBJECT: Approval of 2026 ItascaFest Budget

RECOMMENDED MOTION: Motion to approve the 2026 ItascaFest budget as presented by the Itasca Lions Club.

INTRODUCTION

This memo seeks Village Board approval of the attached ItascaFest Budget for 2026, as prepared by the Itasca Lions Club.

DISCUSSION

ItascaFest is an annual, family-friendly, four-day community event organized by the Itasca Lions Club, with support from the Village of Itasca and other local partners. In 2022, the Lions Club and the Village entered into a formal agreement outlining roles, responsibilities, and financial participation related to the event. The Village Board approved an extension of this agreement on November 18, 2025 (Exhibit A).

As required under the agreement, the Lions Club has prepared a detailed budget for the 2026 ItascaFest event. The proposed budget is attached as Exhibit B for Village Board review.

Compared to the prior year, the overall 2026 budget remains largely in line with limited adjustments. The primary increase is associated with entertainment costs. The Lions Club has experienced challenges securing bands for Friday and Saturday evenings due to increased competition from other summer events in the region, resulting in higher booking costs.

The budget also reflects an increase in power expenses. This adjustment is driven by food vendors requiring additional electrical capacity to support their equipment, which has increased overall power needs for the event.

FISCAL IMPACT

For FY27, the Village's total anticipated out of pocket cost related to the event is approximately $70,000.This includes a $35,000 charitable donation, which will be programmed into the FY27 budget under line item 21-

00-69050 for Donations and Sponsorships, and approximately $35,000 in overtime and miscellaneous event related expenses, including rentals and clean up.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the First Reading of the Village Board meeting on February 17, 2026, for consideration and approval.

AFTER ACTION ITEMS

Program the ItascaFest Budget in Fiscal Year 2027's Budget

ATTACHMENTS

- Exhibit A – 2026 Agreement Between the Village of Itasca and the Itasca Lions Club
- Exhibit B – 2026 ItascaFest Budget Prepared by the Itasca Lions Club

RESOLUTION NO. 1670-25

A RESOLUTION APPROVING AN AGREEMENT WITH THE ITASCA LIONS CLUB FOR THE 2026 ITASCAFEST

WHEREAS, the Village of Itasca, in collaboration with the Itasca Lions Club ("Lions Club"), annually hosts a festival known as ItascaFest on the second full weekend in July; and

WHEREAS, ItascaFest aims to provide an enjoyable community event for both visitors and Village residents while fundraising for the Itasca Lions Club, a 501(c)(4) charity, enabling continued support for charities assisting the sight and hearing disabled, along with addressing other community needs; and

WHEREAS, on February 21, 2023, the Village Board approved Resolution 1415-23 to ease the financial burden on the Lions Club by front-funding certain pre-festival expenses; and

WHEREAS, the Village Board also extended the agreement with the Lions Club for the operation of ItascaFest through Resolutions 1486-23 and 1605-25; and

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The Village of Itasca hereby extends its agreement with the Itasca Lions Club for the operation of ItascaFest in 2026, as detailed in the attached Exhibit A, which is incorporated herein by reference.

SECTION TWO: The Village President, or his designee, is hereby granted authorization to sign any necessary documents related to the Village's participation and expenditure of funds in the 2026 ItascaFest festival.

SECTION FOUR: SEVERABILITY. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FIVE: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Resolution shall be in effect immediately following its passage, approval, and publication in pamphlet form.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☒	☒	☒	☒	☒	☒	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 18th day of November, 2025.

APPROVED:

[redacted]

Village President Jeffery J. Pruyn

ATTEST:

[redacted]

Village Clerk Jody Conidi

EXHIBIT D

THIRD EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF ITASCA AND THE ITASCA LIONS CLUB CONCERNING ITASCA FEST

This Extension Agreement, entered into this 18th day of November, 2025, is by and between the Village of Itasca, a municipal corporation ("Village"), and the Itasca Lions Club ("Lions Club") (collectively, "Parties").

RECITALS

WHEREAS, the Parties entered into an Agreement on February 21, 2023 (approved in Resolution No. 1415-23), concerning a partnership to sponsor the annual Itasca Fest festival in the Village which is held on the second full weekend in July each year ("Itasca Fest"); and

WHEREAS, the first extension to the Agreement was approved by Resolution 1486-23 on December 5, 2023 and the second extension to the Agreement was approved by Resolution 1605-25 on February 18, 2025; and

WHEREAS, the Parties wish to extend the Agreement for ItascaFest 2026 consistent with the terms herein.

EXTENSION AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenant and promises contained herein, the Village and Lions Club hereby agree as follows:

1. Section 2 of the Agreement, Term and Renewal, is amended to read:

   "Term and Renewal: This Agreement terminates on December 31, 2026. The Agreement can be renewed annually before March 1st of each year by written agreement between the Parties and approval by the Village Board of Trustees."

2. The remainder of the Agreement is hereby ratified and approved by the Parties in this First Extension Agreement and remains in full force and effect.

IN WITNESS THEREOF, the Village and Lions Club have executed this Agreement as authorized by the corporate authorities of the Village and the directors of the Lions Club.

VILLAGE OF ITASCA

[redacted]

Village President Jeffrey Pruyn

ATTEST:

[redacted]

Village Clerk Jody Conidi

ITASCA LIONS CLUB

[redacted]

Print Name & Title: Cynthia M. Vinci PRESIDENT

		2025 Itasca Fest Actual	2026 Itasca Fest Budget	Var F/(U)	NOTES
	Fest Income				
	Food Vendor's and Food trucks	$ 15,600.00	$ 15,600.00	$ -	Cost of booth/food truck $1,300
	Sponsorships	57,700.00	59,000.00	1,300.00	Includes Village Prepayment of $35,000, Itasca Bank $9,000 sponsership and others
	Sponsorship From Fantasy	-	2,500.00	2,500.00	$ is based on total ticket sales
	Friends of the Fest	-	-	-	
	Refreshments (gross)	53,279.00	65,000.00	11,721.00	Includes cash plus direct sales thru SQUARE and VENMO sales
	Bingo (gross)	13,474.00	15,000.00	1,526.00	Friday and Saturday night 6-10 PM, Sunday afternoon 2- 5 PM.
	Pull Tabs (gross)	-	-	-	
	50/50 (gross)	-	-	-	
	Carnival(gross)	183,597.05	195,000.00	11,402.95	
	Deposit - Itasca Bucks and Village Picnic	10,070.70	11,000.00	929.30	Vilage ee's party packets, tickets and Associated Labor clean up cost
	Antique Market/Car show	-	-	-	
		-	-	-	
	Misc. with Lions Startup cash	3,000.00	3,000.00	-	Lions startup cash each night
	Pass through Income				
	Miscell	-	-		
	Town and Country	$ 2,500.00	$ 2,500.00	$ 2,500.00	Usually donated to Club in Sept
	Total Income	**$ 339,220.75**	**$ 368,600.00**	**$ 29,379.25**	
	Fest Expenses				
40	Startup Expense	$ 3,000.00	$ 3,000.00	$ -	Includes Lions start up cash
41	Advertising	5,099.76	6,000.00	(900.24)	Flyers, banners etc.
42	Bags Tournament	-	-	-	
43	Refreshments	20,837.90	24,000.00	(3,162.10)	
44	Bingo	7,751.40	8,000.00	(248.60)	50% returned as pots to players plus State of Illinois gaming license and tax
46	50/50	-	-	-	Did not run a 50/50 for 2025
47	Portion of Ticket sales owed to Fantasy	125,838.08	133,250.00	(7,411.92)	Portion owed to Fantasy Entertainment. 30% first $100k, 32% 100k to $150k, 35% over $150k

		2025 Itasca Fest Actual	2026 Itasca Fest Budget	Var F/(U)	NOTES
48	Child Entertainment - Lester and Company	20,074.87	21,000.00	(925.13)	Lester's tent and entertainment
49	Clean-Up	3,682.50	3,700.00	(17.50)	Associated Labor costs. Reimbursed by the Village
50	Bands	23,000.00	27,000.00	(4,000.00)	We are having difficulties securing bands for Fri/Sat night so budget increased in case needed.
51	Sound Stage and Stage Lighting	15,000.00	15,000.00	-	
53	Tents, lighting, furniture, Main Stage, Power and Lester Stage	62,592.90	70,000.00	(7,407.10)	Incudes additonal power for specfic food vendors
54	Sanitation	10,005.00	10,500.00	(495.00)	
55	Fishing	1,490.98	1,500.00	(9.02)	
56	Itasca Bucks	3,394.00	3,500.00	(106.00)	
57	Insurance	611.00	650.00	(39.00)	
58	Miscellaneous incl. car show	1,452.88	1,500.00	(47.12)	
	Expenses prior to Donations	**$ 303,831.27**	**$ 328,600.00**	**$ (24,768.73)**	
	Gross Net	**$ 35,389.48**	**$ 40,000.00**	$ 40,000.00	Gross Net higher(lower) than Net per Financial Statements
	Itasca Lions Club guarantee Donations	$ 35,000.00	$ 35,000.00	$ 14,040.58	
	Audit	$ -	$ -		
	Total Donations and Audit	**$ 35,000.00**	**$ 35,000.00**		
	Net	**$ 389.48**	**$ 5,000.00**	Net owed to (From) Village	

RESOLUTION NO. 1696-26

A RESOLUTION APPROVING THE 2026 ITASCAFEST BUDGET AS PRESENTED BY THE ITASCA LIONS CLUB

WHEREAS, the Village of Itasca, in collaboration with the Itasca Lions Club ("Lions Club"), annually hosts a festival known as ItascaFest on the second full weekend in July; and

WHEREAS, ItascaFest aims to provide an enjoyable community event for both visitors and Village residents while fundraising for the Itasca Lions Club, a 501(c)(4) charity, enabling continued support for charities assisting the sight and hearing disabled, along with addressing other community needs; and

WHEREAS, on February 21, 2023, the Village Board approved Resolution 1415-23 to ease the financial burden on the Lions Club by front-funding certain pre-festival expenses; and

WHEREAS, the Village Board also extended the agreement with the Lions Club for the operation of ItascaFest through Resolutions 1486-23, 1605-25, and 1670-25; and

WHEREAS, as per the agreement, the Lions Club has submitted a proposed budget for the 2026 ItascaFest for the Village Board's consideration and approval.

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The Village of Itasca hereby approves the proposed budget for the 2026 ItascaFest, as presented by the Itasca Lions Club and detailed in Exhibit A.

SECTION TWO The Village President, or his designee, is hereby granted authorization to sign any necessary documents related to the Village's participation and expenditure of funds in the 2026 ItascaFest festival.

SECTION THREE: SEVERABILITY. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately following its passage, approval, and publication in pamphlet form

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
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Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

TO: Village Board

FROM: Carie Anne Ergo, Village Administrator

DATE: February 12, 2026

SUBJECT: Accepting Proposals from BN Controls and Enhanced Networks for SCADA Server Upgrades (IT Project IT-24-011) in an amount not to exceed $50,000.

RECOMMENDED MOTION: Move to Accept Proposals from BN Controls and Enhanced Networks

INTRODUCTION

IT Project IT-24-011 will complete required maintenance of the Village's SCADA Servers. The SCADA system is the Village's real-time monitoring and control system for our water and wastewater infrastructure. It allows staff to remotely track water levels, pressure, flow, and equipment status, and immediately alerts staff if something fails or moves outside safe operating limits. This critical infrastructure is used to prevent service disruptions, protect public health, and operate the Village's utility system efficiently and responsibly.

DISCUSSION

Attached you will find the IT Decision Package IT-24-011, which provides information on the project scope. This decision package was reviewed and approved by the Village Board as part of the FY2026 Budget process.

Project IT-24-011 was a planned maintenance item, originally submitted in FY24. The Village's Network Support Provider (Enhanced Networks) and it's SCADA System Support Provider (BN Controls) must work collaboratively manage the upgrade. Both proposals are attached for reference.

This project was identified as a priority in the Village's 2025 Security Assessment and is anticipated to be completed in the fourth quarter of FY26.

FISCAL IMPACT

A total of $50,000 has been budgeted for this project and is evenly split between accounts: #50-51-73001 and #50-52-73001.

STAFF RECOMMENDATION

Staff recommends the item be forwarded to the Village Board for First Reading on February 17, 2026 for review and approval.

BN Controls, Inc
1820 Wallace Ave STE 123
Saint Charles, IL 60174

Subject: – TASK Order 260205

Title: Itasca SCADA upgrades 2026

Description: In order to maintain software and OS patches, and to continue minimizing cybersecurity risk, the SCADA host and 4 SCADA servers will be rebuilt, upgraded, and patched with latest versions of associated SCADA software.

Scope of Services – SCADA Updates

Factorytalk SCADA server	30
Factorytalk Historian server	35
FactoryTalk TS RDS serv	25
Reporting Server	35
Labor @ 200/hr	125
Total NTE	$25,000

*Labor above includes programming and coordination necessary with the Village's IT consultant, Enhanced Networks.
*SCADA upgrades are necessary to minimize cybersecurity threats.
*Enhanced Networks will be responsible for installing and licensing Windows servers, and configuring firewalls, DNS, and group policy as needed.

Village of Itasca

By:_____
Title:_____

Date Signed:_____

BN Controls, Inc

By:_[redacted]_____
Title: Matt Ayersman
Senior Electrical Engineer

Date Signed: 2/05/2026

Enhanced Networks, Inc.
25683 Hillview Court
Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

PW VM Creation Firewall Network Security for new SCADA VM's
IT-24-011 - IT - WS

Owner: **Village of Itasca Public Works** **Enhanced Networks:** Job No. **0792080**

1. Overview

This proposal outlines the provisioning and configuration of four (4) Windows-based virtual servers to be deployed on the client's existing server host infrastructure. These virtual servers will replace existing end-of-life (EoL) systems currently running Windows Server 2016 Standard and will be upgraded to Windows Server 2022 Standard.

The objective of this project is to modernize the server environment, improve security and supportability, and ensure continued reliable operation of the client's SCADA systems.

2. Scope of Work

We will be responsible for the following activities:

- Design and deployment of four (4) Windows Server 2022 Standard virtual machines
- Installation and base configuration of Windows Server 2022 Standard
- Integration with the existing virtual host and network environment
- Configuration of Windows Firewall rules as required for server roles and applications
- Configuration of DNS settings to ensure proper name resolution
- Configuration and adjustment of Group Policy Objects (GPOs) as required
- Validation testing to confirm server functionality and connectivity

Application installation and data migration are assumed to be handled by BNCONTROLS

3. Virtual Server Descriptions

3.1 Historian Server

The Historian Server will be dedicated to collecting, storing, and managing historical process data generated by the SCADA environment. This server will support long-term data retention and provide a reliable source for trend analysis and operational review.

Primary functions include:

- Data acquisition from SCADA systems

Enhanced Networks, Inc.
25683 Hillview Court
Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

- Secure storage of historical process data
- Support for reporting and analytics tools

3.2 Reporting Server

The Reporting Server will provide reporting services based on data sourced from the Historian and SCADA systems. It will be optimized for report generation, queries, and scheduled reporting tasks.

Primary functions include:

- Generation of operational and management reports
- Scheduled and on-demand reporting services
- Secure access to reporting data for authorized users

3.3 Remote Desktop Server (SCADA Applications)

The Remote Desktop Server will host SCADA client applications and provide centralized, secure remote access for operators and authorized personnel.

Primary functions include:

- Hosting SCADA client software
- Providing Remote Desktop Services (RDS) access
- Centralized application management and updates

3.4 Main SCADA Server

The Main SCADA Server will serve as the core operational server for the SCADA environment. This system is critical to real-time monitoring and control of industrial processes.

Primary functions include:

- Real-time SCADA system operations
- Communication with field devices and control systems
- Coordination with Historian and Reporting servers

4. Operating System and Licensing

All four virtual servers will be deployed using:

- **Operating System:** Windows Server 2022 Standard

ENHANCED NETWORKS

Enhanced Networks, Inc.
25683 Hillview Court
Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

Licensing for Windows Server and any SCADA or third-party applications is assumed to be provided by the client or BNCONTROLS unless otherwise specified.

5. Assumptions and Dependencies

- The existing server host has sufficient resources (CPU, memory, storage, and network capacity) to support the new virtual machines
- Required network connectivity and VLANs are already in place
- Client will provide access to the existing Active Directory environment
- SCADA application vendors support Windows Server 2022

6. Deliverables

- Four fully installed and configured Windows Server 2022 virtual machines
- Documentation of server configurations (IP addressing, DNS settings, firewall rules)
- Confirmation of successful deployment and basic operational testing

7. Out of Scope

- SCADA application licensing
- Application data migration unless explicitly included
- End-user training
- Ongoing monitoring or managed services beyond initial deployment

8. Cost - Labor Break Down

Labor	Hours	Cost
Database	8	$1,100
Desktop	8	$840
Management	35	$5,513
Network	45	$6,638
Server	80	$10,200
Telecom	0	$0
Travel	6	$630
Subtotal	182	$24,921

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Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

9. Conclusion

This project will provide a secure, supported, and modernized server platform for the Village's SCADA environment. By replacing EoL systems with Windows Server 2022 virtual servers, the client will benefit from improved security, stability, and long-term support while maintaining continuity of critical SCADA operations.

Terms and Conditions

See Attachment A.

Time Period and Payment

Start Date: **date contract is signed** End Date: **eight weeks after start date**

Project will begin the date the signed contract is received. Project is estimated to be completed within eight weeks after start. Enhanced Networks, Inc. will communicate with Owner Mike Subers throughout the entirety of this project until completion. Mike will be kept apprised of any unforeseen delays. In order to complete the project in the estimated eight weeks, the owner may need to supply Enhanced Networks, Inc. with physical access to the server room and controls network buildings. This may require nonstandard business hours' access including weekends. The owner will be invoiced for all materials/labor after project completion. Total is **$24,921.00.**

Authorization

The undersigned hereby enter into the agreement as described herein:

Owner:		Enhanced Networks:	
		[redacted]	2-9-2026
Authorization By	*Date*	*Authorization By*	*Date*

Enhanced Networks, Inc.
25683 Hillview Court
Mundelein, IL 60060
(847) 393-7008
www.enhancednetworks.com

Attachment A – Standard Terms and Conditions

1. The submitted document and Attachment A constitute and are herein referred to as the Agreement.
2. Enhanced Networks, Inc. is herein referred to as Enhanced Networks, and the party with whom Enhanced Networks is entering into this Agreement is herein referred to as CUSTOMER.
3. Enhanced Networks will submit requests for payment as indicated in the Agreement. Payments shall be due and owing by the CUSTOMER upon receipt of Enhanced Networks invoice for services in accordance with the applicable provisions of the Local Government Prompt Payment Act; and Enhanced Networks may, after giving thirty (30) days written notice to the CUSTOMER, suspend services under this Agreement until Enhanced Networks has been paid in full all amounts due for services, expenses, and including any late payment charges.
4. This Agreement may be terminated, in whole or in part, by either party if the other party substantially fails to fulfill its obligations under this Agreement through no fault of the terminating party; or the CUSTOMER may terminate this Agreement, in whole or in part, for its convenience. However, no such termination may be affected unless the terminating party gives the other party: (1) not less than thirty (30) calendar day's written notice by certified mail of intent to terminate, and (2) an opportunity for a meeting with the terminating party before termination. If this Agreement is terminated by either party, Enhanced Networks shall be paid for services performed to the effective date of termination, including reimbursable expenses. In the event of agreement termination, the CUSTOMER shall receive reproducible copies of Drawings, Custom Developed Applications and other documents completed by Enhanced Networks.
5. Enhanced Networks agrees to hold harmless and indemnify the CUSTOMER and each of its officers, agents and employees from any and all liability claims, losses, or damages, to the extent that that such claims, losses, or damages are caused by Enhanced Networks negligence in the performance of the services under this Agreement, but not including liability that may be due to the sole negligence of the CUSTOMER or other consultants, agreements or sub agreements working for the CUSTOMER, or their officers, agents and employees. In the event claims, losses, or damages are caused by the joint or concurrent negligence of Enhanced Networks and the CUSTOMER they shall be borne by each party in proportion to its negligence.
6. The CUSTOMER acknowledges that Enhanced Networks is an S Corporation, and further acknowledges that the corporate entity, as the party to this agreement, expressly avoids contracting for individual responsibility of its officers, directors, or employees.
7. The CUSTOMER and Enhanced Networks agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.
8. For the duration of the agreement, Enhanced Networks shall procure and maintain insurance for protection from claims under worker's compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from Enhanced Networks negligence in the performance of services under this Agreement. The CUSTOMER shall be named as an additional insured on Enhanced Networks general liability insurance policy. The limits of liability for the insurance required by this Subsection are as follows: General Liability: $1,000,000 per claim $2,000,000 aggregate.
9. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, the total liability, in the aggregate, of Enhanced Networks and their officers, directors, employees, agents, and any of them, to the CUSTOMER and anyone claiming by, through or under the CUSTOMER, for any and all claims, losses, costs or damages whatsoever arising out of, resulting from or in any way related to the project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of agreement or warranty expressed or implied of Enhanced Networks or their officers, directors, employees, agents or any of them, hereafter referred to as the "CUSTOMER's Claims", shall not exceed the total insurance proceeds available to pay on behalf of or to Enhanced Networks by their insurers in settlement or satisfaction of CUSTOMER's Claims under the terms and conditions of Enhanced Networks' insurance policies applicable thereto, including all covered payments made by those insurers for fees, costs and expenses of investigation, claims adjustment, defense and appeal.
10. Enhanced Networks is responsible for the quality, technical accuracy, timely completion, and coordination of all Designs, Drawings, Custom Developed Applications, and other services furnished or required under this Agreement and shall endeavor to perform such services with the same skill and judgment which can be reasonably expected from similarly situated professionals. If the Customer considers that Enhanced Networks has not complied with this condition, then the Customer is required to notify Enhanced Networks in writing (or e-mail) of the specific service not in compliance, at which time Enhanced Networks will correct the issue or provide reasoning as to why the service is considered compliant.
11. Enhanced Networks is not responsible for any infringements to third party copyrights, patents, or trade secrets where the Customer has made amendments to the original documents associated with such copyrights, patents, or trade secrets.
12. The CUSTOMER may, at any time, by written order, make changes within the general scope of this Agreement in the services to be performed by Enhanced Networks. If such changes cause an increase or decrease in Enhanced Networks fee or time required for performance of any services under this Agreement, whether or not changed by any order, an equitable adjustment shall be made, and this agreement shall be modified in writing accordingly. No service for which an additional compensation will be charged by Enhanced Networks.
13. All Drawings, Custom Developed Applications, and other documents prepared or furnished by Enhanced Networks pursuant to this Agreement are instruments of service in respect to the project, and Enhanced Networks shall retain the right of reuse of said documents and electronic media by and at the discretion of Enhanced Networks whether or not the project is completed. Electronic copies of Enhanced Networks documents for information and reference in connection with the use and occupancy of the project by the CUSTOMER and others shall be delivered to and become the property of the CUSTOMER; however, Enhanced Networks documents are not intended or represented to be suitable for reuse by the CUSTOMER or others on additions or extensions of the project, or on any other project. Any such reuse without verification or adaptation by Enhanced Networks for the specific purpose intended will be at the CUSTOMER's sole risk and without liability or legal exposure to Enhanced Networks, and the CUSTOMER shall indemnify and hold harmless Enhanced Networks from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom.
14. Enhanced Networks will make good any defect due to improper materials or workmanship supplied by Enhanced Networks without expense to the Customer for one (1) year after the CUSTOMER's acceptance of the service. The warranty covers only defects in material and workmanship on products purchased and fully installed by Enhanced Networks and does not cover defects caused by improper use, abuse, accident, acts-of-God (including but not limited to lightning), alteration, or other conditions beyond Enhanced Networks control, as determined by Enhanced Networks.
15. Standard Hours are considered Monday – Friday 8:00 am to 5:00 pm, excluding the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Thursday and Friday, and Christmas Day. If a holiday falls on a Saturday, the preceding Friday shall be considered a holiday; if a holiday falls on a Sunday, the following Monday shall be considered a holiday.
16. Any provision or part thereof of this Agreement held to be void or unenforceable under any law shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties. The parties agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision which comes as close as possible to expressing the intention of the stricken provision.
17. Except in respect of payment liabilities, neither party will be liable for any failure of delay in its performance under this Agreement due to reasons beyond its reasonable control, including acts of war, acts of God, earthquake, flood, riot, embargo, sabotage, governmental act or failure of the Internet, provided the delayed party gives the other party prompt notice of the reasons for such cause.
18. This Agreement contains and embodies the entire and integrated agreement between parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral.

FY 2026 Budget
IT Decision Package
New Initiative/Major Change Request Form
To Be Submitted for All New Budget Initiatives or Changes Over $5,000

IT Project #	IT-24-011
Project Name:	PW Creation Firewall Network Security (SCADA)

Department	IT-PW
Type	Equipment
Priority	2

DESCRIPTION

SCADA has its own Virtual Servers which reside within the Public Works Primary Server System. In May 2024, with the collaboration of Enhanced Networks and BN Controls, our SCADA consultant, a maintenance plan was developed that provides an appropriate balance of security and cost. The plan consists of updating Windows Operating System and SCADA software every 4 years and replacing the server every 4 years to assure server operating systems do not sunset during each operating cycle. The 2 maintenance activities overlap so maintenance is performed every 2 years either upgrades or replacements.

JUSTIFICATION

It is recommended by Enhanced Networks, ClientFirst, and BN Controls that this upgrade be completed to maintain system security and functionality. Windows Server 2016 will soon reach end-of-life, making an upgrade necessary to ensure a secure and supported operating system. Windows Server 2022 provides improved performance, stability, and compatibility with SCADA applications. Upgrading these servers will also support continuous monitoring and control of wastewater treatment operations, minimizing disruptions and maintaining operational efficiency.

ACCOUNT NUMBERS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
50-51-73001	$ -	$ 25,000	$ -	$ 4,000	$ -	$ 25,000	$ 54,000
50-52-73001	$ -	$ 25,000	$ -	$ 4,000	$ -	$ 25,000	$ 54,000
							$ -
							$ -
Total	**$ -**	**$ 50,000**	**$ -**	**$ 8,000**	**$ -**	**$ 50,000**	**$ 108,000**

ACTION (Budgeted/Deferred)

RESOLUTION NO. 1697-26

A RESOLUTION ACCEPTING PROPOSALS FROM BN CONTROLS AND ENHANCED NETWORKS FOR SCADA SERVER UPGRADES (IT-24-011)

WHEREAS, the Village's SCADA servers, which monitor and ensure continuity of the wastewater infrastructure, are at their end-of-life; and

WHEREAS, Enhanced Networks, Inc. has provided information technology (IT) support services to the Village of Itasca ("Village") for several years, giving them familiarity with the Village's IT needs; and

WHEREAS, BN Controls has provided support services for the Village's SCADA System for several years, giving them familiarity with the Village's SCADA system; and

WHEREAS, Enhanced Networks and BN Controls have prepared proposals for the upgrading of the SCADA servers and have identified the appropriate steps needed to complete this work; and

WHEREAS, BN Controls estimates labor costs of $25,000 for programming and configuring the SCADA servers, as detailed in Exhibit A; and

WHEREAS, Enhanced Networks estimates labor costs of $24,921 for fully installing the SCADA servers and adding to the Village's network, as detailed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED by the President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities of the Village of Itasca hereby accept the proposals from BN Controls and Enhanced Networks to complete upgrades to the Village's SCADA Servers at a cost not to exceed $50,000, as described in Exhibit A and Exhibit B.

SECTION TWO: The Village President, or their designee, is hereby authorized to sign and execute any documents necessary to purchase and upgrade the serves as described in Exhibit A and Exhibit B on behalf of the Village of Itasca.

SECTION THREE: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately from and after its passage and approval.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Deanne Curelo, Assistant to the Village Administrator

DATE: February 12, 2026

SUBJECT Approving the 2026 Fourth of July Fireworks Celebration Budget & Contribution Totaling $258,000

RECOMMENDED MOTION: Motion to direct staff to proceed with planning for the 2026 Fourth of July Fireworks Celebration and allocate funding in the amount of $258,000.

INTRODUCTION

The purpose of this memo is to present the scope and budget associated with a potential Fourth of July fireworks celebration.

BACKGROUND

For 27 years, the Village's Fourth of July fireworks celebration has been held with the assistance of Hamilton Lakes Partners and has grown into a long-standing family tradition. The event draws the largest attendance of any Village-sponsored event.

Over time, both attendance and development within the Hamilton Lakes Business Park have increased. As a result, the scale of the event has gradually exceeded what the business park and surrounding roadway network can reasonably support without additional resources. Changes to traffic patterns following the construction of I-390 further reduced the ease of entering and exiting the area, contributing to increased congestion during the fireworks event.

In 2024, attendance reached its highest level after fireworks celebrations in both Chicago and the Arlington Heights Racetrack were canceled. Although the Village did not promote the event beyond its normal outreach, media coverage directed additional visitors to the Itasca fireworks show. As a result, the 2024 fireworks event drew an estimated 15,000 to 18,000 attendees, with more than 5,200 vehicles parked throughout the Hamilton Lakes Business Park.

While no major public safety incidents were reported, the scale of attendance created significant operational and quality-of-life concerns. The Village received a record number of complaints from residents and neighborhood groups related to congestion and visitor behavior. Complaints included blocked private

driveways, picnicking on private lawns, urinating on private property, drunken and disorderly behavior, illegal fireworks on private property, and other neighborhood impacts.

Traffic congestion extended well beyond the event area, resulting in hour-plus backups on adjacent highways and local roads. Emergency response was also affected, as police were unable to move quickly within and around the event area. During peak congestion, 18 calls for service went unanswered. Representatives from Elk Grove Village and the Illinois State Police contacted Village officials to express concerns related to traffic control, vehicles stopped or abandoned on roadways, trespassing, blocked access drives, and vehicles attempting to park along I-390 to view the fireworks.

Following the 2024 event, staff began discussions regarding whether the fireworks celebration could continue without a substantial increase in scope and cost to address traffic management and public safety concerns. Those discussions were later paused when the Village was notified of major construction along Arlington Heights Road that would further restrict traffic flow through potential lane closures. Given the likelihood that these conditions would worsen already severe congestion, the Village made the decision to cancel the fireworks event in 2025.

DISCUSSION

At the direction of the Village Board, staff evaluated whether the Fourth of July fireworks celebration could return in 2026, a milestone year marking the nation's 250-year anniversary. That evaluation resulted in proposed operational changes intended to address traffic congestion and reduce attendance. Even with these measures, planning must assume attendance levels comparable to 2024.

Under these conditions, the event cannot operate under the scope used in prior years. Expanded operations, staffing, and infrastructure would be required to manage crowd size, traffic congestion, public safety, and neighborhood impacts. Hamilton Partners has prepared a proposed budget that reflects the resources necessary should the Village decide to move forward.

Proposed changes include:

- **Portable Restrooms:** The number of portable restrooms has increased from 65 to 120 to better accommodate increased attendance.
- **Fencing:** Fencing will be added in new areas of the event footprint to improve crowd control and safety. Existing fencing around food and beverage vendors will be converted from soft fencing to hard fencing. In 2024, soft fencing was repeatedly moved or removed by patrons, allowing access into restricted areas behind vendors where generators, cords, and equipment posed safety risks.
- **Barricades:** Barricade quantities have increased, with heavier duty barricades planned for use both within the event footprint and in surrounding neighborhoods to better manage traffic and parking.

- **Entertainment:** Live music hours have expanded. In prior years, music was provided from 8:00 p.m. to 9:30 p.m. The proposed plan includes live music from 6:00 p.m. to 9:30 p.m., to encourage earlier arrival and reduce peak congestion immediately before the fireworks.
- **Lighting and Power:** Additional light towers and remotely controlled specialty light balloons are included to improve visibility in food vendor areas and other high-traffic locations. Additional generators are required to support this expanded lighting.
- **Staffing Costs:** Overtime costs have increased over a two-year period due to collective bargaining agreements.
- **Event Management Support:** Consulting support for traffic, parking, and on site operations, including site surveys, coordination with Village staff and Police personnel, development of the traffic and parking budget and parking plan, review of traffic control schedules, support for day of event operations, traffic and parking communications, and identification of opportunities related to parking, VIP experiences, bar operations, and food and beverage packages.
- **Credit Card Payment Processing:** The budget includes rental of point-of-service devices to allow credit card payments. Prior events accepted cash only. Adding credit card capability is expected to improve efficiency, reduce lines, and support prepaid parking and vendor transactions.
- **Parking Operations and Prepayment**: The proposed plan includes encouraging prepaid parking through discounted early bird pricing. Offering advance purchase options is intended to reduce on-site transactions, speed vehicle entry, and shift arrival times earlier in the evening.
- **Park Entry Points:** Park Boulevard will remain open until a designated time prior to the fireworks, allowing an additional entry point into the park.
- **Vehicle Volume Reduction:** The number of vehicles permitted within the park will be reduced from approximately 5,200 vehicles in 2024 to approximately 3,500 vehicles. This reduction would be implemented through prepaid parking requirements and expanded advance communications intended to limit day of vehicle entry.
- **Traffic Control Support:** The Police Department will continue to utilize outside agencies to assist with traffic control. Hamilton Partners has assisted in coordinating support from Rosemont officers, with a target of securing approximately 30 outside officers. Final staffing numbers will be confirmed closer to the event.
- **Fireworks Display:** The proposed plan includes limiting fireworks shell size to a maximum of five inches to better align the scale of the display with the event footprint.

FISCAL IMPACT

For 2026, the total cost of a Fourth of July fireworks celebration is anticipated to be approximately $441,900, with the Village's out-of-pocket share estimated at approximately $258,000. This total includes:

- The Village's sponsorship contribution of $142,400; and
- Approximately $28,000 in kind services for Police and Public Works staffing; and
- Approximately $76,700 for fencing, barricades, and traffic control security; and
- Approximately $6,500 for event consult contract; and
- Approximately $4,000 for miscellaneous event-related expenses.

RECOMMENDATION

Staff recommends this item be forwarded to the February 17th Village Board meeting for discussion. If approved, a final budget will be prepared and presented by Rick Staback at the March 3rd Village Board meeting.

ATTACHMENTS

- Exhibit A – 2026 Budget

AFTER ACTION STEPS

- Submit the approved budget option to Finance for inclusion in the upcoming FY 26/27 Budget.
- Work with Hamilton Partners to coordinate event management meetings and promotions.

Exhibit A

Village of Itasca / Hamilton Lakes Fourth of July Budgets					
TOTAL EVENT OPERATIONS	**2024 Budget**	**2024 Actual**	**Variance**	**2026 Budget**	**24 Act. vs 26 Bud.**
Sponsorship	$ 119,576	$ 119,576	$ -	$ 142,376	$ (22,800)
Fees from Vendors	$ 9,000	$ 9,190	$ 190	$ 10,500	$ (1,310)
Parking Fees $35 per car / Pre pay parking	$ 67,000	$ 117,635	$ 50,635	$ 114,750	$ 2,885
Police, Fire, Public Works, signage, fencing, barricades	$ 69,554	$ 69,554	$ -	$ 115,200	$ (45,646)
Hamilton Partners coordinated sponsorship	$ 24,000	$ 24,500	$ 500	$ 25,000	$ (500)
Reserve	$ 11,573			$ 34,164	$ (34,164)
TOTAL	$ 300,703	$ 340,455	$ 51,325	$ 441,990	$ (101,535)
ADVERTISING & PROMOTION - EXPENSES					
Public Relations / Daily Herald Ad/ Web Page	$ 3,800	$ 5,600	$ (1,800)	$ 6,500	$ (900)
TOTAL	$ 3,800	$ 5,600	$ (1,800)	$ 6,500	$ (900)
FOOD/BEVERAGE CONCESSIONS -EXPENSES					
Tents/Lighting	$ 5,200	$ 7,903	$ (2,703)	$ 9,500	$ (1,597)
TOTAL	$ 5,200	$ 7,903	$ (2,703)	$ 9,500	$ (1,597)
SITE EQUIPMENT & SERVICES - EXPENSES					
Ambulance Cart	$ 775	$ 398	$ 377	$ 450	$ (52)
Drivers Golf Cart	$ 2,500	$ 2,340	$ 160	$ 2,750	$ (410)
Altorfer (22)	$ 9,500	$ 7,881	$ 1,619	$ 8,750	$ (869)
Portalets/Sinks	$ 5,500	$ 5,715	$ (215)	$ 9,950	$ (4,235)
French Barricades/Bicycle racks	$ 1,000	$ 1,880	$ (880)	$ 2,100	$ (220)
TOTAL	$ 19,275	$ 18,214	$ 1,061	$ 24,000	$ (5,786)
LABOR - EXPENSES					
Private Security	$ 5,500	$ 7,364	$ (1,864)	$ 6,500	$ 864
Parking Attendants/Cashiers/Auditor	$ 13,500	$ 19,198	$ (5,698)	$ 38,380	$ (19,183)
DUFF POS Device Rentals			$ -	$ 5,050	$ (5,050)
Itasca PD	$ 15,561	$ 15,561	$ -	$ 17,500	$ (1,939)
Traffic Control - Contract Security	$ 16,136	$ 17,355	$ (1,219)	$ 19,200	$ (1,845)
Public Works Services - labor	$ 9,319	$ 9,319	$ -	$ 10,500	$ (1,181)
Fencing	$ 5,118	$ 6,911	$ (1,793)	$ 12,500	$ (5,589)
Barricades, Traffice Control, Message Boards	$ 22,092	$ 21,850	$ 242	$ 45,000	$ (23,150)
DUFF Consulting Contract	$ -	$ -	$ -	$ 6,500	$ (6,500)
Misc Expenses	$ 1,329	$ 3,100	$ (1,771)	$ 4,000	$ (900.00)
TOTAL	$ 88,554	$ 100,657	$ (12,103)	$ 165,130	$ (64,473)
STAGING & ENTERTAINMENT - EXPENSES					
Sound, Stage, forklift	$ 39,000	$ 39,000	$ -	$ 40,500	$ (1,500)
Live Music	$ 10,000	$ 10,500	$ (500)	$ 21,500	$ (11,000)
Generators (for stage, sound, vendors	$ 7,800	$ 9,437	$ (1,637)	$ 11,000	$ (1,563)
Light Towers	$ 3,500	$ 4,707	$ (1,207)	$ 6,000	$ (1,293)
Labor/Electrical	$ 5,000	$ 5,000	$ -	$ 5,500	$ (500)
Generators (for delay towers and light balloons)	$ 850	$ 368	$ 482	$ 2,000	$ (1,632)
TOTAL	$ 66,150	$ 69,012	$ (2,862)	$ 86,500	$ (17,488)
MISCELLANEOUS - EXPENSES					
Miscellaneous Expenses	$ 750				$ -
Itasca Fire Protection - Ambulance	$ 1,500				$ -
Fireworks Display	$ 110,000	$ 110,000	$ -	$ 120,000	$ (10,000)
Lifts		$ 3,561	$ (3,561)	$ -	$ 3,561
Special Lighting Balloons		$ 1,184	$ (1,184)	$ 6,550	$ (5,366)
Contingency	$ 5,000		$ (7,621)	$ 15,000	$ (15,000)
Backstage drinks/ice/band		$ 125		$ 250	$ (125)
Parking Passes (paper)/laminate for badges/lanyards	$ 200	$ 199		$ 210	$ (11)
Face Painting/Balloons		$ 5,000		$ 5,000	$ -
Mileage Reimbursement	$ 275	$ 170		$ 350	$ (180)
Professional Services - Jenkins		$ 2,512		$ 1,500	$ 1,012
Parking Tickets		$ 726		$ -	$ 726
Band food buyout		$ 600		$ 1,500	$ (900)
Equipment rental-forklift for stage/sound		$ 2,076		$ -	$ 2,076
Site Signage - rules/scrim		$ 1,581		$ -	$ 1,581
TOTAL	$ 117,250	$ 127,735	$ (12,365)	$ 150,360	$ (22,625)
	2024 Budget	**2024 Actual**	**Variance**	**2026 Budget**	**24 Act. vs 26 Bud.**
Total Income	**$ 300,704**	**$ 340,455**	**$ 39,751**	**$ 441,990**	**$ (101,535)**
Total Expenses	**$ 300,704**	**$ 329,120**	**$ 28,416**	**$ 441,990**	**$ (112,870)**

RESOLUTION NO. 1694-26

A RESOLUTION APPROVING THE 2026 FOURTH OF JULY FIREWORKS BUDGET AS PRESENTED BY HAMILTON PARTNERS IN THE AMOUNT OF $441,900

WHEREAS, the Village of Itasca has partnered with Hamilton Partners for more than 27 years to host a Fourth of July fireworks celebration at the Hamilton Lakes Business Park, which has grown into the largest Village sponsored event; and

WHEREAS, increased attendance, expanded development within the Hamilton Lakes Business Park, and changes to regional traffic patterns have significantly impacted event operations, traffic management, public safety, and neighborhood conditions in recent years; and

WHEREAS, Hamilton Partners has prepared a proposed scope and budget reflecting the expanded operations, staffing, infrastructure, and event management support required to safely conduct a Fourth of July fireworks celebration in 2026; and

WHEREAS, the Village Board has reviewed the proposed scope and budget framework for the 2026 Fourth of July fireworks celebration.

NOW, THEREFORE, BE IT RESOLVED by the Village President and the Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The Village of Itasca hereby approves the budget proposal submitted by Hamilton Partners for the 2026 Fourth of July fireworks celebration in the total amount of $441,900, including a Village out of pocket cost of approximately $258,000, consisting of a $142,400 cash sponsorship and approximately $115,200 for staffing, traffic control, fencing, event management support, and other event related expenses

SECTION TWO: The Village President, or his designee, is hereby authorized to sign any necessary documents relating to the Village's participation and expenditure of funds in the 2026 Fourth of July festivities at Hamilton Lakes Business Park.

SECTION THREE: SEVERABILITY. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in effect immediately following its passage, approval, and publication in pamphlet form.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____
Village President Jeffery J. Pruyn

ATTEST:

_____
Village Clerk Jody Conidi

RECORD OF BILLS		
Tuesday, March 3, 2026		
Payroll Expenses (wages):	$	267,670.67
Bank Draft (IMRF):	$	-
Bank Draft (IPBC):	$	-
Checks:	$	291,689.35
Credit Card Charges:	$	3,803.50
Bank Drafts/Wires:	$	-
Manual Checks:	$	675.04
UB Refunds:	$	-
ROB TOTAL:	$	563,838.56

PAYMENTS OVER $50,000	

Itasca, IL

Payment Register

APPKT02609 - CHECKS-ROB_3.3.26

01 - Vendor Set 01

Bank: Super Checking - Super Checking

Vendor Number	Vendor Name	Total Vendor Amount
10034	AMERICAN LEGAL PUBLISHING, LLC.	1,922.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	1,922.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
49226	CODIFICATION	02/23/2026	02/23/2026	0.00	1,922.00

Vendor Number	Vendor Name	Total Vendor Amount
11358	AMPERAGE ELECTRICAL SUPPLY/CONSOLIDATED ELECT	1,312.80

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	1,312.80

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6585-2347898	STREET LIGHT SUPPLIES	02/18/2026	03/18/2026	0.00	1,312.80

Vendor Number	Vendor Name	Total Vendor Amount
10051	ARAMARK SERVICES, INC./ARAMARK REFRESHMENT SE	291.03

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	291.03

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0727306871	OFFICE SUPPLIES - COFFEE	02/19/2026	03/19/2026	0.00	291.03

Vendor Number	Vendor Name	Total Vendor Amount
10065	AT&T CORP - FIBER ACCT 831-000-9211 455	957.77

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	957.77

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8248261111	FIBER	02/11/2026	03/13/2026	0.00	957.77

Vendor Number	Vendor Name	Total Vendor Amount
10064	AT&T-630Z99-0024 130 7/ILLINOIS BELL TELEPHONE CC	44.27

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	44.27

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
630Z99002402-2.16.26	911 SERVICE	02/16/2026	02/16/2026	0.00	44.27

Vendor Number	Vendor Name	Total Vendor Amount
10097	BIG FOOT PEST CONTROL, LLC.	175.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	175.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
48303	MICE TREATMENT FOOD PANTRY	02/18/2026	02/18/2026	0.00	175.00

Vendor Number	Vendor Name	Total Vendor Amount
10106	BN CONTROLS, INC.	890.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	890.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1566	TOP VIEW SUPPORT RENEWAL	10/24/2025	03/03/2026	0.00	890.00

Vendor Number	Vendor Name	Total Vendor Amount
11383	BRADEN BUSINESS SYSTEMS, LLC.	884.53

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	884.53

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1090101	OFFICE EQUIPMENT COPIER-ADMIN, CD, PD & PD RECORI	02/20/2026	03/22/2026	0.00	884.53

Vendor Number	Vendor Name	Total Vendor Amount
10131	CARD IMAGING, INC.	15.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	15.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
137916	100 PVC CARD - CPA ID'S	02/13/2026	03/13/2026	0.00	15.00

Vendor Number	Vendor Name	Total Vendor Amount
10137	CASE LOTS, INC.	399.25

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	399.25

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6308	VH/PD SUPPLIES	02/04/2026	03/04/2026	0.00	399.25

Vendor Number	Vendor Name	Total Vendor Amount
10140	CDS OFFICE TECHNOLOGIES/CDS OFFICE SYSTEMS, INC.	34,272.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	34,272.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV1758377	IT-17-003: MOBILE DATA COMPUTERS	02/20/2026	03/22/2026	0.00	34,272.00

Vendor Number	Vendor Name	Total Vendor Amount
10987	CHICAGO PARTS & SOUND LLC	401.95

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	401.95

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
40C0018893	FORD FLEET NETWORK CREDIT	12/18/2025	12/18/2025	0.00	-766.57
40V0095441	FOR PD VEHICLES PARTS	01/15/2026	02/15/2026	0.00	432.99
40V0098446	BATTERIES - CD UPS BACKUPS	01/26/2026	02/26/2026	0.00	376.32
40V0104234	PARTS FOR PW	02/12/2026	03/14/2026	0.00	177.15
40V0106750	BATTERIES FOR NC FIRE ALARM PANEL	02/19/2026	03/21/2026	0.00	126.06
40V0107457	FOR PD VEHICLES PARTS	02/23/2026	03/25/2026	0.00	56.00

Vendor Number	Vendor Name	Total Vendor Amount
10092	CHRISTINE BENHART	100.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	100.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1355	HELLO WINTER BANNER LAYOUT	02/23/2026	02/23/2026	0.00	100.00

Vendor Number	Vendor Name	Total Vendor Amount
10152	CINTAS FIRE PROTECTION/CINTAS CORPORATION NO 2	14,303.56

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	14,303.56

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
OF94778815	ANNUAL FIRE SYSTEM INSPECTION	02/18/2026	03/18/2026	0.00	2,006.82
OF94778816	ANNUAL FIRE SPRIKLER INSPECTION	02/18/2026	03/18/2026	0.00	721.82
OF94778817	ANNUAL FIRE EXTINGUISHER INSPECTION	02/18/2026	03/18/2026	0.00	721.82
OF94778909	ANNUAL FIRE SYSTEM INSPECTION	02/18/2026	02/18/2026	0.00	3,816.82
OF94779020	ANNUAL FIRE ALARM INSPECTION - 100 N. WALNUT	02/18/2026	03/18/2026	0.00	2,316.82
OF94779021	ANNUAL FIRE SPRIKLER INSPECTION	02/19/2026	03/19/2026	0.00	1,566.82
OF94779244	ANNUAL FIRE SPRIKLER INSPECTION	02/19/2026	03/19/2026	0.00	1,566.82
OF94779245	ANNUAL FIRE ALARM INSPECTION	02/19/2026	03/19/2026	0.00	1,585.82

Vendor Number	Vendor Name	Total Vendor Amount
11703	CLEAR LOSS PREVENTION, INC.	430.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	430.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
756432	MAINTENANCE/SERVICE OF PW CAMERAS/DOORS/SWIPE	02/20/2026	02/20/2026	0.00	430.00

Vendor Number	Vendor Name	Total Vendor Amount
10160	COLLEGE OF DUPAGE/COMMUNITY COLLEGE DISTRICT	325.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	325.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
18040	UAV TEST PREP -SAVAGEAU	02/13/2026	03/13/2026	0.00	325.00

Vendor Number	Vendor Name	Total Vendor Amount
10162	COM ED/COMMONWEALTH EDISON COMPANY	0.15

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	0.15

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2/3/26 0908671222	0908671222 ELECT MULTIPLE ACCOUNTS	02/20/2026	02/20/2026	0.00	0.15

Vendor Number	Vendor Name	Total Vendor Amount
10164	COMCAST CABLE/COMCAST HOLDINGS CORP/COMCAS	1,289.37

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	1,289.37

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2.08.26	INTERNET & FIBER	02/08/2026	03/01/2026	0.00	1,289.37

Vendor Number	Vendor Name	Total Vendor Amount
10168	COMPASS MINERALS AMERICA, INC.	9,358.44

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	9,358.44

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1628808	BULK ROAD SALT	02/13/2026	03/13/2026	0.00	9,358.44

Vendor Number	Vendor Name	Total Vendor Amount
10173	CONSTELLATION NEWENERGY, INC.	7,898.58

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	7,898.58

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
72114269801	7295533-88452/ELECT MULTIPLE WWTP/ADMIN/PW	01/31/2026	02/21/2026	0.00	7,532.55
72276470801	1144055987/ELEC 0NIRV PK W/METRA PKG CONTR	01/28/2026	03/30/2026	0.00	33.97
72276474401	3121885694/ELECT 316 N WALNUT	01/28/2026	03/30/2026	0.00	287.41
72276502401	8142970228/ELECT 800 W THORNDALE LITE CONTROL BC	01/28/2026	03/30/2026	0.00	44.65

Vendor Number	Vendor Name	Total Vendor Amount
10252	ELMUND & NELSON CO.	12,195.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	12,195.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
20251219	REPAIR GROUND FAULTS	12/17/2025	01/17/2026	0.00	12,195.00

Vendor Number	Vendor Name	Total Vendor Amount
10258	ENHANCED NETWORKS, INC.	3,155.31

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	3,155.31

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
20260052	IT-23-001: ALL DEPT PC REPLACEMENT STRATEGY	02/09/2026	03/11/2026	0.00	3,155.31

Vendor Number	Vendor Name	Total Vendor Amount
10276	FEDERAL EXPRESS CORPORATION/FEDEX	604.75

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	604.75

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9-183-03383	WATER SHUT OFF NOTICES	02/18/2026	02/18/2026	0.00	584.25
9-192-17462	WATER SHUT OFF NOTICES	02/25/2026	02/25/2026	0.00	20.50

Vendor Number	Vendor Name	Total Vendor Amount
10300	GARVEY'S OFFICE PRODUCTS, INC.	325.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	325.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
WO-874999-1	OFFICE SUPPLIES	02/20/2026	03/22/2026	0.00	325.50

Vendor Number	Vendor Name	Total Vendor Amount
10337	HACH COMPANY	2,999.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	2,999.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
14866609	WWTP	02/10/2026	03/09/2026	0.00	2,999.00

Vendor Number	Vendor Name	Total Vendor Amount
10344	HBK WATER METER SERVICE, INC.	413.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	413.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
260040	METER TESTING/REPAIR	02/12/2026	03/12/2026	0.00	413.50

Vendor Number	Vendor Name	Total Vendor Amount
10353	HERVAS, CONDON & BERSANI, P.C.	27,463.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	27,463.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
24504	LEGAL - GENERAL MATTERS	12/31/2025	12/31/2025	0.00	16,610.00
24505	STERICYCLE FACILITY SITING APPLICATION	12/31/2025	12/31/2025	0.00	2,284.00
24506	ITASCA GOLF INVESTORS V. SEAMES	12/31/2025	12/31/2025	0.00	8,569.50

Vendor Number	Vendor Name	Total Vendor Amount
11381	HOME DEPOT CREDIT SERVICES/CITIBANK, N.A.	600.78

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	600.78

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
021326 6035322539301253	HOME DEPOT PURCHASES	02/13/2026	03/13/2026	0.00	600.78

Vendor Number	Vendor Name	Total Vendor Amount
11774	ILLINOIS GATE SOLUTIONS	280.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	280.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
222635	WWTP GATE REPAIR	12/11/2025	03/03/2026	0.00	280.00

Vendor Number	Vendor Name	Total Vendor Amount
11575	IRMA-INTERGOVERNMENTAL RISK MANAGEMENT AGE	1,731.84

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	1,731.84

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
301793	JANUARY 2026 DEDUCTIBLE	01/31/2026	03/02/2026	0.00	1,731.84

Vendor Number	Vendor Name	Total Vendor Amount
10425	ITASCA COMMUNITY LIBRARY	21,760.49

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	21,760.49

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
FY26 PPRT - 2.25.26	PPRT - LIBRARY PORTION	02/25/2026	02/25/2026	0.00	21,760.49

Vendor Number	Vendor Name	Total Vendor Amount
10434	ITASCA POLICE PENSION FUND	10,393.75

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	10,393.75

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
FY26 PPRT - 2.25.26	PPRT - POLICE PENSION PORTION	02/25/2026	02/25/2026	0.00	10,393.75

Vendor Number	Vendor Name	Total Vendor Amount
10453	JOHNSON CONTROLS SECURITY SOLUTIONS,LLC./JOHNS	200.31

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	200.31

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
42153341	FIRE ALARM NC	02/07/2026	03/01/2026	0.00	200.31

Vendor Number	Vendor Name	Total Vendor Amount
10487	KWIK-PRINT, INC.	114.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	114.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
79204	FULL COLOR SCAN - HICKORY DR. - CROWN	02/12/2026	02/12/2026	0.00	15.50
79218	BUSINESS CARDS - MATT OLSON	02/13/2026	03/12/2026	0.00	98.50

Vendor Number	Vendor Name	Total Vendor Amount
10506	LEN'S ACE HARDWARE, INC.	40.97

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	40.97

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
543621-1	OPERATING SUPPLIES - P.W.	02/18/2026	03/18/2026	0.00	40.97

Vendor Number	Vendor Name	Total Vendor Amount
10513	M & M LOCK & SAFE SERVICE/MICHAEL COLEMAN, INC	380.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	380.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6049	WWTP DOOR CLOSERS	01/26/2026	03/03/2026	0.00	380.00

Vendor Number	Vendor Name	Total Vendor Amount
10573	MILLER INDUSTRIAL, LLC.	35.54

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	35.54

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
SI-542744	FITTINGS/HOSES	02/19/2026	03/21/2026	0.00	35.54

Vendor Number	Vendor Name	Total Vendor Amount
10591	NAPA AUTO PARTS	488.15

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	488.15

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
186855	AUTO PARTS WATER/SEWER	02/10/2026	03/10/2026	0.00	154.47
186862	VEHICLE PARTS - COM. DEV.	02/10/2026	03/10/2026	0.00	55.56
186946	AUTO PARTS	02/11/2026	03/11/2026	0.00	256.44
186998	CORE RETURN	02/11/2026	02/11/2026	0.00	-18.00
187876	AUTO PARTS FOR PW OFF ROAD	02/20/2026	03/22/2026	0.00	39.68

Vendor Number	Vendor Name	Total Vendor Amount
11590	NATIONAL LIFT TRUCK, INC.	795.89

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	795.89

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
IV260210226	SCISSOR LIFT SERVICE	02/10/2026	03/12/2026	0.00	795.89

Vendor Number	Vendor Name	Total Vendor Amount
10599	NCPERS GROUP LIFE INS. C/O MEMBER BENEFITS	64.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	64.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0746032026	NCPERS LIFE INSURANCE	02/01/2026	03/10/2026	0.00	64.00

Vendor Number	Vendor Name	Total Vendor Amount
10603	NICOR GAS COMPANY/NORTHERN ILLINOIS GAS COMP.	529.36

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	529.36

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1/27/26 27-72-09-0000 3	27-72-09-0000 3 GAS 130 FOREST	01/27/2026	03/16/2026	0.00	343.79
2/9/26 27-44-78-0000 7	27-44-78-0000 7 GAS 1530 W BRYN MAWR	02/09/2026	03/30/2026	0.00	185.57

Vendor Number	Vendor Name	Total Vendor Amount
11806	NORTH AMERICAN RESCUE, LLC/NORTH AMERICAN RES	249.80

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	249.80

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
OR537191	TOURNIQUET COMBAT	02/12/2026	03/12/2026	0.00	249.80

Vendor Number	Vendor Name	Total Vendor Amount
10624	OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.	229.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	229.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
19879	LEGAL - LABOR	01/31/2026	01/31/2026	0.00	229.50

Vendor Number	Vendor Name	Total Vendor Amount
10631	PASSPORT LABS, INC.	283.92

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	283.92

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV-1058348	MOBILE PAY PARKING	01/31/2026	03/02/2026	0.00	283.92

Vendor Number	Vendor Name	Total Vendor Amount
11497	PAUL HASTINGS, LLP.	20,360.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	20,360.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2475710	HAYMARKET	02/12/2026	02/12/2026	0.00	20,360.00

Vendor Number	Vendor Name	Total Vendor Amount
11448	PEACOCK MIDDLE SCHOOL/ITASCA SCHOOL DISTRICT #	96.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	96.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
01.06.26	FEBRUARY 2026 - TWO 1/2 PAGE ADS	01/06/2026	01/06/2026	0.00	48.00
2.17.26	MARCH 2026 - TWO 1/2 PAGE ADS	02/17/2026	02/17/2026	0.00	48.00

Vendor Number	Vendor Name	Total Vendor Amount
10937	PHYSICIANS IMMEDIATE CARE	362.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	362.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
15085	EMPLOYEE SCREENINGS - PD	02/06/2026	02/21/2026	0.00	362.00

Vendor Number	Vendor Name	Total Vendor Amount
10650	PIEDMONT TECHNICAL SERVICES	4,630.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	4,630.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3764	PM SERVICE UV	12/23/2025	03/03/2026	0.00	4,630.00

Vendor Number	Vendor Name	Total Vendor Amount
10655	PIRTEK O'HARE/ADAIR ENTERPRISES	181.10

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	181.10

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
OH-T00042066	BUILDING MAINT. SUPPLIES - PW WASH BAY	02/12/2026	03/12/2026	0.00	107.99
OH-T00042071	MAINT. SUPPLIES FOR PW WASH BAY	02/12/2026	03/12/2026	0.00	73.11

Vendor Number	Vendor Name	Total Vendor Amount
11320	PITNEY BOWES BANK INC RESERVE ACCOUNT	1,500.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	1,500.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
10	POSTAGE FOR RESERVE ACCOUNT	02/18/2026	02/18/2026	0.00	1,500.00

Vendor Number	Vendor Name	Total Vendor Amount
10838	REDEYE CHEMS, LLC. (FORMERLY ULTRACHEM)	18,032.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	18,032.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1681	POLYMERS	02/17/2026	03/17/2026	0.00	18,032.00

Vendor Number	Vendor Name	Total Vendor Amount
10681	REFRIGERATION SERVICE COMPANY	481.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	481.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
31085	WWTP SERVICE	02/09/2026	03/08/2026	0.00	481.00

Vendor Number	Vendor Name	Total Vendor Amount
10683	REGIONAL TRUCK EQUIPMENT	260.33

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	260.33

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
288533	HYDRAULIC MOTOR	02/18/2026	03/20/2026	0.00	260.33

Vendor Number	Vendor Name	Total Vendor Amount
10685	REINDERS, INC.	263.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	263.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6088558-00	PART FOR PLOW	02/04/2026	03/04/2026	0.00	263.50

Vendor Number	Vendor Name	Total Vendor Amount
10250	RICHARD ELLINGHUSEN	772.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	772.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
114	ELECTRICAL INSPECTIONS	02/12/2026	02/12/2026	0.00	772.50

Vendor Number	Vendor Name	Total Vendor Amount
11427	ROBBINS SCHWARTZ, LTD	218.75

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	218.75

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1038930	ADMIN TOW HEARING JAN26	02/05/2026	03/05/2026	0.00	218.75

Vendor Number	Vendor Name	Total Vendor Amount
11813	S-RM INTELLIGENSE AND RISK CONSULTING, LLC.	5,000.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	5,000.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
SIN031074	CYBERSECURITY INSURANCE CLAIM	10/06/2025	11/05/2025	0.00	5,000.00

Vendor Number	Vendor Name	Total Vendor Amount
10759	STATE CHEMICAL SOLUTIONS/STATE INDUSTRIAL PROD	562.52

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	562.52

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
904094652	WASTE WATER PROGRAM	02/11/2026	03/11/2026	0.00	401.59
904098991	AIR CARE PROGRAM FOR PW	02/15/2026	03/03/2026	0.00	160.93

Vendor Number	Vendor Name	Total Vendor Amount
10774	SUBURBAN LABORATORIES, INC.	2,726.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	2,726.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
GA5004712 DUP	DUPLICATE PAYMENT	12/22/2025	12/22/2025	0.00	-546.00
GA6000639	LAB TESTING	02/02/2026	03/04/2026	0.00	3,272.00

Vendor Number	Vendor Name	Total Vendor Amount
10686	SUN COAST RESOURCES, LLC. (FORMERLY RELADYNE)	5,590.94

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	5,590.94

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
98412218	FUEL DELIVERIES 87 & DIESEL	02/10/2026	03/12/2026	0.00	3,295.99
98425366	FUEL DELIVERIES 87 & DIESEL	02/16/2026	03/18/2026	0.00	2,294.95

Vendor Number	Vendor Name	Total Vendor Amount
10781	SUN LIFE ASSURANCE COMPANY OF CANADA	210.24

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	210.24

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
02.12.26	VOLUNTARY SHORT TERM DISABILITY - MARCH 2026	02/12/2026	03/01/2026	0.00	210.24

Vendor Number	Vendor Name	Total Vendor Amount
11788	SYMBOLARTS, LLC./LEATHAM FAMILY, LLC	2,252.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	2,252.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0554748	IPD COINS	02/09/2026	03/09/2026	0.00	2,252.50

Vendor Number	Vendor Name	Total Vendor Amount
10796	TERRACE SUPPLY COMPANY, INC.	94.33

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	94.33

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0071097544	FORKLIFT PROPANE	02/12/2026	03/12/2026	0.00	77.38
0071098025	PROPANE - GENERAL USE	02/18/2026	03/20/2026	0.00	16.95

Vendor Number	Vendor Name	Total Vendor Amount
10809	THOMPSON ELEVATOR INSPECTION SERVICE, INC.	100.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	100.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
26-0396	ELEVATOR INSPECTION-PERMIT# 25403 1321 W THORND	02/19/2026	02/19/2026	0.00	100.00

Vendor Number	Vendor Name	Total Vendor Amount
10834	TYLER TECHNOLOGIES, INC.	46,284.45

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	46,284.45

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
CI100-00236167a	TYLER ANNUAL LICENSING FEE	11/30/2025	01/14/2026	0.00	46,284.45

Vendor Number	Vendor Name	Total Vendor Amount
10837	ULTRA STROBE COMMUNICATIONS, INC.	180.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	180.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
087661	LIGHTBAR MOUNTS/HOOKS/KITS	02/12/2026	03/14/2026	0.00	180.00

Vendor Number	Vendor Name	Total Vendor Amount
10847	VIP EXPRESS CAR WASH	141.95

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	141.95

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
212	CAR WASH AUG-NOV25	02/10/2026	03/10/2026	0.00	141.95

Vendor Number	Vendor Name	Total Vendor Amount
10147	WAREHOUSE DIRECT, INC.	1,348.72

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	1,348.72

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6073674-0	OFFICE SUPPLIES	01/13/2026	02/13/2026	0.00	84.73
6074458-0	OFFICE SUPPLIES	01/14/2026	02/14/2026	0.00	15.32
6074458-1	OFFICE SUPPLIES	01/16/2026	02/16/2026	0.00	45.60
6079730-0	OFFICE SUPPLIES	01/22/2026	02/22/2026	0.00	1,052.96
6094307-0	OFFICE SUPPLIES	02/12/2026	03/12/2026	0.00	150.11

Vendor Number	Vendor Name	Total Vendor Amount
10959	WHITNEY KUM	1,308.88

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	1,308.88

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
202	CONSULTING - FOIA WORK	02/15/2026	02/15/2026	0.00	770.65
203	CONSULTING - FOIA WORK	02/22/2026	02/22/2026	0.00	538.23

Vendor Number	Vendor Name	Total Vendor Amount
10903	ZIEBELL WATER SERVICE PRODUCTS, INC.	7,324.06

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	7,324.06

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
271593-000	WATER SYSTEM PARTS	01/12/2026	03/03/2026	0.00	352.00
271675-000	WATER SYSTEM PARTS	01/29/2026	03/03/2026	0.00	1,114.34

271702-000	WATER SYSTEM PARTS	02/03/2026	03/03/2026	0.00	3,495.72
271703-000	WATER SYSTEM PARTS	02/03/2026	03/02/2026	0.00	2,296.00
271704-000	MANHOLE HOOK OFFSET TOOL	02/03/2026	03/02/2026	0.00	66.00

Vendor Number 10730 **Vendor Name** ANDREW SERIO **Total Vendor Amount** 31.20

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	31.20

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
020926	TRAINING MEALS	02/09/2026	03/09/2026	0.00	31.20

Vendor Number 10459 **Vendor Name** DANIEL KALTENBACH **Total Vendor Amount** 45.13

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	45.13

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
020926	TRAINING MEALS	02/09/2026	03/09/2026	0.00	45.13

Vendor Number 11810 **Vendor Name** ERWIN & CARMEN BRENDEL **Total Vendor Amount** 2,723.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	2,723.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
50/50 FENCE	50/50 FENCE REIMBURSEMENT	02/23/2026	02/23/2026	0.00	2,723.00

Vendor Number 11811 **Vendor Name** JOHN & LINDA PURTELL **Total Vendor Amount** 4,758.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	4,758.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
50/50 FENCE	50/50 FENCE REIMBURSMENT	02/23/2026	02/23/2026	0.00	4,758.00

Vendor Number 10716 **Vendor Name** JONATHAN SAVAGEAU **Total Vendor Amount** 15.50

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	15.50

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
021026	TRAINING MEALS	02/10/2026	03/10/2026	0.00	15.50

Vendor Number 11812 **Vendor Name** MICHAEL NETIUK **Total Vendor Amount** 3,223.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	3,223.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
50/50 FENCE	50/50 FENCE REIMBURSEMENT	02/23/2026	02/23/2026	0.00	3,223.00

Vendor Number 10995 **Vendor Name** TYLER CELIO **Total Vendor Amount** 6.19

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	6.19

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
021726	TRAINING MEAL	02/17/2026	03/17/2026	0.00	6.19

Payment Summary

Bank Code	Type		Payable Count	Payment Count	Discount	Payment
Super Checking	Check		116	77	0.00	291,689.35
		Packet Totals:	**116**	**77**	**0.00**	**291,689.35**

Cash Fund Summary

Fund	Name	Amount
99	POOLED CASH	-291,689.35
	Packet Totals:	**-291,689.35**

Itasca, IL

Payment Register

APPKT02595 - MANUAL CHECK - LEAF 2.13.26

01 - Vendor Set 01

Bank: Super Checking - Super Checking

Vendor Number	Vendor Name	Total Vendor Amount
10502	LEAF CAPITAL FUNDING, LLC.	675.04

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/13/2026	675.04

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
19780340	4 KYOCERA COPIERS	02/08/2026	03/05/2026	0.00	675.04

Payment Summary

Bank Code	Type		Payable Count	Payment Count	Discount	Payment
Super Checking	Check		1	1	0.00	675.04
		Packet Totals:	**1**	**1**	**0.00**	**675.04**

Cash Fund Summary

Fund	Name	Amount
99	POOLED CASH	-675.04
	Packet Totals:	**-675.04**

Itasca, IL

Payment Register

APPKT02608 - CC STATEMENT DATE 2.15.26

01 - Vendor Set 01

Bank: Credit Card - Credit Card Purchases

Vendor Number	Vendor Name	Total Vendor Amount
10063	ASTI ITALIAN DELI	84.67

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	84.67

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
01.19.26	IN SERVICE DAY MEAL	01/19/2026	02/19/2026	0.00	84.67

Vendor Number	Vendor Name	Total Vendor Amount
11406	BRUNCH CAFE	40.12

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	40.12

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
01.28.26	DC LUNCH MEETING	01/28/2026	02/27/2026	0.00	40.12

Vendor Number	Vendor Name	Total Vendor Amount
10997	BUONA	197.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	197.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
41212133375639554	CDC MEETING	01/26/2026	01/26/2026	0.00	197.00

Vendor Number	Vendor Name	Total Vendor Amount
11326	CANVA	14.99

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	14.99

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
04767-55651246	DESIGN SOFTWARE SUBSCRIPTION	01/20/2026	01/20/2026	0.00	14.99

Vendor Number	Vendor Name	Total Vendor Amount
11807	COLORCASE.COM	18.36

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	18.36

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
020326	AED REPLACEMENT HANDLE	02/03/2026	03/03/2026	0.00	18.36

Vendor Number	Vendor Name	Total Vendor Amount
11553	FEDERAL AVIATION ADMINISTRATION	175.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	175.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
021126	FAA DRONE CLASS- SAVAGEAU	02/11/2026	03/11/2026	0.00	175.00

Vendor Number	Vendor Name	Total Vendor Amount
10276	FEDERAL EXPRESS CORPORATION/FEDEX	32.15

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	32.15

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
01.23.26	RADAR SHIPMENT	01/23/2026	02/23/2026	0.00	32.15

Vendor Number	Vendor Name	Total Vendor Amount
11369	FULLA BEANS	173.60

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	59.71

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
020926	ADMIN LUNCH	02/09/2026	03/09/2026	0.00	59.71

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	113.89

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
88	INSERVICE LUNCHEON	01/19/2026	01/19/2026	0.00	113.89

Vendor Number	Vendor Name	Total Vendor Amount
11808	HENRY SCHEIN	236.25

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	236.25

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
74361295 SO	SWAT T TOURNIQUET	02/12/2026	03/12/2026	0.00	236.25

Vendor Number	Vendor Name	Total Vendor Amount
10409	INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE/IA	305.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	220.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0287531	MEMBERSHIP RENEWAL - O'CONNOR	02/02/2026	03/02/2026	0.00	220.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	85.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0287534	MEMBERSHIP DUES- WALKER	02/02/2026	03/02/2026	0.00	85.00

Vendor Number	Vendor Name	Total Vendor Amount
10424	ITASCA ONE HOUR DRY CLEANERS	99.60

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	24.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
01.15.26	SGT PATCHES- DUDA	01/15/2026	02/16/2026	0.00	24.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	75.60

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1.15.26	DRY CLEANING - BLACK TABLECLOTHS	01/15/2026	01/15/2026	0.00	75.60

Vendor Number	Vendor Name	Total Vendor Amount
11349	JOE DONUT - ITASCA	140.52

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	140.52

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
020526	STAFF MEETING	02/05/2026	03/05/2026	0.00	140.52

Vendor Number	Vendor Name	Total Vendor Amount
11063	NATIONAL PELRA	325.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	325.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
22841	2026 IPELRA EMPLOYEMENT LAW SEMINAR-SLIWINSKI	01/20/2026	01/20/2026	0.00	325.00

Vendor Number	Vendor Name	Total Vendor Amount
11809	ONE OCEAN RESORT	276.05

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	276.05

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
012726	LODGING	01/27/2026	02/27/2026	0.00	276.05

Vendor Number	Vendor Name	Total Vendor Amount
11740	OPEN AI/CHATGPT	40.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	20.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
339789E6-0005	CHATGPT PRO MONTHLY SUBSCRIPTION-CURELO	02/12/2026	02/12/2026	0.00	20.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	20.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
KYSLMOBS-0006	CHATGPT PRO MONTHLY SUBSCRIPTION	01/20/2026	01/20/2026	0.00	20.00

Vendor Number	Vendor Name	Total Vendor Amount
10979	PORTILLOS	63.32

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	34.33

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
244	LUNCH MEETING - CURELO, HANSSEN & KUM	01/22/2026	01/22/2026	0.00	34.33

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	28.99

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
41044374098001921	CAKE FOR BOARD MEETING	01/19/2026	01/19/2026	0.00	28.99

Vendor Number	Vendor Name	Total Vendor Amount
10994	RECONYX	10.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	10.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1579165	CAMERA	02/06/2026	03/06/2026	0.00	10.00

Vendor Number	Vendor Name	Total Vendor Amount
11802	RV CAMS, INC./WWW.RVCAMS.COM	847.11

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	398.88

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
34826	REAR CAMERAS	02/03/2026	03/03/2026	0.00	398.88

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	448.23

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
34856	SPLIT SCREEN	02/06/2026	03/03/2026	0.00	448.23

Vendor Number	Vendor Name	Total Vendor Amount
10714	SAM'S CLUB	296.22

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	112.40

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
012926	LUNCH ROOM CANDY AND DRINKS	01/29/2026	02/27/2026	0.00	112.40

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	19.93

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
02.11.26	CPA COOKIES	02/11/2026	03/11/2026	0.00	19.93

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	19.93

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
020326	CPA 2026 SNACK	02/03/2026	03/03/2026	0.00	19.93

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	101.22

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
800000016270067	BREAKROOM & BOARDROOM SUPPLIES	01/21/2026	01/21/2026	0.00	101.22

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	42.74

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
856779735530261052 76	FOOD FOR BOARD MEETING	01/20/2026	01/20/2026	0.00	42.74

Vendor Number	Vendor Name	Total Vendor Amount
11801	UNIVERSITY OF ILLINOIS PESTICIDE SAFETY EDUCATION	70.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	45.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
11679	PESTICIDE TRAINING CODY JOHNSON	01/27/2026	03/03/2026	0.00	45.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	25.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
11721	PESTICIDE TRAINING CODY JOHNSON	01/29/2026	03/03/2026	0.00	25.00

Vendor Number	Vendor Name	Total Vendor Amount
11584	VEVOR	318.54

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	257.44

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
26021100949714282941	PLASMA CUTTER	02/11/2026	03/03/2026	0.00	257.44

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	61.10

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
26021200949714436612	AIR NEEDLE SCALER	02/12/2026	03/03/2026	0.00	61.10

Vendor Number	Vendor Name	Total Vendor Amount
11034	ZOOM	40.00

Payment Type	Payment Number	Payment Date	Payment Amount
Check		02/26/2026	40.00

Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV338152762	ZOOM WEBINAR MONTHLY CHARGE	01/18/2026	01/18/2026	0.00	40.00

Payment Summary

Bank Code	Type		Payable Count	Payment Count	Discount	Payment
Credit Card	Check		34	34	0.00	3,803.50
		Packet Totals:	**34**	**34**	**0.00**	**3,803.50**

Cash Fund Summary

Fund	Name	Amount
99	POOLED CASH	-3,803.50
	Packet Totals:	**-3,803.50**

Payroll Totals

Payroll Checks		Check Type	Count	Net Check	Dir Dep Amount	Net Amount	
		Regular	67	0.00	159,681.28	159,681.28	
		Regular	5	6,145.76	0.00	6,145.76	
	Totals		**72**	**6,145.76**	**159,681.28**	**165,827.04**	→ **165,827.04**

Payroll Checks	Check Type	Agency Type	Count	Net Check	Dir Dep Amount	Net Amount	
	Agency	Regular	8	1,067.47	20,443.52	21,510.99	
	Totals		**8**	**1,067.47**	**20,443.52**	**21,510.99**	→ **21,510.99**
	Total Net Payroll Liability			**7,213.23**	**180,124.80**	**187,338.03**	→ **187,338.03**

Tax Liability

FITW and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Federal Income Tax	36-6005935		Semi-Weekly	232,602.62	232,602.62	27,453.32		
FFCRA Medical Premium Credit	36-6005935		Semi-Weekly					
FFCRA Medicare Credit	36-6005935		Semi-Weekly					
FFCRA SS Credit	36-6005935		Semi-Weekly					
FFCRA Wage Credit	36-6005935		Semi-Weekly					
Medicare	36-6005935		Semi-Weekly	256,238.36	256,238.36	3,715.45		
Medicare - Employer	36-6005935		Semi-Weekly	256,238.36	256,238.36		3,715.46	
OASDI	36-6005935		Semi-Weekly	256,238.36	256,238.36	15,886.78		
OASDI - Employer	36-6005935		Semi-Weekly	256,238.36	256,238.36		15,886.78	
Unapplied Credit for FFCRA	36-6005935		Semi-Weekly					
Totals						**47,055.55**	**19,602.24**	→ **66,657.79**

IL and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Illinois SITW	36-6005935		Semi-Weekly	232,602.62	232,602.62	11,285.72		
Totals						**11,285.72**	**0.00**	→ **11,285.72**

ILSUI and Related Taxes	Tax Id	Rate	Frequency	Wage	Cap Wages	EE Amount	ER Amount	
Illinois SUI	0800939	0.007500	Quarterly	256,238.36	86,768.40		650.76	
Totals						**0.00**	**650.76**	→ **650.76**
			Total Tax Liability			**58,341.27**	**20,253.00**	→ **78,594.27**
			Total Payroll Liability				**265,932.30**	→ **265,932.30**

Billing

Invoice	Date	Gross	Discount	Tax	Adjustment	Amount		
113175246	2/20/2026	1,738.37				1,738.37		
Totals		**1,738.37**		**0.00**		**1,738.37**	→	**1,738.37**

Transfers

	Type	Date	Source Account	Amount		
	Billing	2/20/2026	*151808901*	1,738.37		
	Dir Dep	2/19/2026	*151808901*	159,681.28		
	Tax	2/19/2026	*151808901*	78,594.27		
	Trust	2/19/2026	*151808901*	6,145.76		
	Trust Agency	2/19/2026	*151808901*	21,510.99		
	Totals Transfers			**267,670.67**	→	**267,670.67**

Tax Deposits

Required Tax Deposits	Tax	Due On	Amount
(Deposit made by Service Bureau)	Federal Income Tax	2/25/2026	66,657.79
(Deposit made by Service Bureau)	Illinois SITW	2/25/2026	11,285.72
(Deposit made by Service Bureau)	Illinois SUI	4/30/2026	650.76
	Total Tax Deposits		**78,594.27**

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: March 3, 2026

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS:

(1) Move to Approve the Annexation Agreement for 19W076 Granville Avenue.

(2) Move to Approve the Annexation of 19W076 Granville Avenue.

UPDATED SUMMARY:

Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions.

Staff and the petitioner's team have worked diligently to bring the proposed development in line with the Board's requests and believe they have come to a satisfactory compromised solution. As outlined below, two variances were modified and one variance was removed altogether. The applicant also spent considerable time and effort to alleviate concerns of the Village engineer, which should further alleviate flooding concerns shared by the neighbors.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that now includes permeable pavers, as originally suggested by staff in order to allow for increased lot coverage.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
4. Variance to Sec. 12.03.7 to allow two driveways.

Two variances were modified:

1. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 18 feet. (This was originally 20 ft to 6 ft.).
2. A variation to Section 4.20.4.d to permit a gate across both driveway entrances. (this originally included a front yard fence request, which has been removed).

One variance was removed entirely:

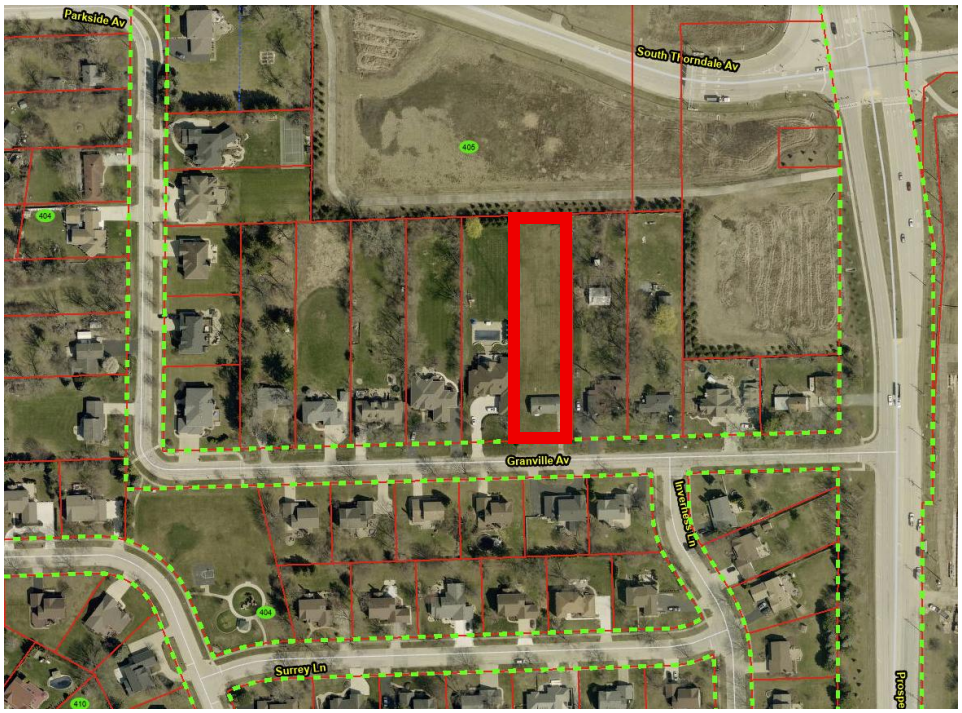
1. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing took place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.



FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, depending on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on March 3, 2026 for Second Reading.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five votes are needed, including current Board members and the Mayor, for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinances

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

February 20, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations
Revised Plans for March 3, 2026 Village Board Meeting

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County (the "**Proposed Home**").

The Village's Board of Trustees considered the Proposed Annexation and Proposed Variations at its December 2, 2025 meeting and provided feedback to the Petitioner regarding the plans for the Proposed Home. In advance of our appearance before the Village Board on March 3, 2026, we are providing the attached revised plans for the Proposed Home which respond to that feedback. The revised plans incorporate the following changes in response to the feedback:

- The front fence has been eliminated and replaced with perimeter landscaping.
- The front gates have been set back 8 feet from the property line.
- The east side access drive has been narrowed to provide the required 5-foot setback.

- The stormwater management engineering has been improved by removing the east side retaining wall and enhancing the site grading to further ensure stormwater flows to the oversized dry well.

- The lot coverage has been redesigned to incorporate 2,181 square feet of permeable pavers. The proposed lot coverage now consists of 2,181 square feet of permeable pavers (5.4%) and 16,455 square feet of impervious surface (41.1%) for a total of 18,636 square feet of lot coverage (46.5%).

Pursuant to the revised plans, the Petitioner has eliminated the need for the following three variations that the Petitioner previously requested: variations to (1) reduce the minimum front yard setback from 30 feet to 0 feet; (2) reduce the minimum east side yard setback from 8 feet to 0 feet; and (3) allow a driveway within 5 feet of the east property line. After eliminating those three variations, the remaining variations for the revised plans are as follows:

1. Lot Coverage: A variation from Section 7.04.9 of the Zoning Ordinance to increase the maximum lot coverage from 40% to 46.5% to allow a total of approximately 18,636 square feet of lot coverage (2,181 square feet of which now consists of permeable pavers).

2. Accessory Building Area: A variation from Section 4.13.4.d of the Zoning Ordinance to increase the maximum accessory structure square footage from 864 square feet to 1,775 square feet to allow a cabana structure with approximately 852 square feet of enclosed space and 923 square feet of exterior space beneath a roof overhang.

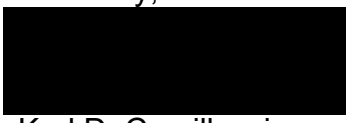
3. Side Yard (West): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum west side yard setback from 8 feet to 6 feet to allow a side stairwell guardrail.

4. Side Yard (Combined): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum combined side yard setback from 20 feet to 18 feet. As a result of the plan revisions made by the Petitioner, the extent of this variation has been reduced by 12 feet.

5. Two-Driveway Design: A variation from Section 12.03.7 of the Zoning Ordinance to allow two driveways (as a semi-circular driveway design).

Thank you for your consideration of this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
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BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: February 17, 2026

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Continue to the March 3, 2026 Village Board meeting.

UPDATED SUMMARY:

Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

DISCUSSION

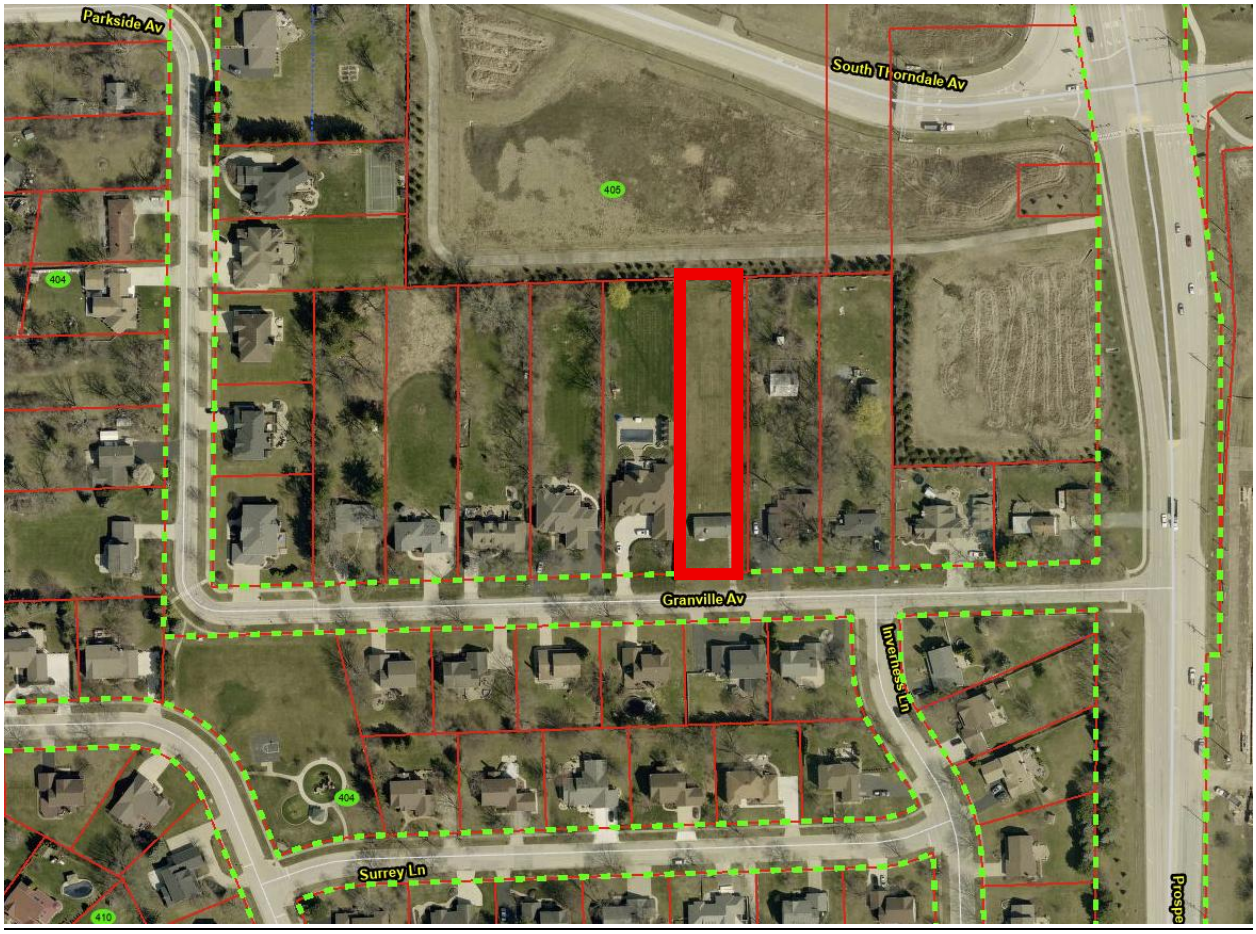
The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.


Parkside Av
South Thorndale Av
405
404
Granville Av
Inverness Ln
404
Surrey Ln
410

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing will take place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to the Village Board on March 3, 2026 for Second Reading.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinance

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

February 13, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County. On behalf of the Petitioner, we request that the Board of Trustees continue its consideration of the Proposed Annexation (Ordinance 2161-25) and Proposed Variations (Ordinance 2162-25) to the March 3, 2026 meeting of the Village Board of Trustees. The Petitioner requests the continuances to further incorporate feedback from the Village Board and staff.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

[redacted]

Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: February 3, 2026

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS: Move to Continue to the February 17, 2026 Village Board meeting.

UPDATED SUMMARY:

The Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. The Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

DISCUSSION

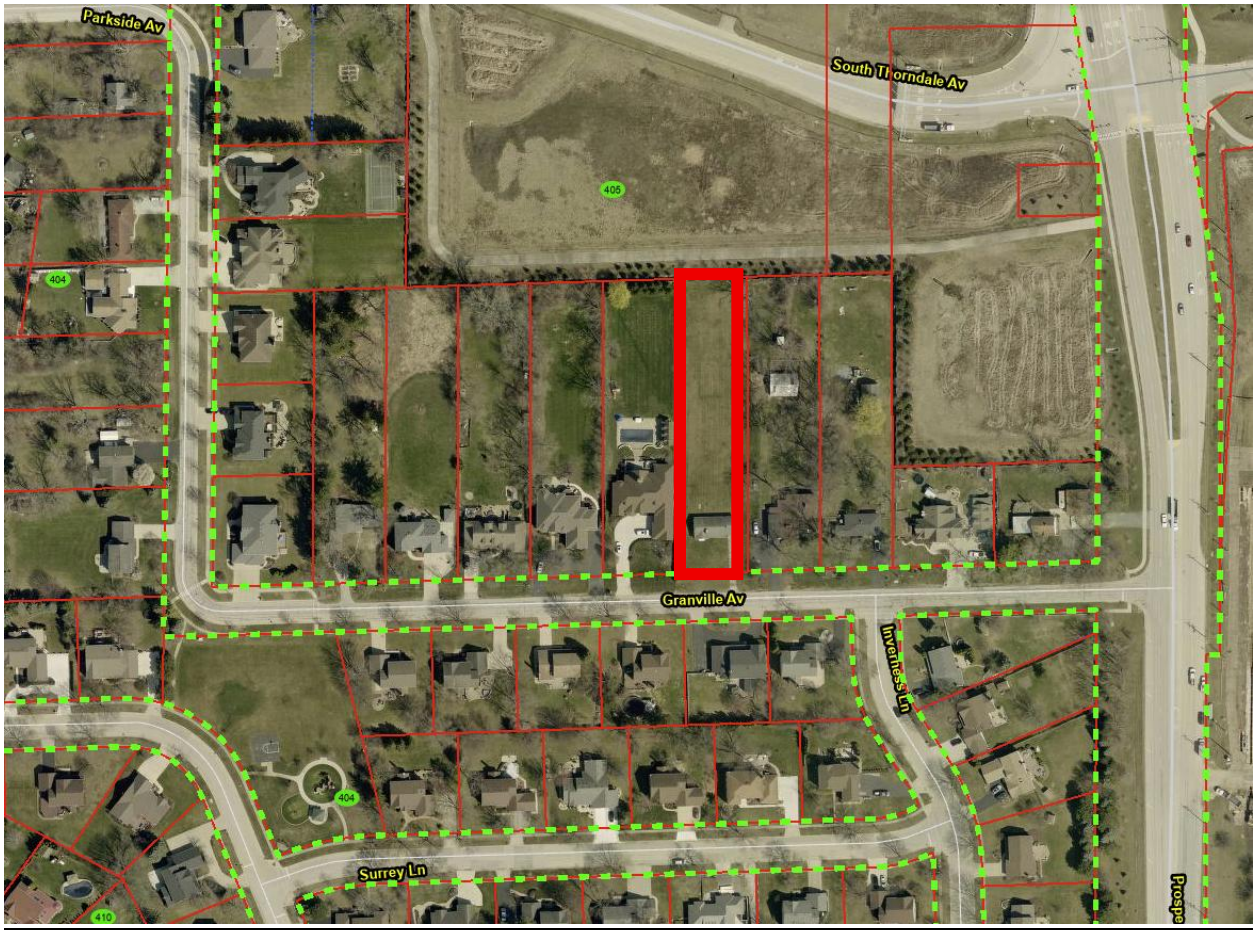
The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.


Parkside Av
South Thorndale Av
405
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Granville Av
Inverness Ln
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Surrey Ln
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The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing will take place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on February 17, 2026 for First Reading with final approval of Ordinance 2161-25 on March 3, 2026.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinance

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Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

January 28, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County. On behalf of the Petitioner, we request that the Board of Trustees continue its consideration of the Proposed Annexation (Ordinance 2161-25) and Proposed Variations (Ordinance 2162-25) to the February 17, 2026 meeting of the Village Board of Trustees. The Petitioner requests the continuances to further incorporate feedback from the Village Board and staff.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

[redacted]

Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
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DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: December 2, 2025

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS: Move to Continue to the January 20, 2026 Village Board meeting.

UPDATED SUMMARY:

Village Board continued the case to the first meeting in January after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

DISCUSSION

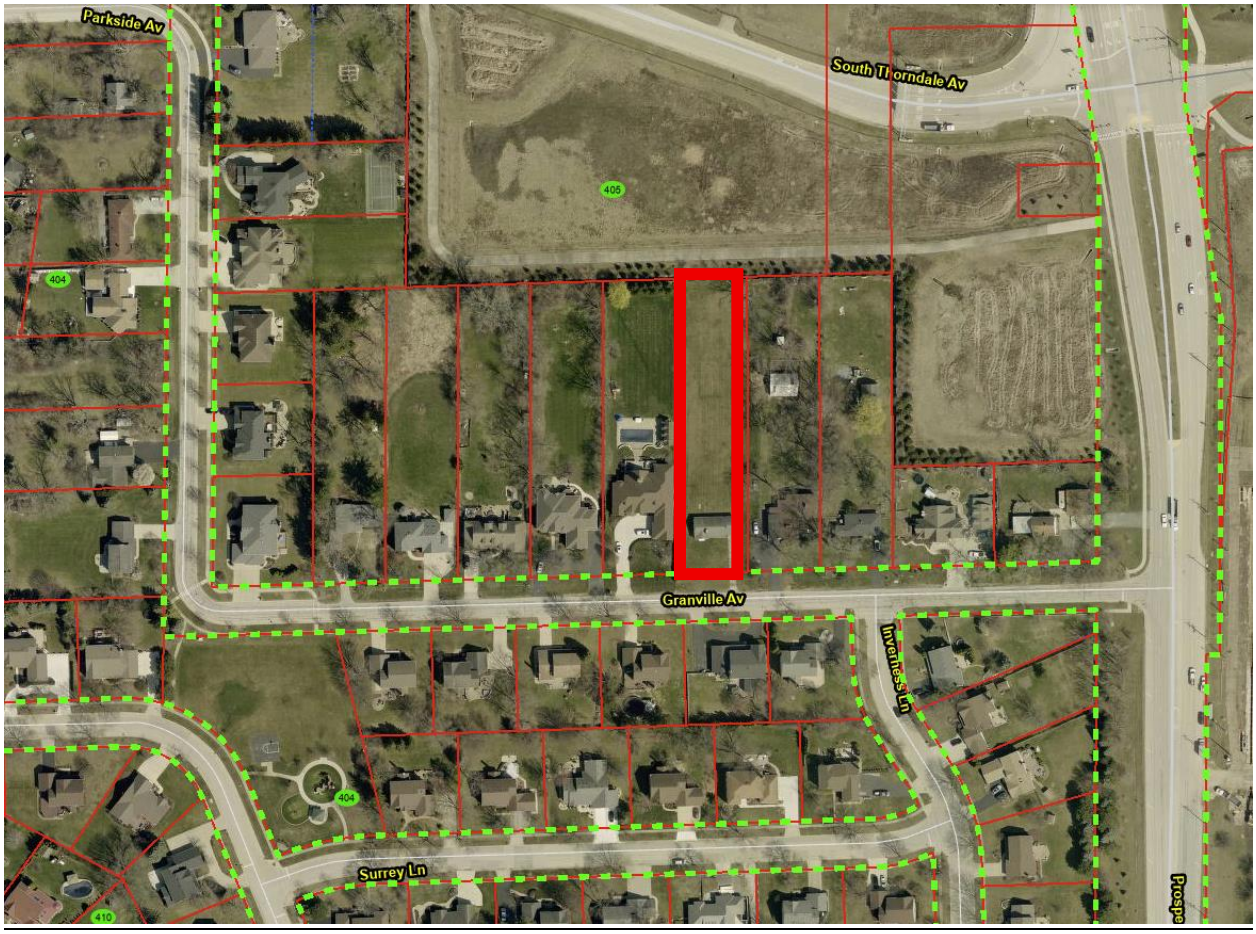
The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.



The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing will take place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on January 20, 2026 for First Reading with final approval of Ordinance 2161-25 on February 3, 2026.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinance

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: December 2, 2025

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS:
(1) Move to Approve the Annexation Agreement for 19W076 Granville Avenue.
(2) Move to Approve the Annexation of 19W076 Granville Avenue.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.

2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing will take place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on December 2, 2025, for First Reading with final approval of Ordinance 2161-25 on December 16, 2025.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinance

ITASCA STANDARD FORM ANNEXATION AGREEMENT

I. INTRODUCTION

THIS ANNEXATION AGREEMENT (this AGREEMENT) is made and entered into this 3rd day of March, 2026 by and between the Village of Itasca, an Illinois municipal corporation (the VILLAGE), and Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 (the OWNER).

II. RECITALS

A. The OWNER is the owner of record of all of the real estate consisting of approximately 0.918 acres legally described in Exhibit A attached hereto and incorporated herein by reference (the PROPERTY), and depicted on the Annexation Map, attached hereto as Exhibit B and incorporated herein by reference, which PROPERTY is contiguous to the corporate limits of the VILLAGE, and is not within the limits of any corporate municipality.

B. The VILLAGE is a municipal corporation organized and existing under the laws of the State of Illinois.

C. There has been filed with the Clerk of the VILLAGE a Petition for Annexation pursuant to 65 ILCS 5/7-1-8, signed by the OWNER of the PROPERTY, and by not less than 51% of the electors then residing on the PROPERTY.

D. OWNER desires to annex the PROPERTY to the VILLAGE (the ANNEXATION) subject to, and contingent upon, the approval by the Village of certain zoning relief further described in Sections IV and V of this AGREEMENT (collectively, the ZONING APPROVALS), pursuant to the terms and conditions of this AGREEMENT.

E. It is the desire of the VILLAGE to annex the PROPERTY and facilitate development of the PROPERTY pursuant to the terms and conditions of this AGREEMENT.

F. VILLAGE and OWNER have or will perform and execute all acts required by law to effectuate such annexation.

G. OWNER hereby proposes that the PROPERTY be classified in the Residential R-1 Single-Family Residence District Zoning classification (the R-1 DISTRICT), with certain zoning variations, as more fully set forth below, to allow for the construction of a new Single Family residence.

H. The VILLAGE and OWNER desire that the PROPERTY be developed in the manner proposed above; and,

I. In reliance upon the development of the PROPERTY in the manner proposed, the VILLAGE and OWNER have or will execute all petitions and other documents that are necessary to accomplish the annexation of the PROPERTY to the VILLAGE.

J. It is the desire of the VILLAGE and the OWNER that the development of the PROPERTY proceeds as soon as possible, subject to the ordinances, codes and regulations as amended by the VILLAGE.

K. In accordance with the powers granted to the VILLAGE by the provisions of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 through 15.1-5, inclusive, relating to annexation agreements, the VILLAGE and OWNER wish to enter into a binding agreement with respect to the annexation of the PROPERTY to the VILLAGE and to provide for various other matters related directly or indirectly to such annexation and the development of the PROPERTY as authorized by the provisions of valid statutes.

L. On December 2, 2025, pursuant to legal notice, the corporate authorities of the VILLAGE held a public hearing on this AGREEMENT all as required by the provisions of the statutes of the State of Illinois, and on March 3, 2026 by a vote of two-thirds (66.67%) of the corporate authorities then holding public office, directed the President to execute, and the VILLAGE Clerk to attest to, this AGREEMENT on behalf of the VILLAGE.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the parties hereto agree as follows:

III. ANNEXATION

On September 10, 2025, OWNER filed with the Clerk of the VILLAGE a petition pursuant to and in accordance with the provisions of 65 ILCS 5/7-1-8, to annex the PROPERTY to the VILLAGE subject to the approval of this AGREEMENT. The VILLAGE shall adopt ordinances annexing the PROPERTY and granting the ZONING APPROVALS. It is expressly understood that this AGREEMENT, in its entirety, together with the aforesaid Petition for Annexation and any ordinance annexing the PROPERTY, shall be null, void, and of no force and effect unless the PROPERTY is zoned and classified as hereinafter, and the VARIATIONS (as defined below) are approved by the VILLAGE, provided the necessary ordinances are duly adopted by the VILLAGE contemporaneously with the execution of this AGREEMENT.

IV. ZONING

If the VILLAGE adopts an ordinance annexing the PROPERTY, the VILLAGE shall adopt an ordinance providing that the PROPERTY, as depicted on the attached Exhibit B, and legally described on the attached Exhibit A, shall be classified as R-1 DISTRICT, subject to the VARIATIONS provided in Section V of this AGREEMENT.

V. VARIANCES

If the VILLAGE adopts an ordinance annexing the PROPERTY, then the VILLAGE shall adopt an ordinance granting the following variations from the Itasca ZONING ORDINANCE (the ZONING ORDINANCE) for the proposed development of the PROPERTY (collectively, the VARIATIONS):

A. A variation to Section 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
B. A variation to Section 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
C. A variation to Section 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
D. A variation to Section 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 18 feet.
E. A variation to Section 12.03.7 to allow two driveways.
F. A variation to Section 4.20.4.d to permit a gate across both driveway entrances.

VI. FEES AND DONATIONS

As a condition of this AGREEMENT, OWNER shall provide cash payments, for the benefit of the VILLAGE, as follows:

A. Annexation, Building Permit, Tap-on, Engineering Review, Legal Review, and other Fees and Costs:

Annexation fees, building permit fees, tap-on fees, engineering and legal consulting fees, and all other applicable fees and costs shall be payable in accordance with the fees and costs required under existing VILLAGE ordinances, subject to such increases as may be contained in ordinance amendments made from time-to-time, provided that no such increases shall apply to the PROPERTY unless they apply to the VILLAGE generally.

B. Recapture Fees: None.

C. Cash and Land Donations: None.

D. Other Fees:

During the term of this AGREEMENT, and irrespective of any amendment to existing, or passage of new, fee ordinances or other action of the VILLAGE, OWNER shall not be required to pay any fees to the VILLAGE other than or in amounts greater than those specified herein, provided that if, during the term of this AGREEMENT, any such fees applicable generally to all properties in the VILLAGE or to any particular type of work are reduced, the fees applicable to the PROPERTY and to the type of work being done on the PROPERTY shall be reduced correspondingly.

VII. PUBLIC IMPROVEMENTS

A. Public Improvements

OWNER shall be responsible for the construction and installation of any public improvements and utilities, consisting of sanitary sewers, water mains, streets, street lights, and appurtenant structures, if needed to adequately service the PROPERTY in accordance with applicable VILLAGE ordinances and design standards and the following additional standards:

1. Roadways, Right-of-Way, and Pavement Width

DEVELOPER shall construct all streets, sidewalks, and other public improvements in accordance with applicable VILLAGE ordinances. OWNER agree to cooperate in good faith with the DuPage County Division of Transportation and the Illinois Department of Transportation, if necessary and applicable.

2. Subsurface Utilities

All new utilities to be installed in conjunction with development of the PROPERTY, including sanitary sewers, water mains, electric, gas, telephone, and cable television, shall be installed underground. Any existing perimeter overhead power lines shall be removed and installed underground.

3. Sewerage Treatment

The VILLAGE has agreed to allow OWNER to tap into the VILLAGE's sanitary system for the purpose of serving the proposed development. OWNER shall provide sanitary sewer service to the PROPERTY or any improvement to be constructed thereon, by connecting into the existing sanitary sewers at a point or points as shall be reasonably determined and approved by the VILLAGE Engineer. Any connections made by OWNER shall be made in a manner reasonably approved by the VILLAGE Engineer and any other applicable governmental bodies and agencies having jurisdiction.

4. Water Supply

The VILLAGE has agreed to allow OWNER to tap into the VILLAGE'S water system for the purpose of serving the proposed development, subject to compliance with the provisions for off-site improvements set forth below. Except as provided in this Section VII.A.4, VILLAGE and OWNER agree that OWNER may connect to a well water source for the sole purpose of providing water for the landscaped areas and yards at the PROPERTY. VILLAGE and OWNER agree that OWNER must use the VILLAGE'S water system for all other purposes. OWNER shall connect to the existing VILLAGE water mains at a point or points as are reasonably determined and approved by the VILLAGE Engineer. Any connections made by OWNER shall be made in a manner reasonably approved by the VILLAGE Engineer and any other applicable governmental bodies and agencies having jurisdiction over the PROPERTY.

5. Off-Site Improvements

(a) If necessary to connect the PROPERTY to the VILLAGE's water and sewer systems, OWNER shall, at its sole cost and expense, construct (i) a water main with all the appurtenances and hydrants along the frontage of the PROPERTY in or following the right-of-way, and (ii) a sanitary sewer line within the same right-of-way, all as depicted and in accordance with engineering plans and specifications to be submitted by OWNER and approved by the VILLAGE engineer prior to the construction of said off-site improvements.

(b) OWNER agrees to install storm water detention/ retention improvements as delineated in plans and specifications to be submitted by OWNER and approved

by the VILLAGE Engineer, and other regulatory authorities. The detention/retention facility shall be designated by OWNER as common areas with restrictions of record to be recorded by OWNER, providing that OWNER and its successors and assigns own and are responsible for maintenance of such common areas. OWNER shall establish easements authorizing the VILLAGE to enter upon and provide required maintenance to said common areas if not done in a timely manner by OWNER, its successors and assigns, and authorizing the VILLAGE to back charge OWNER, its successors and assigns, or place a lien upon the PROPERTY for the costs incurred by the VILLAGE performing such maintenance.

B. Dedication of Improvements

OWNER shall dedicate to the VILLAGE the public improvements by recording of a final plat of subdivision and/or plat of dedication and easement, in the form and substance approved by the VILLAGE. The VILLAGE shall accept said public improvements as provided herein and by VILLAGE ordinances.

C. Completion and Maintenance Guarantee

1. It is understood that prior to the construction of any public improvements herein provided, OWNER shall submit the required plans, specifications, and engineer's estimate of probable cost for approval by the VILLAGE Engineer, as provided herein. OWNER shall submit surety bonds or separate irrevocable, commercial letters of credit, at the VILLAGE'S sole option, in an amount equal to 115% of the aforesaid probable cost of completion, as required by the VILLAGE and in a form approved by the VILLAGE Attorney, to secure completion of such public improvements to service the proposed development. No building permits or occupancy permits shall be issued, and OWNER shall not begin construction of the public improvements, without submitting said guarantee bond or letter of credit. In the event that the amount of any guarantee bond or letter of credit should become less than the amount actually estimated to be required to complete the public improvements, OWNER shall increase appropriately the amount of the guarantee bond or letter of credit.

2. Upon installation of said public improvements, the applicable guarantee bond or letter of credit shall periodically be reduced to an amount which, in the reasonable opinion of the VILLAGE Engineer and subject to the procedures in the Subdivision Ordinance, is sufficient to ensure completion of the work yet to be performed.

3. A maintenance guarantee, consisting of a cash escrow or irrevocable letter of credit reasonably acceptable to the VILLAGE shall be in an amount equal to ten percent (10%) of the letter of credit posted under the preceding paragraph and shall be held by the VILLAGE for a period of three (3) years after final acceptance of such public improvements, as a guarantee against any defect in the material or workmanship furnished in connection with the public improvements and to guarantee against any damage to such improvements by reason of settling of the ground, base or foundation thereof, all as provided in the VILLAGE Subdivision Ordinance. As a further condition of the VILLAGE accepting said public improvements, OWNER shall provide a bill of sale to all such public improvements on a form approved by the VILLAGE Attorney.

D. Easements and Access

1. The VILLAGE shall, upon the request of the OWNER, grant to utility companies designated by OWNER or any other municipal corporation or public body which may provide utilities to any part of the PROPERTY, such as construction and maintenance utility easements over, under, across, or through property owned or controlled by the VILLAGE, as are necessary or appropriate for the development of the PROPERTY in accordance with the provisions of this AGREEMENT; provided, however, that OWNER shall pay all costs associated therewith.

2. OWNER shall be responsible for obtaining all off site easements and rights of possession over, under, across or through property not owned by the VILLAGE for all public improvements, including utility and road improvements as set forth herein, and as provided by the final engineering plans which are reasonably determined by the VILLAGE to be reasonably necessary for the development of the PROPERTY. In the event OWNER is unable to obtain such easements and rights of possession, the VILLAGE agrees to exercise its power of eminent domain at the request of the OWNER, to obtain any such title to real estate, easements and rights of possession required by the VILLAGE, which are reasonably acceptable to the VILLAGE for the improvements; provided, however, that OWNER shall pay all costs, expenses, judgments, and settlements including all attorney fees of the VILLAGE arising out of or in connection therewith.

VIII. SIGNS AND FENCING

The VILLAGE is generally agreeable to entry signs and monuments. However, any such sign or monument must be presented to the VILLAGE's Plan Commission. The Plan Commission shall make a recommendation to the VILLAGE Board to approve or deny the OWNER's request. Action by the VILLAGE Board shall be taken on the Plan Commission's recommendation.

IX. INTERIM USES

Interim uses shall be permitted as follows: None.

X. VILLAGE ORDINANCES

A. OWNER agrees that, in its development of the PROPERTY, they shall comply with all ordinances, codes and regulations of the VILLAGE in effect on the date of this AGREEMENT as modified by this AGREEMENT, including but not limited to the VILLAGE Zoning and Subdivision Ordinances. During the term of this AGREEMENT, the PROPERTY shall not be subject to any new ordinances, codes or regulations, or to any amendments to existing ordinances, codes or regulations which are more restrictive than those applicable to the PROPERTY other than those new or amended ordinances, codes and regulations pertaining to building, health, property maintenance, or life safety generally applicable throughout the VILLAGE.

B. To the extent that any new or amended ordinances, codes and regulations are less restrictive than those applicable to the PROPERTY pursuant to this AGREEMENT, OWNER may elect to proceed with the development or construction of improvements based upon the less restrictive ordinances, codes and regulations.

XI. BUILDING PERMITS

The VILLAGE agrees to issue within thirty (30) working days after receipt of application therefore, permits for the construction of any buildings or improvements of buildings or issue a letter of denial within said period of time informing OWNER as to where the application does not conform to the provisions of this AGREEMENT or VILLAGE ordinances and quoting the section of the VILLAGE code, ordinance, or this AGREEMENT relied upon. If the application is approved, the permits will be issued with ten (10) working days thereafter. If the permit is conditionally approved, the permit will be issued within five (5) working days after the OWNER satisfies the conditions of such approval.

XII. STOP ORDERS

Any stop order issued by the VILLAGE directing work stoppage on any building or other improvement shall specify the section of the ordinance, code or regulation, or this AGREEMENT allegedly violated and shall give OWNER thirty (30) days in which to cure or diligently commence cure of such violation. Upon correction of any such violation, work on any building or improvement subject to the stop work order may recommence.

XIII. CERTIFICATES OF OCCUPANCY

A. Subject to the provisions of the VILLAGE Zoning and Subdivision Ordinances, within five (5) days after request by OWNER for a final inspection of a building within the development, the VILLAGE shall issue a final certificate of occupancy for such building or shall issue a letter of denial of a certificate of occupancy identifying the corrections necessary as a condition to issuance of a certificate of occupancy and specifying the section of the Building Code relied on by the VILLAGE in its request for correction. If, after final inspection or reinspection, the VILLAGE'S inspector does not request in writing correction of any items, immediate occupancy of the building shall be permissible.

B. Subject to the provisions of the VILLAGE Zoning and Subdivision Ordinances, the VILLAGE shall issue a temporary occupancy certificate for any building within the development before completion of the building if said building may be occupied safely prior to full completion without endangering life or public welfare.

C. The VILLAGE shall issue individual certificates of occupancy for each building contained in the development on a unit-by-unit or floor-by-floor basis within five (5) days after request by the DEVELOPER, if construction of such building has advanced to the point that the portions of the building for which the certificate is to be issued may be occupied safely prior to full completion of the building without endangering life or public welfare, as provided under the VILLAGE'S Building Code.

XIV. REIMBURSEMENT OF VILLAGE COSTS

OWNER agrees to reimburse the VILLAGE for reasonable attorneys' fees and costs and planning consultants' and engineering costs incurred by the VILLAGE in connection with the annexation and development of the PROPERTY or in the enforcement of any of the terms of this AGREEMENT upon default by OWNER. Such payment shall be made promptly upon receipt of a

request from the VILLAGE for such reimbursement, with copies of bills attached. In addition to other remedies as stated in this AGREEMENT, the VILLAGE may withhold issuance of building permits and occupancy certificates in the event OWNER fails to promptly reimburse the VILLAGE for such costs.

XV. SPECIAL PROVISIONS

None.

XVI. AGREEMENT TO PREVAIL OVER CODES AND ORDINANCES

In the event of any conflict between this AGREEMENT and any codes, ordinances, rules or regulations, of the VILLAGE, the provisions of this AGREEMENT shall prevail to the extent of any such conflict or inconsistency.

XVII. PARTIAL INVALIDITY OF AGREEMENT

A. If any provision of this AGREEMENT (except those provisions relating to the requested rezoning of and VARIATIONS for the PROPERTY identified herein and the ordinances adopted in connection therewith), or its application to any person, entity, property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions, and provisions of this AGREEMENT and, to that end, any terms, conditions, and provisions of this AGREEMENT are declared to be severable.

B. If, for any reason, during the term of this AGREEMENT, any approval or permission granted hereunder regarding plans or plats of subdivision or zoning are declared invalid, the VILLAGE agrees to take whatever action is necessary to reconfirm such plans and zoning ordinance effectuating the zoning, variations, and plat approvals proposed herein.

XVIII. TIME IS OF THE ESSENCE

It is understood and agreed by the parties hereto that time is of the essence in this AGREEMENT, and that all parties will make every reasonable effort, including the calling of special meetings, to expedite the subject matter hereof. It is further understood and agreed by the parties that the successful consummation of this AGREEMENT requires their continued cooperation.

XIX. BINDING EFFECT AND TERM

This AGREEMENT constitutes a covenant running with the land and binding upon and inuring to the benefit of the parties hereto, their successors and assigns, including, but not limited to, successor owners of record of the PROPERTY, successor owners, lessees and successor lessees, and upon any successor municipal authorities of the VILLAGE for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto. OWNER agrees not to file any petition or institute any proceeding to disconnect the PROPERTY from the corporate limits of the VILLAGE during the term of this AGREEMENT.

XX. AMENDMENTS

This AGREEMENT may be amended by mutual written agreement of the VILLAGE and OWNER and in accordance with the procedures provided by law and ordinance.

XXI. RECORDING

This AGREEMENT shall be recorded with the County Recorder's office in the County of DuPage.

XXII. NOTICES AND REMEDIES

A. Upon breach of this AGREEMENT, any of the parties in any court of competent jurisdiction may, by civil action, mandamus, injunction or other proceeding, enforce and compel performance of this AGREEMENT.

B. Before any failure of any party to this AGREEMENT to perform its obligations under this AGREEMENT shall be deemed to be a breach of this AGREEMENT, the party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the party alleged to have failed to perform and performance shall be demanded.

C. In the event the VILLAGE chooses to sue in order to enforce the obligations hereunder, the OWNER shall pay all costs and expenses incurred by the VILLAGE, including, but not limited to, reasonable attorney's fees and court costs, provided the VILLAGE prevails. In the event the OWNER chooses to sue in order to enforce the obligations hereunder, the VILLAGE shall pay all costs and expenses incurred by the OWNER, including, but not limited to, reasonable attorney's fees and court costs, provided the OWNER prevails. In addition, if the OWNER does not pay any fees provided for herein, the VILLAGE may withhold the issuance of building permits until payment is received, or if the appropriate security is not deposited, withhold approval of any plat of subdivision until the appropriate security is delivered. The VILLAGE may use any remedies available to it to collect such fees and charges as are due.

D. Notices shall be provided at the following addresses:

VILLAGE: Village Clerk
Village Administrator
Village of Itasca
550 W. Irving Park Road
Itasca, IL 60143

Copies to: Jason R. Blumenthal
Hervas, Condon & Bersani, P.C.
333 Pierce Road, Suite 195
Itasca, IL 60143

OWNER: ATTN: Gregory Kasprzyk (Trust 8002383423)
Chicago Title Land Trust Company
1701 Golf Road, Suite 1-102

Rolling Meadows, IL 60008

Copy to: Mario Gullo
19W076 Granville Avenue
Itasca, IL 60143

Copy to: ATTN: Karl D. Camillucci
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2600
Chicago, IL 60601

XXIII. INDEMNIFICATION.

OWNER shall in the event a claim is made against the VILLAGE, its officers, other officials, agents and employees or any of them, or if the VILLAGE, its officers, other officials, agents and employees or any of them, is made a party-defendant in any proceeding arising out of or in connection with this AGREEMENT or the annexation of the PROPERTY, the approval and issuance of any and all permits or other governmental authorization, zoning changes or other zoning relief, for the PROPERTY, or the development of the PROPERTY, including matters pertaining to the hazardous material and other environmental matters (except as may be required by provisions 765 Ill. Comp. Stat. 705.1 and 740 Ill. Comp. Stat. 35/1 of the Illinois Statute for the negligent acts and omissions of the VILLAGE, its officers, other officials, agents and employees or any of them) defend and hold the VILLAGE and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgments, costs, fees, including expenses and reasonable attorney's fees in connection therewith. Any such indemnified person may obtain separate counsel to participate in the defense thereof at his own expense. However, if the Canons of Legal Ethics require such indemnified person to be separately defended where there is no agreement as to a conflict of interest, then OWNER shall bear such expense. The VILLAGE and such officers, other officials, agents and employees shall cooperate in the defense of such proceedings and be available for any litigation-related appearances which may be required. OWNER agrees that the VILLAGE, its officers, other officials, agents and employees shall not be liable for any liability, losses, judgments, costs, fees, including reasonable attorney's fees and expenses arising out of or in connection with the VILLAGE'S failure to approve preliminary or final plans, provided, however, OWNER does not relinquish its right to receive approval of its final plans, including final plats of subdivision, building and occupancy permits and other permits, approval and licenses and to such extent OWNER retains the right to legal or equitable action against the VILLAGE for declaratory judgment, injunctive relief and mandamus to enforce all of its rights under this AGREEMENT, provided in no event shall the VILLAGE or any officer, agency or employee be liable for monetary damages or attorney's fees in connection therewith.

XXIV. COUNTERPARTS

This AGREEMENT may be executed in any number of counterparts, all of which, taken together, shall constitute one agreement, and any one of the parties hereto may execute this AGREEMENT by signing any such counterpart.

IN WITNESS WHEREOF, the parties have executed this Annexation Agreement the day and year first above written.

OWNER:

By: _____

Its: _____

VILLAGE OF ITASCA:

By: _____
Village President

Attest: _____
Village Clerk

EXHIBIT A

LOT 17 IN LEUHRINGS LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

PIN 03-05-405-015

EXHIBIT B

ANNEXATION MAP

PLAT OF ANNEXATION

TO

THE VILLAGE OF ITASCA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

_____
(PRINT NAME)

_____
(ADDRESS)

_____
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF ANNEXATION

0.918 ACRES

(MORE OR LESS)

N

20 10 0 20

SCALE: 1 INCH = 20 FEET

PARCEL INDEX NUMBER

03-05-405-015
19w076 GRANVILLE AVE,
ITASCA, IL 60143

LINE LEGEND

- LIMITS OF ANNEXATION (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EXISTING LIMITS OF THE VILLAGE OF ITASCA (Solid Hatched Lines)

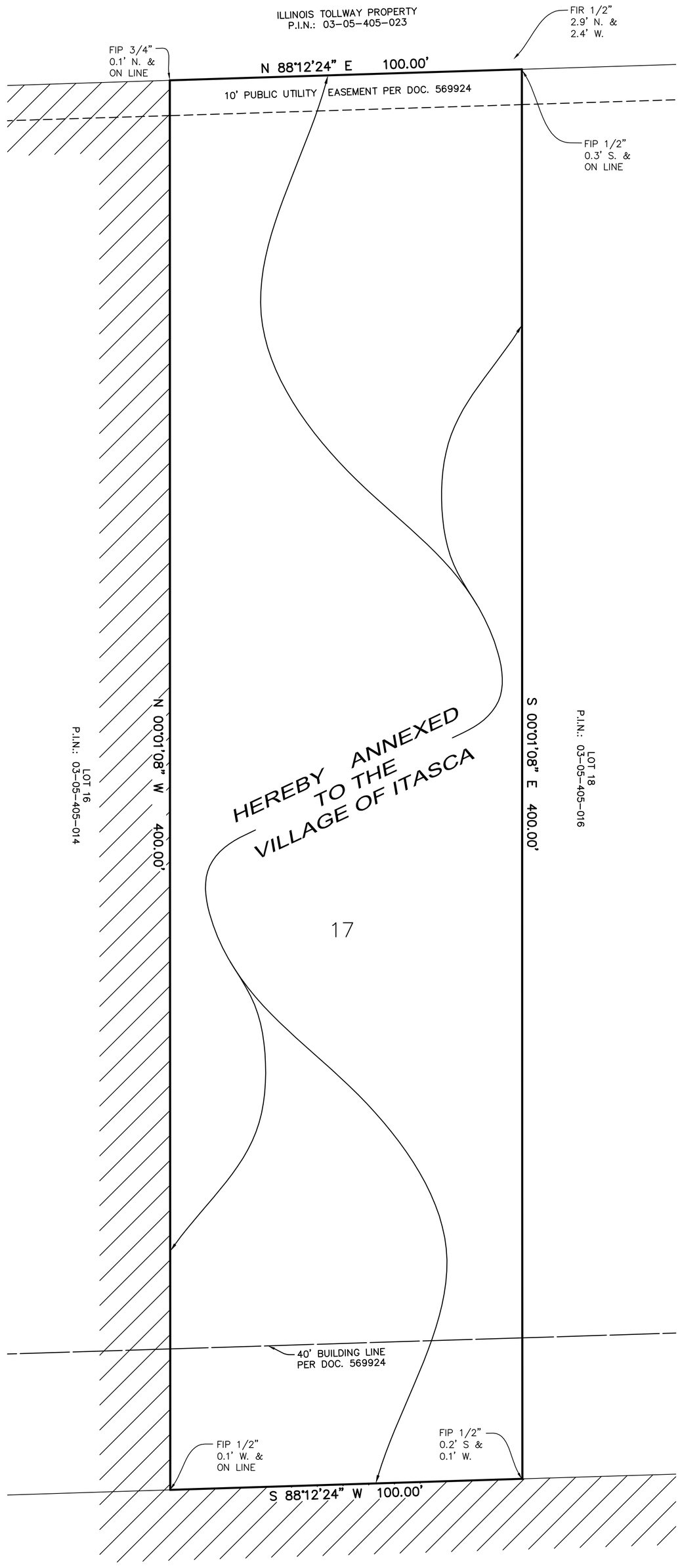
NOTES

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAVD 88).

FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
R.O.W. - RIGHT-OF-WAY



GRANVILLE AVE
(66' R.O.W. HERETOFORE DEDICATED)

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS,

THIS _____ DATE OF _____, A.D. 20 ___.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PLAT OF ANNEXATION WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE OF ITASCA VILLAGE BOARD AT ITS MEETING HELD ON _____, A.D. 20 ___.

ORDINANCE NO. _____

BY: _____
VILLAGE CLERK

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____, AT _____ O'CLOCK _____.M.

_____
RECORDER OF DEEDS

PARCEL DESCRIPTION

LOT 17IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF ITASCA.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20___.

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

PREPARED FOR:
GMA PROPERTIES

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 8056001 FILE NAME: ANNEXATION
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 6-4-2025 JOB NO.: 8056.0001
PROJECT REFERENCE:
CHECKED BY:
REVISIONS:

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DRAWING PATH: P:\8056001\DWG\SURVEY\DRAWINGS\PLATS\ANNEXATION.DWG
PLOT FILE CREATED: 6/4/2025 BY: SARA REID

Village of Itasca Annexation Petition
19W076 Granville Avenue

I, Gregory Kasprzyk, after being first duly sworn on oath, depose and state that I have personal knowledge of the facts set forth in this Petition and, if called upon to testify, I would swear the following facts are true and correct:

1. I am a Trust Officer for the Chicago Title Land Trust Company (the "Company").

2. The Company is the owner of the subject property located at 19W076 Granville Avenue in unincorporated DuPage County (the "Subject Property") as Trustee under the provisions of the Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 (the "Trust").

3. Mario Gullo (the "Beneficiary") is the sole beneficiary of the Trust.

4. No electors reside within the Subject Property.

5. The Beneficiary, with due authorization from the Trust, has submitted an application for annexation of the Subject Property into the Village of Itasca (the "Proposed Annexation").

6. Pursuant to 65 ILCS 5/7-1-8, with due authorization from and on behalf of the Beneficiary and Trust, I request the Village of Itasca approve the Proposed Annexation.

FURTHER AFFIANT SAYETH NOT.

This information contained in this certification has been furnished to the land trustee by the beneficiaries of trust no. 8002383423 and the certification is made solely in reliance thereon and no responsibility is assumed by the trustee in its individual capacity, for the truth or accuracy of the facts therein stated.

CHICAGO TITLE LAND TRUST COMPANY
as Trustee under Trust No. 8002383423
and not personally

Signature: [redacted]
BY:
ASSISTANT VICE PRESIDENT

Name:

Signed and sworn to before me on [*insert date*] 9-9-25 by [*insert name of affiant*] GREGORY KASPRZYK at [*insert county name*] Cook County, [*insert state*] Trust Officer of CTLTC.

[redacted]
Notary Public

"OFFICIAL SEAL"
MAURA ELIZABETH MANNIX
Notary Public, State Of Illinois
Commission No. 984277
My Commission Expires 12/28 /2027

Commission expires: 12.28.27

Subject Property Address: 19W076 Granville Avenue, Itasca, IL 60143

Subject Property PIN: 03-05-405-015

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the President and Board of Trustees of the Village of Itasca will conduct a public hearing on Tuesday, December 2nd, 2025 at 7:00 p.m., or as soon thereafter as the case may be heard, in the Itasca Village Hall, 550 West Irving Park Road, Itasca, Illinois, to consider the adoption of an Annexation Agreement between the Village of Itasca and the Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 for the property commonly known as 19W076 Granville Ave., Itasca, IL, PIN #03-05-405-015, approximately 39,988 square feet in area, legally described as follows:

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

The Petitioner is represented by Taft Stettinius & Hollister LLP located at 111 East Wacker Drive, Suite 2600, Chicago, IL 60601. The Petitioner's authorized representative, Karl Camillucci, can be contacted at (312) 836-4085 or kcamillucci@taftlaw.com with questions or to obtain additional information.

All interested people are invited to attend and be heard. The petition and supporting documentation are available for inspection at the Community Development Department at the Itasca Village Hall, 550 West Irving Park Road, Itasca, IL during normal business hours. Written comments, questions, and/or statements can be submitted by email to commdev@itasca.com or by mail addressed to:

Village of Itasca
Attn: Community Development Department
550 W. Irving Park Road
Itasca, IL 60143

NOTE: Any person who has a disability requiring a 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.

Jody Conidi, Village Clerk
Published in Daily Herald Nov. 14, 2025 (312805)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/14/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY [redacted]

Designee of the Publisher of the Daily Herald

Control # 312805 *DUPAGE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

ORDINANCE NO. 2171-26

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT FOR CERTAIN TERRITORY TO THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS (19W076 GRANVILLE AVE - .92 ACRES)

WHEREAS, the Village of Itasca, Illinois (the "Village") is a municipal corporation duly organized and existing pursuant to the laws of the State of Illinois; and,

WHEREAS, Mario Gullo (herein "Petitioner"), on behalf of Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 is the owner (the "Owner") of real property comprised of approximately .92 acres and known by PIN 03-05-405-015, in DuPage County, Illinois (the "Subject Property") which is legally described on Exhibit "A" attached hereto and incorporated herein by reference; and,

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to and surrounded by the Village of Itasca; and,

WHEREAS, the Owner wishes to execute an Annexation Agreement with the Village which will allow for annexation of the Subject Property; and,

WHEREAS, the Owner consents to the execution of an Annexation Agreement with the Village which will allow for annexation of the Subject Property; and,

WHEREAS, 65 ILCS 5/11-15.1-1 of the Illinois Municipal Code specifically allows municipalities to enter into annexation agreements with property owners after public notice and a public hearing before the corporate authorities; and

WHEREAS, the Village corporate authorities have published notice and conducted a public hearing on the question of this Annexation Agreement in accordance with the requirements of 65 ILCS 5/11-15.1-1; and

WHEREAS, the corporate authorities find as a result of said public hearing that approval of the proposed Annexation Agreement is in the best interest of the Village and the public.

NOW, THEREFORE, BE IT ORDAINED by the President of the Board of Trustees of the Village of Itasca, DuPage County, Illinois as follows:

SECTION ONE: The Annexation Agreement for the Subject Property attached hereto and incorporated herein by reference as Exhibit "B", or any substantially similar form, is hereby approved and the Village President is authorized and directed to execute said Annexation Agreement on behalf of the Village.

SECTION TWO: The Village Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the Annexation Agreement (Exhibit B).

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decisions shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

EXHIBIT A

LOT 17 IN LEUHRINGS LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

PIN 03-05-405-01

ORDINANCE NO. 2172-26

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS (19W076 GRANVILLE AVE - .92 ACRES)

WHEREAS, a written petition, signed by the legal owner of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Itasca, DuPage County, Illinois, requesting that said territory be annexed to the Village of Itasca; and,

WHEREAS, there are no electors residing within said territory; and,

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to and surrounded by the Village of Itasca; and,

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by state statute; and,

WHEREAS, copies of such notices required to be recorded, if any, have been recorded in the Office of the Record of DuPage County; and,

WHEREAS, the legal owner of record of said territory and the Village of Itasca have entered into a valid and binding Annexation Agreement relating to such territory; and,

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the terms of the Annexation Agreement relating and with the statutes of the State of Illinois, specifically §7-1-8 of the Illinois Municipal Code; and,

WHEREAS, pursuant to the approval of this Annexation Ordinance being passed, the Village in accordance with the Annexation Agreement shall approve the following variances pursuant to the Itasca Zoning Ordinance:

1. A variation to Section 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. A variation to Section 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. A variation to Section 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
4. A variation to Section 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 18 feet.
5. A variation to Section 12.03.7 to allow two driveways.
6. A variation to Section 4.20.4.d to permit a gate across both driveway entrances.

WHEREAS, if the Village fails to approve the variances described above this Ordinance shall be deemed invalid and unenforceable; and

WHEREAS, it is in the best interests of the Village of Itasca that the territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED by the President of the Board of Trustees of the Village of Itasca, DuPage County, Illinois as follows:

SECTION ONE: The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth herein.

SECTION TWO: The following described territory being indicated on the plats of annexation attached hereto as Exhibit A and incorporated herein by reference, is hereby annexed by the Village of Itasca, DuPage County, Illinois:

> LOT 17 IN LEUHRINGS LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.
>
> Tax Parcel Number: PIN 03-05-405-015

SECTION THREE: The Village Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the plats of annexation (Exhibit A).

SECTION FOUR: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decisions shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FIVE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: March 3, 2026

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS:

(1) Move to Approve the Annexation Agreement for 19W076 Granville Avenue.

(2) Move to Approve the Annexation of 19W076 Granville Avenue.

UPDATED SUMMARY:

Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions.

Staff and the petitioner's team have worked diligently to bring the proposed development in line with the Board's requests and believe they have come to a satisfactory compromised solution. As outlined below, two variances were modified and one variance was removed altogether. The applicant also spent considerable time and effort to alleviate concerns of the Village engineer, which should further alleviate flooding concerns shared by the neighbors.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that now includes permeable pavers, as originally suggested by staff in order to allow for increased lot coverage.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
4. Variance to Sec. 12.03.7 to allow two driveways.

Two variances were modified:

1. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 18 feet. (This was originally 20 ft to 6 ft.).
2. A variation to Section 4.20.4.d to permit a gate across both driveway entrances. (this originally included a front yard fence request, which has been removed).

One variance was removed entirely:

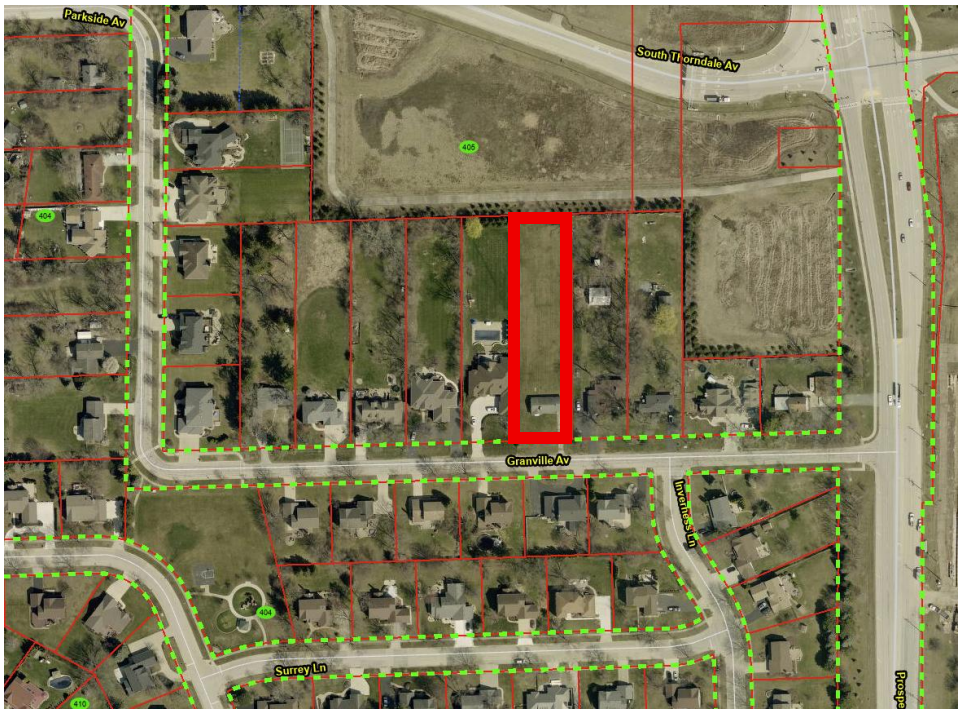
1. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing took place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.



FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, depending on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on March 3, 2026 for Second Reading.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five votes are needed, including current Board members and the Mayor, for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinances

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

February 20, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations
Revised Plans for March 3, 2026 Village Board Meeting

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County (the "**Proposed Home**").

The Village's Board of Trustees considered the Proposed Annexation and Proposed Variations at its December 2, 2025 meeting and provided feedback to the Petitioner regarding the plans for the Proposed Home. In advance of our appearance before the Village Board on March 3, 2026, we are providing the attached revised plans for the Proposed Home which respond to that feedback. The revised plans incorporate the following changes in response to the feedback:

- The front fence has been eliminated and replaced with perimeter landscaping.
- The front gates have been set back 8 feet from the property line.
- The east side access drive has been narrowed to provide the required 5-foot setback.

- The stormwater management engineering has been improved by removing the east side retaining wall and enhancing the site grading to further ensure stormwater flows to the oversized dry well.

- The lot coverage has been redesigned to incorporate 2,181 square feet of permeable pavers. The proposed lot coverage now consists of 2,181 square feet of permeable pavers (5.4%) and 16,455 square feet of impervious surface (41.1%) for a total of 18,636 square feet of lot coverage (46.5%).

Pursuant to the revised plans, the Petitioner has eliminated the need for the following three variations that the Petitioner previously requested: variations to (1) reduce the minimum front yard setback from 30 feet to 0 feet; (2) reduce the minimum east side yard setback from 8 feet to 0 feet; and (3) allow a driveway within 5 feet of the east property line. After eliminating those three variations, the remaining variations for the revised plans are as follows:

1. Lot Coverage: A variation from Section 7.04.9 of the Zoning Ordinance to increase the maximum lot coverage from 40% to 46.5% to allow a total of approximately 18,636 square feet of lot coverage (2,181 square feet of which now consists of permeable pavers).

2. Accessory Building Area: A variation from Section 4.13.4.d of the Zoning Ordinance to increase the maximum accessory structure square footage from 864 square feet to 1,775 square feet to allow a cabana structure with approximately 852 square feet of enclosed space and 923 square feet of exterior space beneath a roof overhang.

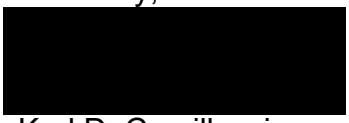
3. Side Yard (West): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum west side yard setback from 8 feet to 6 feet to allow a side stairwell guardrail.

4. Side Yard (Combined): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum combined side yard setback from 20 feet to 18 feet. As a result of the plan revisions made by the Petitioner, the extent of this variation has been reduced by 12 feet.

5. Two-Driveway Design: A variation from Section 12.03.7 of the Zoning Ordinance to allow two driveways (as a semi-circular driveway design).

Thank you for your consideration of this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: February 17, 2026

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Continue to the March 3, 2026 Village Board meeting.

UPDATED SUMMARY:

Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The applicant proposes to annex the property into the Village, with variances, to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
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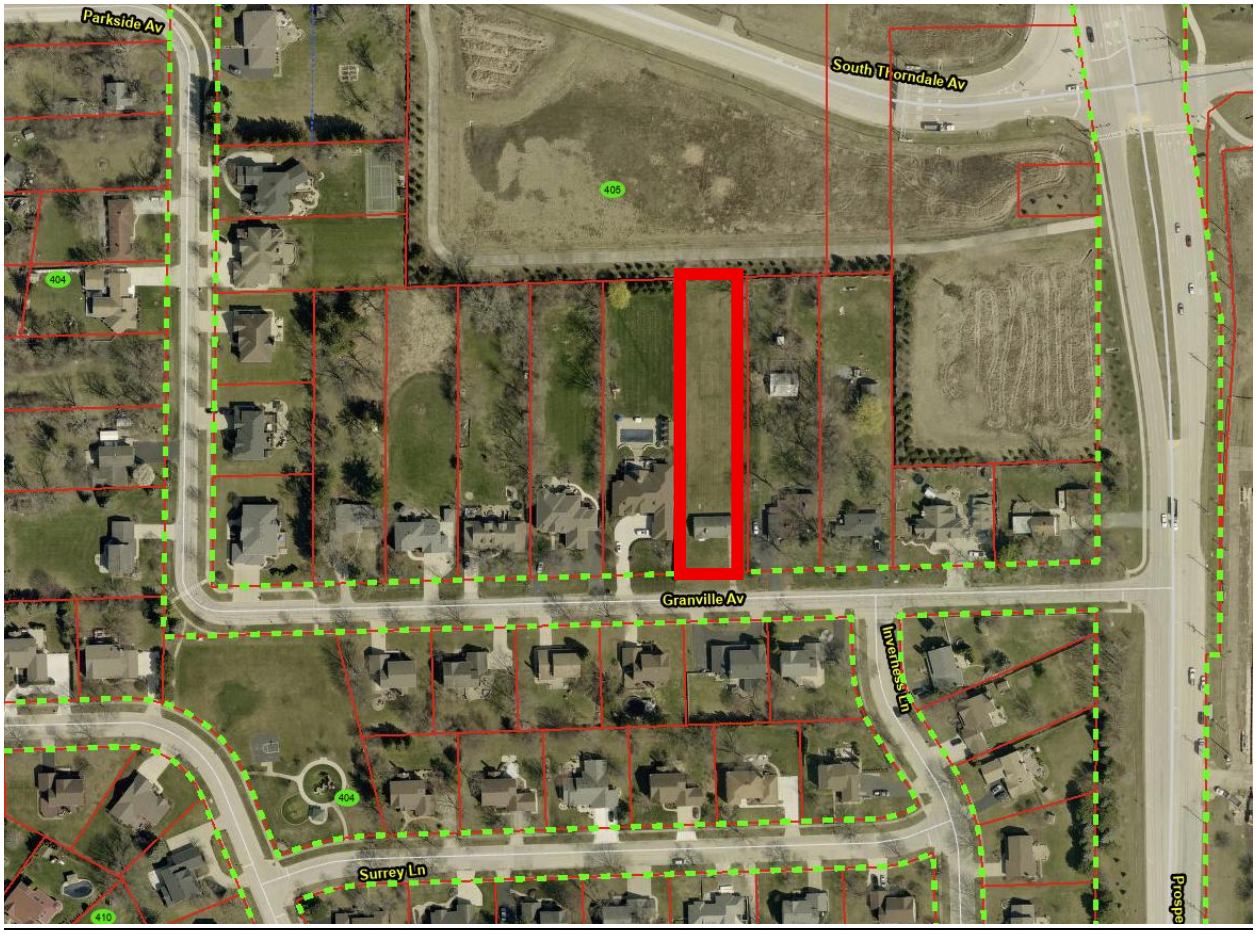
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.


Parkside Av
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The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing will take place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to the Village Board on March 3, 2026 for Second Reading.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

1. Draft Annexation Agreement
2. Preliminary Plat of Annexation
3. Petition for Annexation
4. Public Hearing Notice
5. Draft Ordinance

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

February 13, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County. On behalf of the Petitioner, we request that the Board of Trustees continue its consideration of the Proposed Annexation (Ordinance 2161-25) and Proposed Variations (Ordinance 2162-25) to the March 3, 2026 meeting of the Village Board of Trustees. The Petitioner requests the continuances to further incorporate feedback from the Village Board and staff.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

[redacted]

Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
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MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: February 3, 2026

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS: Move to Continue to the February 17, 2026 Village Board meeting.

UPDATED SUMMARY:

The Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. The Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

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DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

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Variances subject to the following conditions:

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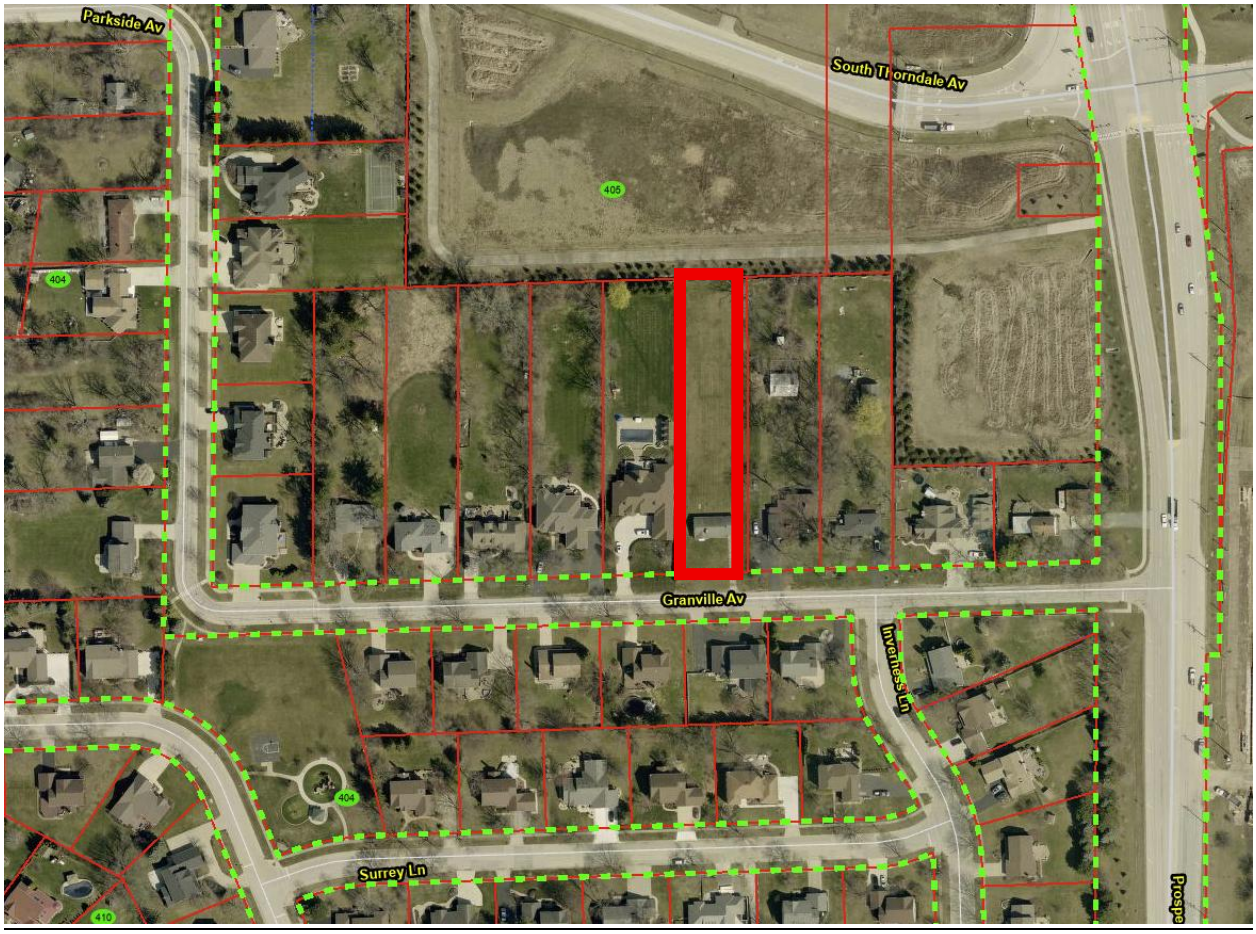
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Per 65 ILCS 5/11-15, the State of Illinois requires that a Notice of Public Hearing be published in a local newspaper not more than 30 days nor less than 15 days before the hearing date. The Public Hearing will take place on Tuesday, December 2, 2025 and was published in the Daily Herald on November 14, 2025.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on February 17, 2026 for First Reading with final approval of Ordinance 2161-25 on March 3, 2026.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

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taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

January 28, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

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MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: December 2, 2025

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS: Move to Continue to the January 20, 2026 Village Board meeting.

UPDATED SUMMARY:

Village Board continued the case to the first meeting in January after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

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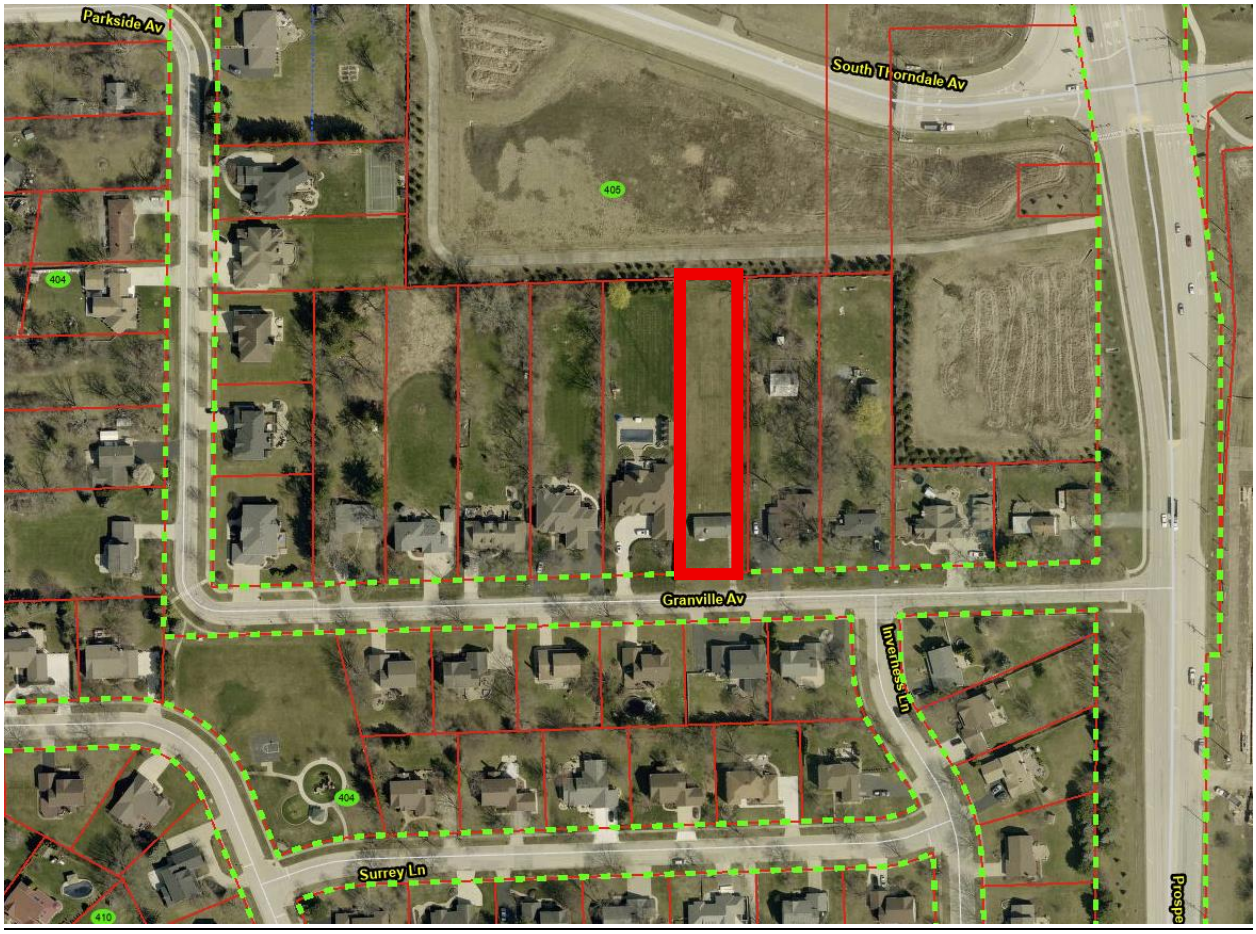

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FISCAL IMPACT

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AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on January 20, 2026 for First Reading with final approval of Ordinance 2161-25 on February 3, 2026.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

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MEMORANDUM

TO: Village Board

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director;
Carie Anne Ergo, Village Administrator

DATE: December 2, 2025

SUBJECT: Annexation Agreement and Annexation for 19W076 Granville Avenue

RECOMMENDED MOTIONS:
(1) Move to Approve the Annexation Agreement for 19W076 Granville Avenue.
(2) Move to Approve the Annexation of 19W076 Granville Avenue.

INTRODUCTION

The agreement is in reference to the property at 19W076 Granville Ave. The property is currently located in DuPage County and is owned by the Chicago Title Land Trust Company. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

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AFTER ACTION STEPS

After approval, the board will vote to approve the requested variances. If the variances are not approved, the Village will be in breach of the annexation agreement, and the annexation will be invalid.

STAFF RECOMMENDATION

Staff recommend the annexation agreement and annexation be forwarded to board for Village Board on December 2, 2025, for First Reading with final approval of Ordinance 2161-25 on December 16, 2025.

The final ordinance must be passed by a vote of two-thirds of the corporate authorities holding office; thus five current Board members must vote to approve for the annexation to pass.

ATTACHMENTS

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ITASCA STANDARD FORM ANNEXATION AGREEMENT

I. INTRODUCTION

THIS ANNEXATION AGREEMENT (this AGREEMENT) is made and entered into this 3rd day of March, 2026 by and between the Village of Itasca, an Illinois municipal corporation (the VILLAGE), and Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 (the OWNER).

II. RECITALS

A. The OWNER is the owner of record of all of the real estate consisting of approximately 0.918 acres legally described in Exhibit A attached hereto and incorporated herein by reference (the PROPERTY), and depicted on the Annexation Map, attached hereto as Exhibit B and incorporated herein by reference, which PROPERTY is contiguous to the corporate limits of the VILLAGE, and is not within the limits of any corporate municipality.

B. The VILLAGE is a municipal corporation organized and existing under the laws of the State of Illinois.

C. There has been filed with the Clerk of the VILLAGE a Petition for Annexation pursuant to 65 ILCS 5/7-1-8, signed by the OWNER of the PROPERTY, and by not less than 51% of the electors then residing on the PROPERTY.

D. OWNER desires to annex the PROPERTY to the VILLAGE (the ANNEXATION) subject to, and contingent upon, the approval by the Village of certain zoning relief further described in Sections IV and V of this AGREEMENT (collectively, the ZONING APPROVALS), pursuant to the terms and conditions of this AGREEMENT.

E. It is the desire of the VILLAGE to annex the PROPERTY and facilitate development of the PROPERTY pursuant to the terms and conditions of this AGREEMENT.

F. VILLAGE and OWNER have or will perform and execute all acts required by law to effectuate such annexation.

G. OWNER hereby proposes that the PROPERTY be classified in the Residential R-1 Single-Family Residence District Zoning classification (the R-1 DISTRICT), with certain zoning variations, as more fully set forth below, to allow for the construction of a new Single Family residence.

H. The VILLAGE and OWNER desire that the PROPERTY be developed in the manner proposed above; and,

I. In reliance upon the development of the PROPERTY in the manner proposed, the VILLAGE and OWNER have or will execute all petitions and other documents that are necessary to accomplish the annexation of the PROPERTY to the VILLAGE.

J. It is the desire of the VILLAGE and the OWNER that the development of the PROPERTY proceeds as soon as possible, subject to the ordinances, codes and regulations as amended by the VILLAGE.

K. In accordance with the powers granted to the VILLAGE by the provisions of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 through 15.1-5, inclusive, relating to annexation agreements, the VILLAGE and OWNER wish to enter into a binding agreement with respect to the annexation of the PROPERTY to the VILLAGE and to provide for various other matters related directly or indirectly to such annexation and the development of the PROPERTY as authorized by the provisions of valid statutes.

L. On December 2, 2025, pursuant to legal notice, the corporate authorities of the VILLAGE held a public hearing on this AGREEMENT all as required by the provisions of the statutes of the State of Illinois, and on March 3, 2026 by a vote of two-thirds (66.67%) of the corporate authorities then holding public office, directed the President to execute, and the VILLAGE Clerk to attest to, this AGREEMENT on behalf of the VILLAGE.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the parties hereto agree as follows:

III. ANNEXATION

On September 10, 2025, OWNER filed with the Clerk of the VILLAGE a petition pursuant to and in accordance with the provisions of 65 ILCS 5/7-1-8, to annex the PROPERTY to the VILLAGE subject to the approval of this AGREEMENT. The VILLAGE shall adopt ordinances annexing the PROPERTY and granting the ZONING APPROVALS. It is expressly understood that this AGREEMENT, in its entirety, together with the aforesaid Petition for Annexation and any ordinance annexing the PROPERTY, shall be null, void, and of no force and effect unless the PROPERTY is zoned and classified as hereinafter, and the VARIATIONS (as defined below) are approved by the VILLAGE, provided the necessary ordinances are duly adopted by the VILLAGE contemporaneously with the execution of this AGREEMENT.

IV. ZONING

If the VILLAGE adopts an ordinance annexing the PROPERTY, the VILLAGE shall adopt an ordinance providing that the PROPERTY, as depicted on the attached Exhibit B, and legally described on the attached Exhibit A, shall be classified as R-1 DISTRICT, subject to the VARIATIONS provided in Section V of this AGREEMENT.

V. VARIANCES

If the VILLAGE adopts an ordinance annexing the PROPERTY, then the VILLAGE shall adopt an ordinance granting the following variations from the Itasca ZONING ORDINANCE (the ZONING ORDINANCE) for the proposed development of the PROPERTY (collectively, the VARIATIONS):

A. A variation to Section 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
B. A variation to Section 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
C. A variation to Section 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
D. A variation to Section 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 18 feet.
E. A variation to Section 12.03.7 to allow two driveways.
F. A variation to Section 4.20.4.d to permit a gate across both driveway entrances.

VI. FEES AND DONATIONS

As a condition of this AGREEMENT, OWNER shall provide cash payments, for the benefit of the VILLAGE, as follows:

A. Annexation, Building Permit, Tap-on, Engineering Review, Legal Review, and other Fees and Costs:

Annexation fees, building permit fees, tap-on fees, engineering and legal consulting fees, and all other applicable fees and costs shall be payable in accordance with the fees and costs required under existing VILLAGE ordinances, subject to such increases as may be contained in ordinance amendments made from time-to-time, provided that no such increases shall apply to the PROPERTY unless they apply to the VILLAGE generally.

B. Recapture Fees: None.

C. Cash and Land Donations: None.

D. Other Fees:

During the term of this AGREEMENT, and irrespective of any amendment to existing, or passage of new, fee ordinances or other action of the VILLAGE, OWNER shall not be required to pay any fees to the VILLAGE other than or in amounts greater than those specified herein, provided that if, during the term of this AGREEMENT, any such fees applicable generally to all properties in the VILLAGE or to any particular type of work are reduced, the fees applicable to the PROPERTY and to the type of work being done on the PROPERTY shall be reduced correspondingly.

VII. PUBLIC IMPROVEMENTS

A. Public Improvements

OWNER shall be responsible for the construction and installation of any public improvements and utilities, consisting of sanitary sewers, water mains, streets, street lights, and appurtenant structures, if needed to adequately service the PROPERTY in accordance with applicable VILLAGE ordinances and design standards and the following additional standards:

1. Roadways, Right-of-Way, and Pavement Width

DEVELOPER shall construct all streets, sidewalks, and other public improvements in accordance with applicable VILLAGE ordinances. OWNER agree to cooperate in good faith with the DuPage County Division of Transportation and the Illinois Department of Transportation, if necessary and applicable.

2. Subsurface Utilities

All new utilities to be installed in conjunction with development of the PROPERTY, including sanitary sewers, water mains, electric, gas, telephone, and cable television, shall be installed underground. Any existing perimeter overhead power lines shall be removed and installed underground.

3. Sewerage Treatment

The VILLAGE has agreed to allow OWNER to tap into the VILLAGE's sanitary system for the purpose of serving the proposed development. OWNER shall provide sanitary sewer service to the PROPERTY or any improvement to be constructed thereon, by connecting into the existing sanitary sewers at a point or points as shall be reasonably determined and approved by the VILLAGE Engineer. Any connections made by OWNER shall be made in a manner reasonably approved by the VILLAGE Engineer and any other applicable governmental bodies and agencies having jurisdiction.

4. Water Supply

The VILLAGE has agreed to allow OWNER to tap into the VILLAGE'S water system for the purpose of serving the proposed development, subject to compliance with the provisions for off-site improvements set forth below. Except as provided in this Section VII.A.4, VILLAGE and OWNER agree that OWNER may connect to a well water source for the sole purpose of providing water for the landscaped areas and yards at the PROPERTY. VILLAGE and OWNER agree that OWNER must use the VILLAGE'S water system for all other purposes. OWNER shall connect to the existing VILLAGE water mains at a point or points as are reasonably determined and approved by the VILLAGE Engineer. Any connections made by OWNER shall be made in a manner reasonably approved by the VILLAGE Engineer and any other applicable governmental bodies and agencies having jurisdiction over the PROPERTY.

5. Off-Site Improvements

(a) If necessary to connect the PROPERTY to the VILLAGE's water and sewer systems, OWNER shall, at its sole cost and expense, construct (i) a water main with all the appurtenances and hydrants along the frontage of the PROPERTY in or following the right-of-way, and (ii) a sanitary sewer line within the same right-of-way, all as depicted and in accordance with engineering plans and specifications to be submitted by OWNER and approved by the VILLAGE engineer prior to the construction of said off-site improvements.

(b) OWNER agrees to install storm water detention/ retention improvements as delineated in plans and specifications to be submitted by OWNER and approved

by the VILLAGE Engineer, and other regulatory authorities. The detention/retention facility shall be designated by OWNER as common areas with restrictions of record to be recorded by OWNER, providing that OWNER and its successors and assigns own and are responsible for maintenance of such common areas. OWNER shall establish easements authorizing the VILLAGE to enter upon and provide required maintenance to said common areas if not done in a timely manner by OWNER, its successors and assigns, and authorizing the VILLAGE to back charge OWNER, its successors and assigns, or place a lien upon the PROPERTY for the costs incurred by the VILLAGE performing such maintenance.

B. Dedication of Improvements

OWNER shall dedicate to the VILLAGE the public improvements by recording of a final plat of subdivision and/or plat of dedication and easement, in the form and substance approved by the VILLAGE. The VILLAGE shall accept said public improvements as provided herein and by VILLAGE ordinances.

C. Completion and Maintenance Guarantee

1. It is understood that prior to the construction of any public improvements herein provided, OWNER shall submit the required plans, specifications, and engineer's estimate of probable cost for approval by the VILLAGE Engineer, as provided herein. OWNER shall submit surety bonds or separate irrevocable, commercial letters of credit, at the VILLAGE'S sole option, in an amount equal to 115% of the aforesaid probable cost of completion, as required by the VILLAGE and in a form approved by the VILLAGE Attorney, to secure completion of such public improvements to service the proposed development. No building permits or occupancy permits shall be issued, and OWNER shall not begin construction of the public improvements, without submitting said guarantee bond or letter of credit. In the event that the amount of any guarantee bond or letter of credit should become less than the amount actually estimated to be required to complete the public improvements, OWNER shall increase appropriately the amount of the guarantee bond or letter of credit.

2. Upon installation of said public improvements, the applicable guarantee bond or letter of credit shall periodically be reduced to an amount which, in the reasonable opinion of the VILLAGE Engineer and subject to the procedures in the Subdivision Ordinance, is sufficient to ensure completion of the work yet to be performed.

3. A maintenance guarantee, consisting of a cash escrow or irrevocable letter of credit reasonably acceptable to the VILLAGE shall be in an amount equal to ten percent (10%) of the letter of credit posted under the preceding paragraph and shall be held by the VILLAGE for a period of three (3) years after final acceptance of such public improvements, as a guarantee against any defect in the material or workmanship furnished in connection with the public improvements and to guarantee against any damage to such improvements by reason of settling of the ground, base or foundation thereof, all as provided in the VILLAGE Subdivision Ordinance. As a further condition of the VILLAGE accepting said public improvements, OWNER shall provide a bill of sale to all such public improvements on a form approved by the VILLAGE Attorney.

D. Easements and Access

1. The VILLAGE shall, upon the request of the OWNER, grant to utility companies designated by OWNER or any other municipal corporation or public body which may provide utilities to any part of the PROPERTY, such as construction and maintenance utility easements over, under, across, or through property owned or controlled by the VILLAGE, as are necessary or appropriate for the development of the PROPERTY in accordance with the provisions of this AGREEMENT; provided, however, that OWNER shall pay all costs associated therewith.

2. OWNER shall be responsible for obtaining all off site easements and rights of possession over, under, across or through property not owned by the VILLAGE for all public improvements, including utility and road improvements as set forth herein, and as provided by the final engineering plans which are reasonably determined by the VILLAGE to be reasonably necessary for the development of the PROPERTY. In the event OWNER is unable to obtain such easements and rights of possession, the VILLAGE agrees to exercise its power of eminent domain at the request of the OWNER, to obtain any such title to real estate, easements and rights of possession required by the VILLAGE, which are reasonably acceptable to the VILLAGE for the improvements; provided, however, that OWNER shall pay all costs, expenses, judgments, and settlements including all attorney fees of the VILLAGE arising out of or in connection therewith.

VIII. SIGNS AND FENCING

The VILLAGE is generally agreeable to entry signs and monuments. However, any such sign or monument must be presented to the VILLAGE's Plan Commission. The Plan Commission shall make a recommendation to the VILLAGE Board to approve or deny the OWNER's request. Action by the VILLAGE Board shall be taken on the Plan Commission's recommendation.

IX. INTERIM USES

Interim uses shall be permitted as follows: None.

X. VILLAGE ORDINANCES

A. OWNER agrees that, in its development of the PROPERTY, they shall comply with all ordinances, codes and regulations of the VILLAGE in effect on the date of this AGREEMENT as modified by this AGREEMENT, including but not limited to the VILLAGE Zoning and Subdivision Ordinances. During the term of this AGREEMENT, the PROPERTY shall not be subject to any new ordinances, codes or regulations, or to any amendments to existing ordinances, codes or regulations which are more restrictive than those applicable to the PROPERTY other than those new or amended ordinances, codes and regulations pertaining to building, health, property maintenance, or life safety generally applicable throughout the VILLAGE.

B. To the extent that any new or amended ordinances, codes and regulations are less restrictive than those applicable to the PROPERTY pursuant to this AGREEMENT, OWNER may elect to proceed with the development or construction of improvements based upon the less restrictive ordinances, codes and regulations.

XI. BUILDING PERMITS

The VILLAGE agrees to issue within thirty (30) working days after receipt of application therefore, permits for the construction of any buildings or improvements of buildings or issue a letter of denial within said period of time informing OWNER as to where the application does not conform to the provisions of this AGREEMENT or VILLAGE ordinances and quoting the section of the VILLAGE code, ordinance, or this AGREEMENT relied upon. If the application is approved, the permits will be issued with ten (10) working days thereafter. If the permit is conditionally approved, the permit will be issued within five (5) working days after the OWNER satisfies the conditions of such approval.

XII. STOP ORDERS

Any stop order issued by the VILLAGE directing work stoppage on any building or other improvement shall specify the section of the ordinance, code or regulation, or this AGREEMENT allegedly violated and shall give OWNER thirty (30) days in which to cure or diligently commence cure of such violation. Upon correction of any such violation, work on any building or improvement subject to the stop work order may recommence.

XIII. CERTIFICATES OF OCCUPANCY

A. Subject to the provisions of the VILLAGE Zoning and Subdivision Ordinances, within five (5) days after request by OWNER for a final inspection of a building within the development, the VILLAGE shall issue a final certificate of occupancy for such building or shall issue a letter of denial of a certificate of occupancy identifying the corrections necessary as a condition to issuance of a certificate of occupancy and specifying the section of the Building Code relied on by the VILLAGE in its request for correction. If, after final inspection or reinspection, the VILLAGE'S inspector does not request in writing correction of any items, immediate occupancy of the building shall be permissible.

B. Subject to the provisions of the VILLAGE Zoning and Subdivision Ordinances, the VILLAGE shall issue a temporary occupancy certificate for any building within the development before completion of the building if said building may be occupied safely prior to full completion without endangering life or public welfare.

C. The VILLAGE shall issue individual certificates of occupancy for each building contained in the development on a unit-by-unit or floor-by-floor basis within five (5) days after request by the DEVELOPER, if construction of such building has advanced to the point that the portions of the building for which the certificate is to be issued may be occupied safely prior to full completion of the building without endangering life or public welfare, as provided under the VILLAGE'S Building Code.

XIV. REIMBURSEMENT OF VILLAGE COSTS

OWNER agrees to reimburse the VILLAGE for reasonable attorneys' fees and costs and planning consultants' and engineering costs incurred by the VILLAGE in connection with the annexation and development of the PROPERTY or in the enforcement of any of the terms of this AGREEMENT upon default by OWNER. Such payment shall be made promptly upon receipt of a

request from the VILLAGE for such reimbursement, with copies of bills attached. In addition to other remedies as stated in this AGREEMENT, the VILLAGE may withhold issuance of building permits and occupancy certificates in the event OWNER fails to promptly reimburse the VILLAGE for such costs.

XV. SPECIAL PROVISIONS

None.

XVI. AGREEMENT TO PREVAIL OVER CODES AND ORDINANCES

In the event of any conflict between this AGREEMENT and any codes, ordinances, rules or regulations, of the VILLAGE, the provisions of this AGREEMENT shall prevail to the extent of any such conflict or inconsistency.

XVII. PARTIAL INVALIDITY OF AGREEMENT

A. If any provision of this AGREEMENT (except those provisions relating to the requested rezoning of and VARIATIONS for the PROPERTY identified herein and the ordinances adopted in connection therewith), or its application to any person, entity, property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions, and provisions of this AGREEMENT and, to that end, any terms, conditions, and provisions of this AGREEMENT are declared to be severable.

B. If, for any reason, during the term of this AGREEMENT, any approval or permission granted hereunder regarding plans or plats of subdivision or zoning are declared invalid, the VILLAGE agrees to take whatever action is necessary to reconfirm such plans and zoning ordinance effectuating the zoning, variations, and plat approvals proposed herein.

XVIII. TIME IS OF THE ESSENCE

It is understood and agreed by the parties hereto that time is of the essence in this AGREEMENT, and that all parties will make every reasonable effort, including the calling of special meetings, to expedite the subject matter hereof. It is further understood and agreed by the parties that the successful consummation of this AGREEMENT requires their continued cooperation.

XIX. BINDING EFFECT AND TERM

This AGREEMENT constitutes a covenant running with the land and binding upon and inuring to the benefit of the parties hereto, their successors and assigns, including, but not limited to, successor owners of record of the PROPERTY, successor owners, lessees and successor lessees, and upon any successor municipal authorities of the VILLAGE for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto. OWNER agrees not to file any petition or institute any proceeding to disconnect the PROPERTY from the corporate limits of the VILLAGE during the term of this AGREEMENT.

XX. AMENDMENTS

This AGREEMENT may be amended by mutual written agreement of the VILLAGE and OWNER and in accordance with the procedures provided by law and ordinance.

XXI. RECORDING

This AGREEMENT shall be recorded with the County Recorder's office in the County of DuPage.

XXII. NOTICES AND REMEDIES

A. Upon breach of this AGREEMENT, any of the parties in any court of competent jurisdiction may, by civil action, mandamus, injunction or other proceeding, enforce and compel performance of this AGREEMENT.

B. Before any failure of any party to this AGREEMENT to perform its obligations under this AGREEMENT shall be deemed to be a breach of this AGREEMENT, the party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the party alleged to have failed to perform and performance shall be demanded.

C. In the event the VILLAGE chooses to sue in order to enforce the obligations hereunder, the OWNER shall pay all costs and expenses incurred by the VILLAGE, including, but not limited to, reasonable attorney's fees and court costs, provided the VILLAGE prevails. In the event the OWNER chooses to sue in order to enforce the obligations hereunder, the VILLAGE shall pay all costs and expenses incurred by the OWNER, including, but not limited to, reasonable attorney's fees and court costs, provided the OWNER prevails. In addition, if the OWNER does not pay any fees provided for herein, the VILLAGE may withhold the issuance of building permits until payment is received, or if the appropriate security is not deposited, withhold approval of any plat of subdivision until the appropriate security is delivered. The VILLAGE may use any remedies available to it to collect such fees and charges as are due.

D. Notices shall be provided at the following addresses:

VILLAGE: Village Clerk
Village Administrator
Village of Itasca
550 W. Irving Park Road
Itasca, IL 60143

Copies to: Jason R. Blumenthal
Hervas, Condon & Bersani, P.C.
333 Pierce Road, Suite 195
Itasca, IL 60143

OWNER: ATTN: Gregory Kasprzyk (Trust 8002383423)
Chicago Title Land Trust Company
1701 Golf Road, Suite 1-102

Rolling Meadows, IL 60008

Copy to: Mario Gullo
19W076 Granville Avenue
Itasca, IL 60143

Copy to: ATTN: Karl D. Camillucci
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2600
Chicago, IL 60601

XXIII. INDEMNIFICATION.

OWNER shall in the event a claim is made against the VILLAGE, its officers, other officials, agents and employees or any of them, or if the VILLAGE, its officers, other officials, agents and employees or any of them, is made a party-defendant in any proceeding arising out of or in connection with this AGREEMENT or the annexation of the PROPERTY, the approval and issuance of any and all permits or other governmental authorization, zoning changes or other zoning relief, for the PROPERTY, or the development of the PROPERTY, including matters pertaining to the hazardous material and other environmental matters (except as may be required by provisions 765 Ill. Comp. Stat. 705.1 and 740 Ill. Comp. Stat. 35/1 of the Illinois Statute for the negligent acts and omissions of the VILLAGE, its officers, other officials, agents and employees or any of them) defend and hold the VILLAGE and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgments, costs, fees, including expenses and reasonable attorney's fees in connection therewith. Any such indemnified person may obtain separate counsel to participate in the defense thereof at his own expense. However, if the Canons of Legal Ethics require such indemnified person to be separately defended where there is no agreement as to a conflict of interest, then OWNER shall bear such expense. The VILLAGE and such officers, other officials, agents and employees shall cooperate in the defense of such proceedings and be available for any litigation-related appearances which may be required. OWNER agrees that the VILLAGE, its officers, other officials, agents and employees shall not be liable for any liability, losses, judgments, costs, fees, including reasonable attorney's fees and expenses arising out of or in connection with the VILLAGE'S failure to approve preliminary or final plans, provided, however, OWNER does not relinquish its right to receive approval of its final plans, including final plats of subdivision, building and occupancy permits and other permits, approval and licenses and to such extent OWNER retains the right to legal or equitable action against the VILLAGE for declaratory judgment, injunctive relief and mandamus to enforce all of its rights under this AGREEMENT, provided in no event shall the VILLAGE or any officer, agency or employee be liable for monetary damages or attorney's fees in connection therewith.

XXIV. COUNTERPARTS

This AGREEMENT may be executed in any number of counterparts, all of which, taken together, shall constitute one agreement, and any one of the parties hereto may execute this AGREEMENT by signing any such counterpart.

IN WITNESS WHEREOF, the parties have executed this Annexation Agreement the day and year first above written.

OWNER:

By: _____

Its: _____

VILLAGE OF ITASCA:

By: _____
Village President

Attest: _____
Village Clerk

EXHIBIT A

LOT 17 IN LEUHRINGS LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

PIN 03-05-405-015

EXHIBIT B

ANNEXATION MAP

PLAT OF ANNEXATION

TO

THE VILLAGE OF ITASCA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

_____
(PRINT NAME)

_____
(ADDRESS)

_____
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF ANNEXATION

0.918 ACRES

(MORE OR LESS)

N

20 10 0 20

SCALE: 1 INCH = 20 FEET

PARCEL INDEX NUMBER

03-05-405-015
19w076 GRANVILLE AVE,
ITASCA, IL 60143

LINE LEGEND

- LIMITS OF ANNEXATION (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EXISTING LIMITS OF THE VILLAGE OF ITASCA (Solid Hatched Lines)

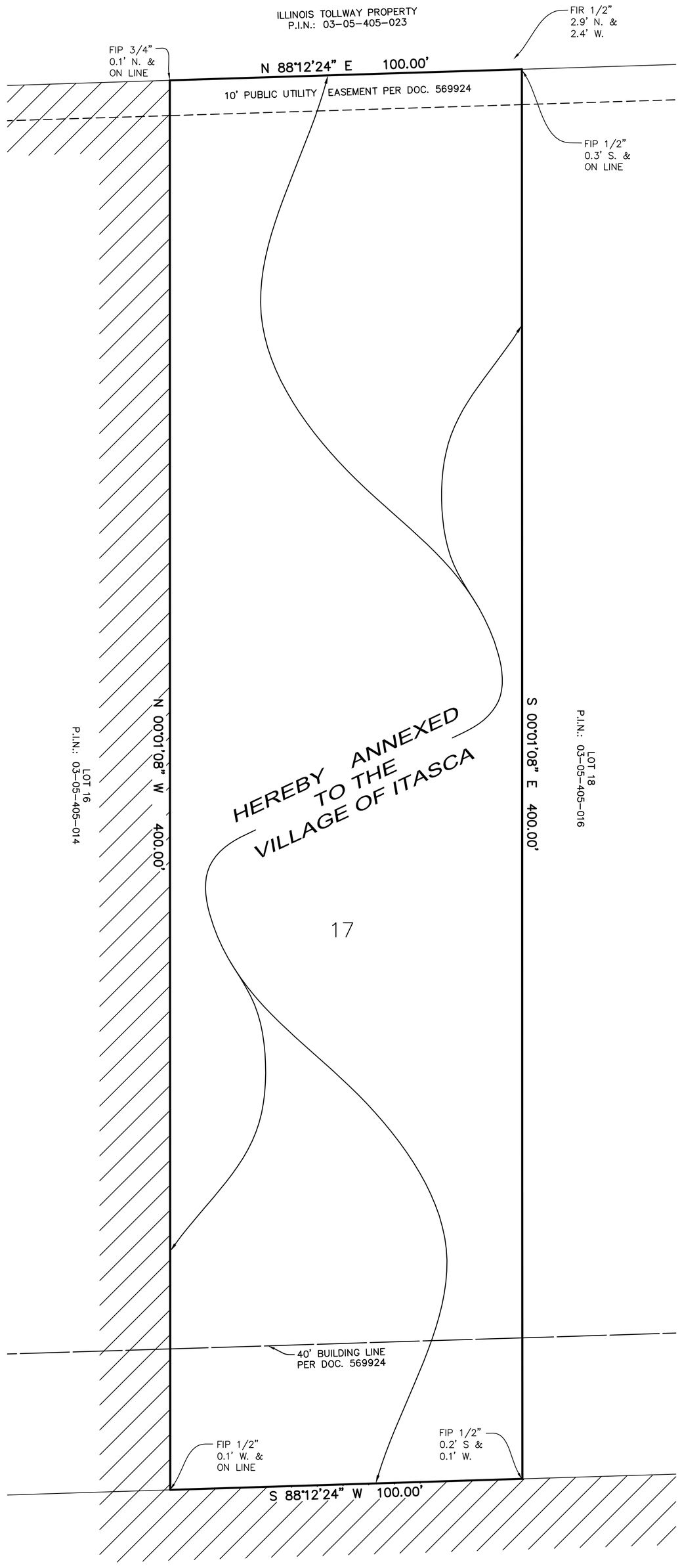
NOTES

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAVD 88).

FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
R.O.W. - RIGHT-OF-WAY



GRANVILLE AVE
(66' R.O.W. HERETOFORE DEDICATED)

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS,

THIS _____ DATE OF _____, A.D. 20 ___.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PLAT OF ANNEXATION WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE OF ITASCA VILLAGE BOARD AT ITS MEETING HELD ON _____, A.D. 20 ___.

ORDINANCE NO. _____

BY: _____
VILLAGE CLERK

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____, AT _____ O'CLOCK _____.M.

_____
RECORDER OF DEEDS

PARCEL DESCRIPTION

LOT 17IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF ITASCA.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20___.

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

PREPARED FOR:
GMA PROPERTIES

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 8056001 FILE NAME: ANNEXATION
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 6-4-2025 JOB NO.: 8056.0001
PROJECT REFERENCE:
CHECKED BY:
REVISIONS:

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DRAWING PATH: P:\8056001\DWG\SURVEY\DRAWINGS\PLATS\ANNEXATION.DWG
PLOT FILE CREATED: 6/4/2025 BY: SARA REID

Village of Itasca Annexation Petition
19W076 Granville Avenue

I, Gregory Kasprzyk, after being first duly sworn on oath, depose and state that I have personal knowledge of the facts set forth in this Petition and, if called upon to testify, I would swear the following facts are true and correct:

1. I am a Trust Officer for the Chicago Title Land Trust Company (the "Company").

2. The Company is the owner of the subject property located at 19W076 Granville Avenue in unincorporated DuPage County (the "Subject Property") as Trustee under the provisions of the Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 (the "Trust").

3. Mario Gullo (the "Beneficiary") is the sole beneficiary of the Trust.

4. No electors reside within the Subject Property.

5. The Beneficiary, with due authorization from the Trust, has submitted an application for annexation of the Subject Property into the Village of Itasca (the "Proposed Annexation").

6. Pursuant to 65 ILCS 5/7-1-8, with due authorization from and on behalf of the Beneficiary and Trust, I request the Village of Itasca approve the Proposed Annexation.

FURTHER AFFIANT SAYETH NOT.

This information contained in this certification has been furnished to the land trustee by the beneficiaries of trust no. 8002383423 and the certification is made solely in reliance thereon and no responsibility is assumed by the trustee in its individual capacity, for the truth or accuracy of the facts therein stated.

CHICAGO TITLE LAND TRUST COMPANY
as Trustee under Trust No. 8002383423
and not personally

Signature: [redacted]
BY:
ASSISTANT VICE PRESIDENT

Name:

Signed and sworn to before me on [*insert date*] 9-9-25 by [*insert name of affiant*] GREGORY KASPRZYK at [*insert county name*] Cook County, [*insert state*] Trust Officer of CTLTC.

[redacted]
Notary Public

"OFFICIAL SEAL"
MAURA ELIZABETH MANNIX
Notary Public, State Of Illinois
Commission No. 984277
My Commission Expires 12/28 /2027

Commission expires: 12.28.27

Subject Property Address: 19W076 Granville Avenue, Itasca, IL 60143

Subject Property PIN: 03-05-405-015

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the President and Board of Trustees of the Village of Itasca will conduct a public hearing on Tuesday, December 2nd, 2025 at 7:00 p.m., or as soon thereafter as the case may be heard, in the Itasca Village Hall, 550 West Irving Park Road, Itasca, Illinois, to consider the adoption of an Annexation Agreement between the Village of Itasca and the Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 for the property commonly known as 19W076 Granville Ave., Itasca, IL, PIN #03-05-405-015, approximately 39,988 square feet in area, legally described as follows:

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

The Petitioner is represented by Taft Stettinius & Hollister LLP located at 111 East Wacker Drive, Suite 2600, Chicago, IL 60601. The Petitioner's authorized representative, Karl Camillucci, can be contacted at (312) 836-4085 or kcamillucci@taftlaw.com with questions or to obtain additional information.

All interested people are invited to attend and be heard. The petition and supporting documentation are available for inspection at the Community Development Department at the Itasca Village Hall, 550 West Irving Park Road, Itasca, IL during normal business hours. Written comments, questions, and/or statements can be submitted by email to commdev@itasca.com or by mail addressed to:

Village of Itasca
Attn: Community Development Department
550 W. Irving Park Road
Itasca, IL 60143

NOTE: Any person who has a disability requiring a 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.

Jody Conidi, Village Clerk
Published in Daily Herald Nov. 14, 2025 (312805)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/14/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY [redacted]

Designee of the Publisher of the Daily Herald

Control # 312805 *DUPAGE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

ORDINANCE NO. 2171-26

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT FOR CERTAIN TERRITORY TO THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS (19W076 GRANVILLE AVE - .92 ACRES)

WHEREAS, the Village of Itasca, Illinois (the "Village") is a municipal corporation duly organized and existing pursuant to the laws of the State of Illinois; and,

WHEREAS, Mario Gullo (herein "Petitioner"), on behalf of Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 is the owner (the "Owner") of real property comprised of approximately .92 acres and known by PIN 03-05-405-015, in DuPage County, Illinois (the "Subject Property") which is legally described on Exhibit "A" attached hereto and incorporated herein by reference; and,

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to and surrounded by the Village of Itasca; and,

WHEREAS, the Owner wishes to execute an Annexation Agreement with the Village which will allow for annexation of the Subject Property; and,

WHEREAS, the Owner consents to the execution of an Annexation Agreement with the Village which will allow for annexation of the Subject Property; and,

WHEREAS, 65 ILCS 5/11-15.1-1 of the Illinois Municipal Code specifically allows municipalities to enter into annexation agreements with property owners after public notice and a public hearing before the corporate authorities; and

WHEREAS, the Village corporate authorities have published notice and conducted a public hearing on the question of this Annexation Agreement in accordance with the requirements of 65 ILCS 5/11-15.1-1; and

WHEREAS, the corporate authorities find as a result of said public hearing that approval of the proposed Annexation Agreement is in the best interest of the Village and the public.

NOW, THEREFORE, BE IT ORDAINED by the President of the Board of Trustees of the Village of Itasca, DuPage County, Illinois as follows:

SECTION ONE: The Annexation Agreement for the Subject Property attached hereto and incorporated herein by reference as Exhibit "B", or any substantially similar form, is hereby approved and the Village President is authorized and directed to execute said Annexation Agreement on behalf of the Village.

SECTION TWO: The Village Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the Annexation Agreement (Exhibit B).

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decisions shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

EXHIBIT A

LOT 17 IN LEUHRINGS LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

PIN 03-05-405-01

ORDINANCE NO. 2172-26

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS (19W076 GRANVILLE AVE - .92 ACRES)

WHEREAS, a written petition, signed by the legal owner of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Itasca, DuPage County, Illinois, requesting that said territory be annexed to the Village of Itasca; and,

WHEREAS, there are no electors residing within said territory; and,

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to and surrounded by the Village of Itasca; and,

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by state statute; and,

WHEREAS, copies of such notices required to be recorded, if any, have been recorded in the Office of the Record of DuPage County; and,

WHEREAS, the legal owner of record of said territory and the Village of Itasca have entered into a valid and binding Annexation Agreement relating to such territory; and,

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the terms of the Annexation Agreement relating and with the statutes of the State of Illinois, specifically §7-1-8 of the Illinois Municipal Code; and,

WHEREAS, pursuant to the approval of this Annexation Ordinance being passed, the Village in accordance with the Annexation Agreement shall approve the following variances pursuant to the Itasca Zoning Ordinance:

1. A variation to Section 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. A variation to Section 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. A variation to Section 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
4. A variation to Section 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 18 feet.
5. A variation to Section 12.03.7 to allow two driveways.
6. A variation to Section 4.20.4.d to permit a gate across both driveway entrances.

WHEREAS, if the Village fails to approve the variances described above this Ordinance shall be deemed invalid and unenforceable; and

WHEREAS, it is in the best interests of the Village of Itasca that the territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED by the President of the Board of Trustees of the Village of Itasca, DuPage County, Illinois as follows:

SECTION ONE: The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth herein.

SECTION TWO: The following described territory being indicated on the plats of annexation attached hereto as Exhibit A and incorporated herein by reference, is hereby annexed by the Village of Itasca, DuPage County, Illinois:

> LOT 17 IN LEUHRINGS LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.
>
> Tax Parcel Number: PIN 03-05-405-015

SECTION THREE: The Village Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the plats of annexation (Exhibit A).

SECTION FOUR: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decisions shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FIVE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: March 3, 2026

SUBJECT: Variances for a Single-Family home for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Approve the variances for the development of a single-family home for 19W076 Granville Avenue, PC Case 25-018.

UPDATED SUMMARY:

Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions.

Staff and the petitioner's team have worked diligently to bring the proposed development in line with the Board's requests and believe they have come to a satisfactory compromise solution. As outlined below, two variances were modified and one variance was removed altogether. The applicant also spent considerable time and effort to alleviate concerns of the Village engineer, which should further alleviate flooding concerns shared by the neighbors.

INTRODUCTION

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The case first went to the Plan Commission in October. After initial discussion and review by the Plan Commission, the recommended motion for the October 15th meeting was to table the case so that adjustments

to the plan could be made based on the Plan Commission's recommendation, and for questions raised at the meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The petitioner is requesting the approval of the following six variances. These variances did not change from previous request:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
4. Variance to Sec. 12.03.7 to allow two driveways.

These two variances were modified:

5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 18 feet. (This was originally 20 ft to 6 ft.).
6. A variation to Section 4.20.4.d to permit a gate across both driveway entrances. (this originally included a front yard fence request, which has been removed).

The following variance was removed entirely:

7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

All variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

PUBLIC COMMENT

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

At the November meeting, the neighbors to the east had concerns about flooding on their property caused by a change in grade on 19W076 Granville Ave. The neighbors experience significant flooding on their lot and expressed concern that the driveway on the east of the property would cause more flooding.

The neighbor to the west was concerned about flooding as they also flood on their lot, the safety of the front fence, and about the proximity of the home, landscaping, A/C units, and window well to the west lot line. The neighbor noted that it looked like it would be difficult to access the rear of the property through the west side-yard.

A neighbor to the south echoed concerns about flooding, citing existing flooding on their lot. They were concerned that the development would negatively contribute to flooding in the area.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, depending on the future submittal and approval of future development.

AFTER ACTION STEPS

Staff will help facilitate building permits.

STAFF RECOMMENDATION

Staff recommend variances be forwarded to Village Board for Second Reading on March 3, 2026.

ATTACHMENTS

1. Plan Commission Packet, which includes:
    a. Petition for Development Review
    b. Applicant's Variance Request Narrative
    c. Letter from Applicant to Plan Commission
    d. Plat of Annexation
    e. Engineering Plans
    f. Architectural Plans
    g. Public hearing notice
2. Plan Commission Presentation
3. Draft Ordinance

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

February 20, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations
Revised Plans for March 3, 2026 Village Board Meeting

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County (the "**Proposed Home**").

The Village's Board of Trustees considered the Proposed Annexation and Proposed Variations at its December 2, 2025 meeting and provided feedback to the Petitioner regarding the plans for the Proposed Home. In advance of our appearance before the Village Board on March 3, 2026, we are providing the attached revised plans for the Proposed Home which respond to that feedback. The revised plans incorporate the following changes in response to the feedback:

- The front fence has been eliminated and replaced with perimeter landscaping.
- The front gates have been set back 8 feet from the property line.
- The east side access drive has been narrowed to provide the required 5-foot setback.

- The stormwater management engineering has been improved by removing the east side retaining wall and enhancing the site grading to further ensure stormwater flows to the oversized dry well.

- The lot coverage has been redesigned to incorporate 2,181 square feet of permeable pavers. The proposed lot coverage now consists of 2,181 square feet of permeable pavers (5.4%) and 16,455 square feet of impervious surface (41.1%) for a total of 18,636 square feet of lot coverage (46.5%).

Pursuant to the revised plans, the Petitioner has eliminated the need for the following three variations that the Petitioner previously requested: variations to (1) reduce the minimum front yard setback from 30 feet to 0 feet; (2) reduce the minimum east side yard setback from 8 feet to 0 feet; and (3) allow a driveway within 5 feet of the east property line. After eliminating those three variations, the remaining variations for the revised plans are as follows:

1. Lot Coverage: A variation from Section 7.04.9 of the Zoning Ordinance to increase the maximum lot coverage from 40% to 46.5% to allow a total of approximately 18,636 square feet of lot coverage (2,181 square feet of which now consists of permeable pavers).

2. Accessory Building Area: A variation from Section 4.13.4.d of the Zoning Ordinance to increase the maximum accessory structure square footage from 864 square feet to 1,775 square feet to allow a cabana structure with approximately 852 square feet of enclosed space and 923 square feet of exterior space beneath a roof overhang.

3. Side Yard (West): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum west side yard setback from 8 feet to 6 feet to allow a side stairwell guardrail.

4. Side Yard (Combined): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum combined side yard setback from 20 feet to 18 feet. As a result of the plan revisions made by the Petitioner, the extent of this variation has been reduced by 12 feet.

5. Two-Driveway Design: A variation from Section 12.03.7 of the Zoning Ordinance to allow two driveways (as a semi-circular driveway design).

Thank you for your consideration of this matter. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: February 17, 2026

SUBJECT: Variances for a Single-Family home for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Continue to the March 3, 2026 Village Board meeting.

UPDATED SUMMARY:

Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. Village Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The case first went to the Plan Commission in October. After initial discussion and review by the Plan Commission, the recommended motion for the October 15th meeting was to table the case so that adjustments to the plan could be made based on the Plan Commission's recommendation, and for questions raised at the

meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

Originally, the front-yard setback request was for a 0-foot setback to allow a fence on the property line. Staff recommended denial of the front yard setback and, therefore, denial of the front yard fence. The variance was adjusted at the Plan Commission to allow a fence setback 8 feet from the front property line.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

PUBLIC COMMENT

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

At the November meeting, the neighbors to the east had concerns about flooding on their property caused by a change in grade on 19W076 Granville Ave. The neighbors experience significant flooding on their lot and expressed concern that the driveway on the east of the property would cause more flooding.

The neighbor to the west was concerned about flooding as they also flood on their lot, the safety of the front fence, and about the proximity of the home, landscaping, A/C units, and window well to the west lot line. The neighbor noted that it looked like it would be difficult to access the rear of the property through the west side-yard.

A neighbor to the south echoed concerns about flooding, citing existing flooding on their lot. They were concerned that the development would negatively contribute to flooding in the area.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

Staff will help facilitate building permits.

STAFF RECOMMENDATION

Staff recommend variances be forwarded to Village Board for Second Reading on March 3, 2026.

ATTACHMENTS

1. Plan Commission Packet, which includes:
    a. Petition for Development Review
    b. Applicant's Variance Request Narrative
    c. Letter from Applicant to Plan Commission
    d. Plat of Annexation
    e. Engineering Plans
    f. Architectural Plans
    g. Public hearing notice
2. Plan Commission Presentation
3. Draft Ordinance

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Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

February 13, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County. On behalf of the Petitioner, we request that the Board of Trustees continue its consideration of the Proposed Annexation (Ordinance 2161-25) and Proposed Variations (Ordinance 2162-25) to the March 3, 2026 meeting of the Village Board of Trustees. The Petitioner requests the continuances to further incorporate feedback from the Village Board and staff.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

[redacted]

Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: February 3, 2026

SUBJECT: Variances for a Single-Family home for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Continue to the February 17, 2026 Village Board meeting.

UPDATED SUMMARY:

The Village Board previously continued the case after initial review at the December 2, 2025 Board meeting. The Board wasn't satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The case first went to the Plan Commission in October. After initial discussion and review by the Plan Commission, the recommended motion for the October 15th meeting was to table the case so that adjustments to the plan could be made based on the Plan Commission's recommendation, and for questions raised at the

meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

Originally, the front-yard setback request was for a 0-foot setback to allow a fence on the property line. Staff recommended denial of the front yard setback and, therefore, denial of the front yard fence. The variance was adjusted at the Plan Commission to allow a fence setback 8 feet from the front property line.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

PUBLIC COMMENT

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

At the November meeting, the neighbors to the east had concerns about flooding on their property caused by a change in grade on 19W076 Granville Ave. The neighbors experience significant flooding on their lot and expressed concern that the driveway on the east of the property would cause more flooding.

The neighbor to the west was concerned about flooding as they also flood on their lot, the safety of the front fence, and about the proximity of the home, landscaping, A/C units, and window well to the west lot line. The neighbor noted that it looked like it would be difficult to access the rear of the property through the west side-yard.

A neighbor to the south echoed concerns about flooding, citing existing flooding on their lot. They were concerned that the development would negatively contribute to flooding in the area.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

Staff will help facilitate building permits.

STAFF RECOMMENDATION

Staff recommend variances be forwarded to Village Board for First Reading on February 17, 2026.

ATTACHMENTS

1. Plan Commission Packet, which includes:
    a. Petition for Development Review
    b. Applicant's Variance Request Narrative
    c. Letter from Applicant to Plan Commission
    d. Plat of Annexation
    e. Engineering Plans
    f. Architectural Plans
    g. Public hearing notice
2. Plan Commission Presentation
3. Draft Ordinance

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

January 28, 2026

VIA E-MAIL

Village of Itasca Board of Trustees
ATTN: Jeff Pruyn, Mayor
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Annexation and Variations Request for Continuance

Dear Mayor Pruyn and Members of the Board of Trustees,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), in connection with a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") for the redevelopment of the property located at 19W076 Granville Avenue in unincorporated DuPage County. On behalf of the Petitioner, we request that the Board of Trustees continue its consideration of the Proposed Annexation (Ordinance 2161-25) and Proposed Variations (Ordinance 2162-25) to the February 17, 2026 meeting of the Village Board of Trustees. The Petitioner requests the continuances to further incorporate feedback from the Village Board and staff.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

[redacted]

Karl D. Camillucci

VILLAGE PRESIDENT
JEFFERY J. PRUYN

VILLAGE CLERK
JODY A. CONIDI

VILLAGE ADMINISTRATOR
CARIE ANNE ERGO

VILLAGE TRUSTEES
JEFF AIANI
MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: January 6, 2026

SUBJECT: Variances for a Single-Family home for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Continue to the January 20, 2026 Village Board meeting.

UPDATED SUMMARY:

After initial review at the December 2, 2025 Village Board meeting, the Board continued the case to the first meeting in January. The Board was not satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

> c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

INTRODUCTION

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The case first went to the Plan Commission in October. After initial discussion and review by the Plan Commission, the recommended motion for the October 15th meeting was to table the case so that adjustments to the plan could be made based on the Plan Commission's recommendation, and for questions raised at the

meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

Originally, the front-yard setback request was for a 0-foot setback to allow a fence on the property line. Staff recommended denial of the front yard setback and, therefore, denial of the front yard fence. The variance was adjusted at the Plan Commission to allow a fence setback 8 feet from the front property line.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

PUBLIC COMMENT

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

At the November meeting, the neighbors to the east had concerns about flooding on their property caused by a change in grade on 19W076 Granville Ave. The neighbors experience significant flooding on their lot and expressed concern that the driveway on the east of the property would cause more flooding.

The neighbor to the west was concerned about flooding as they also flood on their lot, the safety of the front fence, and about the proximity of the home, landscaping, A/C units, and window well to the west lot line. The neighbor noted that it looked like it would be difficult to access the rear of the property through the west side-yard.

A neighbor to the south echoed concerns about flooding, citing existing flooding on their lot. They were concerned that the development would negatively contribute to flooding in the area.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

Staff will help facilitate building permits.

STAFF RECOMMENDATION

Staff recommend variances be forwarded to Village Board for First Reading on January 20, 2026.

ATTACHMENTS

1. Plan Commission Packet, which includes:
    a. Petition for Development Review
    b. Applicant's Variance Request Narrative
    c. Letter from Applicant to Plan Commission
    d. Plat of Annexation
    e. Engineering Plans
    f. Architectural Plans
    g. Public hearing notice
2. Plan Commission Presentation
3. Draft Ordinance

VILLAGE PRESIDENT
JEFFERY J. PRUYN

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VILLAGE TRUSTEES
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MELISSA CHRISTENSEN
BRENDAN DALY
DINO GAVANES
ELLEN LEAHY
PATRICK POWERS

MEMORANDUM

TO: Carie Anne Ergo, Village Administrator

FROM: Natalie Crown, Community Development Planner

THROUGH: Kurtis Pozsgay, Community Development Director

DATE: December 2, 2025

SUBJECT: Variances for a Single-Family home for 19W076 Granville Avenue

RECOMMENDED MOTION: Move to Approve the variances for the development of a single-family home for 19W076 Granville Avenue, PC Case 25-018.

INTRODUCTION

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The case first went to the Plan Commission in October. After initial discussion and review by the Plan Commission, the recommended motion for the October 15th meeting was to table the case so that adjustments to the plan could be made based on the Plan Commission's recommendation, and for questions raised at the meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned

property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with an 8-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7 to allow a driveway within 5 feet of the interior property line.

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

Originally, the front-yard setback request was for a 0-foot setback to allow a fence on the property line. Staff recommended denial of the front yard setback and, therefore, denial of the front yard fence. The variance was adjusted at the Plan Commission to allow a fence setback 8 feet from the front property line.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

PUBLIC COMMENT

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

At the November meeting, the neighbors to the east had concerns about flooding on their property caused by a change in grade on 19W076 Granville Ave. The neighbors experience significant flooding on their lot and expressed concern that the driveway on the east of the property would cause more flooding.

The neighbor to the west was concerned about flooding as they also flood on their lot, the safety of the front fence, and about the proximity of the home, landscaping, A/C units, and window well to the west lot line. The neighbor noted that it looked like it would be difficult to access the rear of the property through the west side-yard.

A neighbor to the south echoed concerns about flooding, citing existing flooding on their lot. They were concerned that the development would negatively contribute to flooding in the area.

FISCAL IMPACT

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

AFTER ACTION STEPS

Staff will help facilitate building permits.

STAFF RECOMMENDATION

Staff recommend variances be forwarded to Village Board for First Reading on December 2, 2025.

ATTACHMENTS

1. Plan Commission Packet, which includes:
    a. Petition for Development Review
    b. Applicant's Variance Request Narrative
    c. Letter from Applicant to Plan Commission
    d. Plat of Annexation
    e. Engineering Plans
    f. Architectural Plans
    g. Public hearing notice
2. Plan Commission Presentation
3. Draft Ordinance

Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: November 19, 2025 **PC 25-018**

TO: Village of Itasca Plan Commission

FROM: Natalie Crown, Community Development Planner

DATE: November 14, 2025

SUBJECT: Application for annexation and variations for a single-family home and accessory structures

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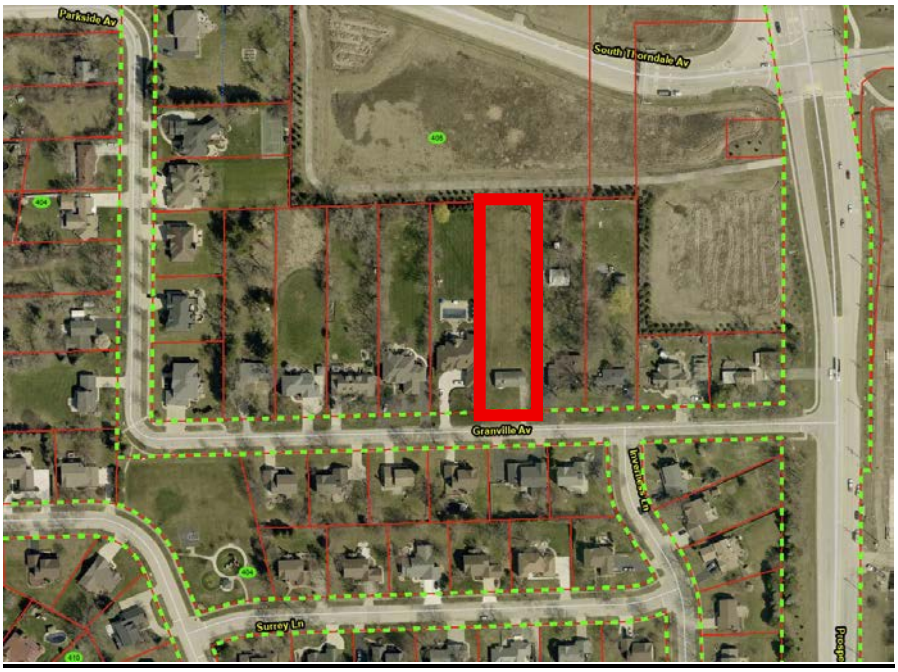
GENERAL INFORMATION:

Applicants/Owners: Mario Gullo
Purpose: To annex 19W076 into the Village of Itasca boundaries and permit variations for new single-family development
Address: 19W076 Granville Ave.
PIN: #03-05-405-015
Zoning District: Unincorporated Itasca (Becoming R-1 Single Family Residence District)

LOCATION MAP:



BACKGROUND

PC 25-018 was heard at the October 15, 2025 Plan Commission hearing and continued to the November 19, 2025 meeting. Major discussion points from the October meeting were Stormwater management and drainage concerns, concerns with a fence on the front property line, discussion of need for two driveways, and requests for clarification on the following items: setbacks of items on West side of property, location of future public sidewalk in relation to a front fence, implementation of dry wells in Itasca, definition of accessory structure square footage. Responses to some of these items are provided in a new letter to Plan Commission from the applicant and staff's response is below:

- AC units are 4 feet from the West property line, which is permitted by section 4.06 of Itasca Code.
- Window well is 3 feet from the West property line and is generally considered an allowed encroachment
- Accessory Structures are measured by the square footage of the roof, as accessory structures are defined by Itasca code as anything under a roof and the intent of this regulation is to preserve open space and character
- A public sidewalk would be located within the public right of way typically 1 foot from the property line
- Dry Wells have been a Best Management Practice under DuPage County since 2008. Itasca is a partial waiver community, meaning the village follows DuPage County's stormwater management regulations. Dry wells are not required but are one of several options residents can use to provide necessary stormwater management

PROPOSAL

The property is owned by the Chicago Title Land Trust Company and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently unincorporated DuPage County. The proposal is to annex the property into the village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The applicant will be seeking an annexation agreement with the village which will go before village board. This is to ensure water connections to the village and to DuPage County for landscaping purposes are preserved, and that the applicant is able to proceed with the proposed development in a way that both the applicant and village agree upon. After initial discussion and review by plan commission, the recommended motion for the October 15th meeting is to table the case so that adjustments to the plan can be made based on plan commission recommendation, and so that the Annexation Agreement may be approved by Village Board.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, additional 6.5% of lot coverage, and a fence on the front property line with gates for driveway access.

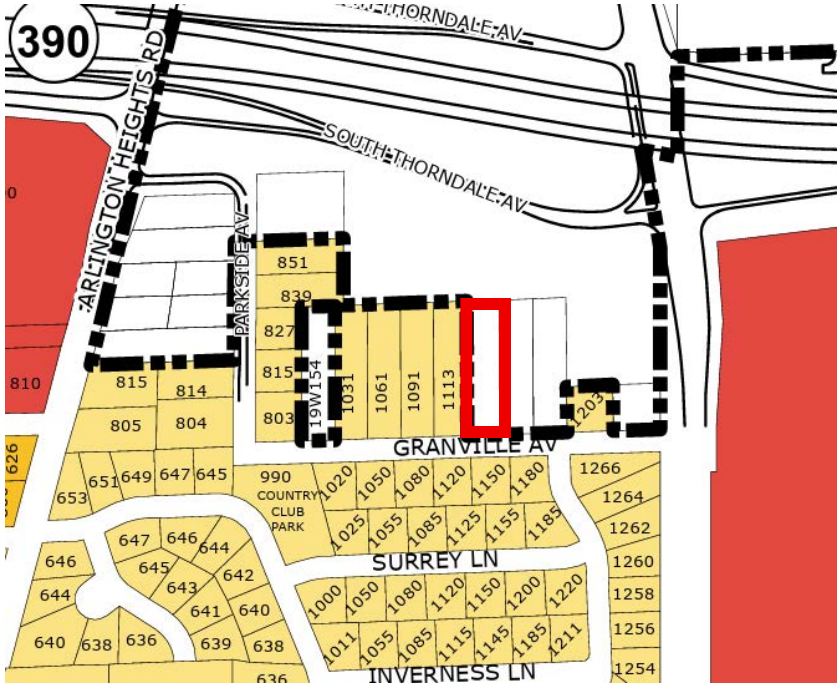
ZONING ANALYSIS

Characteristics of the subject property include:

- The lot is zoned R-1 Single Family Residence District.
- The lot is 40,000 s.f. in area with 100 ft. of frontage along Granville Avenue.
- The rear of the lot backs up to a Tollway owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue which serves as a one-way exit ramp for IL 390.

Characteristics of the surrounding area include:

- There are 8 properties with elongated lot lengths along Granville. 6 of those properties back up to the Tollway property
- The neighboring property to the West (1113 Granville Ave) was annexed into the village in 2012 and has a lot coverage of approximately 31%. The property has approximately 1,366 s.f. of accessory structures.
- The unincorporated neighboring property to the East has a lot of coverage of approximately 17%



VARIANCES

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with a 0-foot front yard setback.
4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
6. Variance to Sec. 12.03.7 to allow two driveways.
7. Variance to Sec. 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

ENGINEERING REVIEW

A preliminary engineering review was completed to assess proposed elevation changes and proposed stormwater management strategies.

- The elevation of the home is 2.23 feet higher than existing grade.
- The elevation of the cabana is 4.03 feet higher than existing grade.
- The elevation of the pool is 3.7 feet higher than the existing grade.
- Retaining walls are provided along the East and West property lines to make up for the change in grade.

The following initial recommendations have been made by the Village Engineer to enhance stormwater detention:

- The retaining walls be a minimum of five feet (5') from the property lines for maintenance and drainage.
- Better defined swales be provided west of the proposed pool and cabana and around the proposed sport court toward the rear yard to the north. Grading should not block flow from the west.
- Enhanced swale is proposed along the east and west property lines toward the rear yard, and the proposed cleanout on the west be swapped for an additional catch basin to assist with drainage capture.

PUBLIC HEARING NOTICES

The required public hearing notices have been provided for this petition: A notice of public hearing was published on September 22, 2025 in the Daily Herald. Notices to property owners within 250 ft. excluding public rights-of-way were mailed by the applicant via certified mail on September 24, 2025.

PUBLIC COMMENTS

As of October 7th, 2025 the Village received two public comment submissions before the October 15, 2025 Plan Commission hearing. Both comments demonstrated concern with stormwater management, and concern with the front yard fence. One comment was concerned with the east side driveway and what the proposed use of this would be.

At the October 15, 2025 plan Commission hearing X residents gave public comment. Residents expressed concern toward the front fence both as an aesthetics and safety issue, expressed concern with flooding and cited a history of flooding on lots in the area, and expressed concern toward the use of the side driveway located with a 0 foot setback from the East property line. A letter and photographs of flooding in the area were submitted at the meeting by two residents (Exhibit F and Exhibit G). A complete summary of comments made by residents can be reviewed in the October 15, 2025 Plan Commission meeting minutes.

REQUIRED STANDARDS FOR VARIATIONS (FINDINGS OF FACT)

The applicants have provided a "Variance Request Narrative" attached as Exhibit B that addresses the standards for variations in Section 14.09-3 of the Zoning Ordinance. These responses may be accepted and adopted as part of the Plan Commission's recommendation regarding the variation, as the Findings of Fact.

STAFF RECCOMENDATION

Staff recommends approval of 6 of the 7 variations with conditions. Staff is recommending denial of the request to reduce the front yard setback to allow for a fence on the front property line. A fence on the front property line is not recommended due to impact on neighborhood character and potential to create issues with driveway site visibility. Driveway gates set back from the property line will still be considered at permitting if they meet all other requirements.

Staff recommends approval of the other variations with the following conditions:

1. Permeable pavers must be used to construct the driveway in the front-yard and side-yard of the home.
2. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted. This closely follows the model being proposed as a text amendment to the Itasca Zoning Ordinance. It allows 1.5% more lot coverage than the text amendment will allow by right.
3. Driveway width may not exceed 24 feet at the property line.
4. A landscape plan is provided and approved at permitting by the Village.
5. A stormwater management plan following Village Engineer's recommendations is provided and approved at permitting.

RECOMMENDED MOTION (Table)

I move table PC Case 25-018 and to continue the Public Hearing at the November 19, 2025 meeting of the Itasca Plan Commission.

EXHIBITS ATTACHED

A. Petition for Development Review
B. Applicant's Variance Request Narrative
C. Letter from Applicant to Plan Commission
D. Plat of Annexation
E. Engineering plans
F. Architectural Plans
G. Letter from resident
H. Photographs of flooding from resident
I. Public hearing notice

Petition for Development Review

Village of Itasca
Community Development Department
550 W. Irving Park Rd., Itasca, IL 60143
Staff Contact: Ellen Weber
eweber@itasca.com | 630-228-5631

For Office Use Only		
Case # PC	Project Title:	
Fee Amount:	Date Paid:	Check #:
Plan Commission Hearing Date:		

Request (Check/Highlight All Applicable)

☐ Re-Zoning/ Map Amendment	☐ Text Amendment	☑ Pre-/Annexation
☐ Planned Development	☐ Class I Site Plan	☐ Special Use
☐ Plat of Subdivision	☑ Variation	☐ Appeal
☐ Easement Dedication/Vacation		

Property Information	
Property Address(es):	19W076 Granville Avenue, Itasca, IL 60143
P.I.N. Numbers:	03-05-405-015
Existing Use:	Residential
Zoning:	R-2 Single Family District (DuPage County) Lot Size (in Sq. Ft.): 39,981 SF
Project Description:	Redevelopment of the subject property with a new single-family home with attached garage spaces and detached accessory cabana with pool.
Property Owner Information	
Owner's Name(s)[1]:	Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423
Address:	10 S. LaSalle Street, Suite 2750, Chicago, IL 60603
Phone: 847-758-4857	E-Mail: gregory.kasprzyk@landtrustcompany.com
Petitioner Information (if different from Owner)	
Petitioner's Name(s):	Mario Gullo
Address:	19W076 Granville Avenue, Itasca, IL 60143
Phone: [redacted]	E-Mail: [redacted]

[1]If the property is held in a trust, a letter naming all beneficiaries of the trust must be submitted as part of the application. Letter must be signed by authorized agent and notarized.

Petition for Development Review – Village of Itasca

With the submittal of this application, I hereby request that the Village of Itasca grant the approvals as noted for the subject property as described in the attached documents and specifications. In addition, by signing below, I certify the following:

1. All information contained in this application and accompanying documents is true and correct to the best of my knowledge.
2. I am solely responsible for compliance with the provisions of the Village of Itasca Municipal Code, Zoning Ordinance, Development Standards and Specifications, Subdivision Regulations, and any other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of the matters coming before the Plan Commission and Village Board.
3. I permit entrance to the subject property by Village officials and their consulting staff as necessary for the purpose of inspections related to this request.
4. I acknowledge that as the Applicant, I am solely responsible for compliance with the provisions of the Village of Itasca Municipal Code, Zoning Ordinance, Development Standards and Specifications, Subdivision Regulations, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of the matters coming before the Plan Commission and Village Board.
5. I acknowledge that all application fees are non-refundable and that I will be billed for all third-party fees incurred by the Village as part of the review of this application and accompanying documents.

Owner's/ Owner's Agent Printed Name: Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423

Owner's/ Owner's Agent Signature: [redacted]

Subscribed and Sworn to Before Me GREGORY KASPRZYK Trust Officer

This 9th Day Of September , 20 25

[redacted]
Notary Public

CHICAGO TITLE LAND TRUST COMPANY dba CORPORATE SEAL CHICAGO, ILLINOIS

"OFFICIAL SEAL"
MAURA ELIZABETH MANNIX
Notary Public, State Of Illinois
Commission No. 984277
My Commission Expires 12/28 /2027

Petitioner's Printed Name: Mario Gullo

Petitioner's Signature: [redacted]

Subscribed and Sworn to Before Me

This 30 Day Of July , 20 25

[redacted]
Notary Public

OFFICIAL SEAL
HEATHER J MALDONADO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 1/26/26

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Mario Gullo Residence
19W076 Granville Avenue
Development Review Petition

Project Narrative

Mario Gullo is the "**Applicant**" for a proposed annexation into the Village of Itasca (the "**Proposed Annexation**") and zoning relief for the subject property located at 19W076 Granville Avenue in unincorporated DuPage County (the "**Subject Property**"). Chicago Title Land Trust Company is the "**Property Owner**" of the Subject Property as Trustee under the provisions of the Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423. The Applicant is the beneficiary of the trust, which has authorized this application.

The Applicant intends to transform the Subject Property—which has been neglected and currently is in a condition of bad repair that adversely affects the value and use of neighboring properties—into a stunning, state-of-the-art single-family estate that will beautify the neighborhood and enhance the value and use of neighboring properties.

Subject Property

The Subject Property consists of approximately 40,000 square feet of site area. It is improved with an aging, boarded-up single-family home that contains approximately 2,272 square feet of floor area. The Subject Property is bounded by the Elgin-O'Hare Tollway to the north (including a stormwater detention area for the tollway); a single-story, single-family home in unincorporated DuPage County to the east; Granville Avenue to the south; and a two-story single-family home in the Village of Itasca (the "**Village**") to the west.

The surrounding area is developed with a mix of the highway and office uses to the north; residential and utility uses to the east; residential uses to the south; and residential and medical uses to the west. The Subject Property is currently zoned as part of the DuPage County R-2 Single Family Residence District. The nearest Village zoning districts include the R-3 General Residence District to the north; the R-1 Single Family Residence District and B-2 Community Business District to the east; the R-1 District to the south; and the R-1 District to the west. Nearby properties to the west are zoned as part of the Village's R-1, R-2, R-3, and B-2 Districts.

Proposed Home

The Applicant proposes to redevelop the Subject Property with a high-quality single-family home measuring approximately 33'-11.5" in height, containing a total of approximately 12,398 square feet of interior floor area, and consisting of a main house with four bedrooms, six bathrooms, two attached garages, and a detached cabana, pool, sport court, and lush landscaping (collectively, the "**Proposed Home**").

The Proposed Home will feature an attractive front entry with a decorative brick and metal fence, landscaping along Granville Avenue, a semicircular driveway surrounding a landscaped island, landscaped areas lining the east and west sides of the house, and a house with a front elevation consisting of an attractive mix of brick, limestone, other stone, and decorative metal components with a slate shingle roof. The design will complement and be compatible with surrounding homes on the block, many of which feature similar design themes and mixes of building materials.

The Proposed Home will include modern stormwater management infrastructure including grading to divert all stormwater to the north end of the site (away from Granville Avenue and neighboring properties to the east and west) into a dry well that exceeds the Village's detention standards. In the event of a 100-year-plus stormwater event, the dry well is designed to divert stormwater into the tollway detention basin to the north, thereby preventing any excess stormwater at the Subject Property from entering the neighboring residential properties or overburdening the Village's storm sewer system.

Proposed Annexation and Variations

The Applicant seeks annexation of the Subject Property by the Village and, in tandem with the Proposed Annexation, a zoning designation of the Subject Property as part of the Village's R-1 Single-Family Residence District (the "**R-1 District**"). The Proposed Annexation will comply with all Village requirements for annexation. The Proposed Home will conform to all bulk, density, and use requirements under the Itasca Zoning Ordinance (the "**Zoning Ordinance**") for the R-1 District, with the exception of the following requested variations:

1) Lot Coverage: A variation from Section 7.04.9 of the Zoning Ordinance to increase the maximum lot coverage from 40.0% to 46.5% to allow a total of approximately 18,632 square feet of lot coverage.[1]

2) Accessory Building Area: A variation from Section 4.13.4.d of the Zoning Ordinance to increase the maximum accessory structure square footage from 864 square feet to 1,775 square feet to allow a cabana structure with approximately 852 square feet of enclosed space and 923 square feet of exterior space beneath a roof overhang.

3) Front Yard: A variation from Sections 4.20.4.d and 7.04.5.a of the Zoning Ordinance to reduce the minimum front yard setback from 30 feet to 0 feet to allow a decorative brick and metal fence along the front (south) property line.

4) Side Yard (West): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum west side yard setback from 8 feet to 6 feet to allow a side stairwell guardrail.

5) Side Yard (Combined): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum combined side yard setback from 20 feet to 6 feet.

6) Driveway-Lot Line Proximity: A variation from Section 12.03.7of the Zoning Ordinance to allow a driveway within 5 feet of the east interior property line.

7) Two-Driveway Design: A variation from Section 12.03.7 of the Zoning Ordinance to allow two driveways (as a semi-circular driveway design).

[1] Approximately 1,388 square feet of the proposed 18,632 square feet of lot coverage (3.5% of the 46.5%) consists of a side access drive necessary to allow vehicular access to the rear of the Subject Property.

As described in the Applicant's Responses to Approval Standards (below), the requested relief is necessary due to the Subject Property's substantial depth and abutting tollway use. The Proposed Home will feature expansive landscaping, screening, and enhanced stormwater infrastructure to prevent any adverse impacts from the requested relief.

The Proposed Annexation and Proposed Home will constitute a natural addition to the Village of contiguous territory, with a zoning designation compatible with that of the immediate surrounding properties, and a new home that will be consistent with and contribute to the aesthetic and single-family residential character of the surrounding block. The proposal will increase the tax base of the Village by adding the Subject Property to the Village's territory and significantly increasing the assessed value of the Subject Property. The development will result in significant investment in the Subject Property that will benefit the entire community by replacing the existing, unsightly building with an attractive new home with new landscaping, stormwater infrastructure, and high-quality architectural elements.

Mario Gullo Residence
19W076 Granville Avenue
Development Review Petition

Responses to Approval Standards for Variations

Itasca Zoning Ordinance

Section 14.09.1 - Variations: *…the Zoning Board of Appeals shall have made a finding of fact based upon the standards herein prescribed that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this [Zoning] Ordinance.*

Applicant Response: The Applicant would face practical difficulties constructing the Proposed Home in conformance with the strict letter of the Zoning Ordinance due to the atypical depth of, lack of rear access to, and the nature of the abutting highway use to the rear of the Subject Property.

The Subject Property measures approximately 400 feet in depth, which is an atypical lot depth compared to the majority of the surrounding residential lots in the Village to the south, west, and north. As illustrated in the DuPage County GIS snapshot attached hereto as **Exhibit A**, the surrounding residential lots typically measure between approximately 130 and 250 feet in depth (with the exception of the four lots immediately west of the Property).

The Subject Property is directly bounded by the Elgin-O'Hare Tollway to the rear (north), including a stormwater detention area for the tollway. Furthermore, the north end of the Subject Property is restricted by a 10-foot wide public utility easement. Accordingly, the Subject Property must be developed in a way that allows utility, property maintenance, and emergency vehicles to access the rear of the lot when necessary without encroaching on the rear utility easement and abutting highway/stormwater use.

The atypical depth of the lot and adjacent highway use present practical difficulties in constructing the Proposed Home without the requested variations. The noise and air pollution from the highway use to the rear requires constructing residential improvements disproportionately near the front of the Subject Property. In turn, concentrating the residential improvements in the Proposed Home toward the front of the Subject Property creates the need for the requested front and side yard variations. Denial of the variations would require greater exposure to the highway, posing health and safety concerns.

Relatedly, the proposed west side setback is necessary to provide a safety guardrail for the exterior stairs on the west side of the proposed house. Denial of the west side setback variation would require removal of a staircase that provides an important means of egress from the house (nearest the emergency generator and A/C compressors on the east side) or removal of the guardrail that supports safe use of the staircase, in each case compromising safety.

Furthermore, the atypical lot depth and abutting tollway use require providing all means of site access and access-related improvements from the front of the Subject Property. Residential lots without direct rear access are often shallower and abut uses at the rear of the lot over which rear access can be arranged when necessary or in the case of emergency. Alternatively, residential lots with rear yards that abut an alley or a street have rear access that can provide direct access for property maintenance and emergency vehicles from the rear. By contrast, for

the Subject Property, the proposed east side access drive is necessary to provide safe vehicular access to the rear of the site for stormwater utility, property maintenance, and, when necessary, emergency vehicles and personnel. Unlike many other lots, the Subject Property lacks rear access and the abutting highway and easement effectively eliminate the possibility of rear access over the abutting property to the north. A driveway connecting the front of the lot to the rear of the lot, therefore, is necessary to provide rear access.

The paved area for the proposed side access drive requires the following variations: (1) lot coverage increase; (2) east side setback reduction; (3) driveway-lot line proximity; and (4) two-driveway design. With regard to the lot coverage variation, approximately 1,388 square feet of the proposed 18,632 square feet of lot coverage (3.5% of the 46.5%) consists of the side access drive, which is necessary to provide safe and sufficient means of vehicular access. With regard to the east side setback and driveway-lot line proximity variations, the side access drive must be located within five feet of the east interior lot line because, as explained above, the atypical lot depth and abutting tollway use require orienting both the residential home and the means of access toward the front of the Subject Property. That frontward orientation requires locating the access drive along the east interior lot line. With regard to the two-driveway variation, the Proposed Home features an undivided semicircular driveway design (with two curb cuts) that is treated as two separate driveways under the Zoning Ordinance. The Proposed Home cannot provide sufficient means for vehicular access to the primary house and the rear of the Subject Property for standard property maintenance, stormwater infrastructure maintenance, and potential emergency vehicle access without the proposed driveway design. Specifically, the side access drive must remain accessible for potential utility and emergency vehicles even when residential vehicles are entering or parked near the front of the Subject Property. The semicircular driveway design ensures sufficient access to the rear via the proposed side drive, without the risk of side drive blockage, by providing two curb cuts along Granville Avenue.

The Proposed Home includes design elements that mitigate any potential adverse impacts of the requested variations on the surrounding area. As illustrated on the Site/Landscape Plan included with this application, the Proposed Home features extensive perimeter landscaping and decorative fencing along the front and side property boundaries, providing an aesthetically pleasing buffer that screens other lot improvements from view.

Furthermore, the Proposed Home will feature site grading and a modern on-site dry well designed to ensure: (1) all stormwater from the site drains south toward the rear of the property, into the proposed dry well and the Village's storm/sewer system; (2) sufficient on-site detention will exist to prevent overburdening the Village storm/sewer system in the event of a 100-year storm; and (3) in the event of a 100-plus-year storm, all stormwater will drain into the highway stormwater basin to the north, rather than to the east, west, or south. The modern stormwater infrastructure will prevent any stormwater from the site from draining onto neighboring residential properties or overburdening the Village's storm sewer system.

Section 14.09.3.a: …*the Zoning Board of Appeals shall have made findings based upon the evidence presented to it in the following specific cases*:

1. ***That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;***

Applicant Response: The Applicant intends to reside at the Subject Property upon completion of the Proposed Home, rather than market the site. Accordingly, the Applicant is not seeking a particular return from the development. However, if the requested variations were denied, the Applicant would be forced to substantially reduce the exterior screening, interior living area, and safety-related improvements (including the east side access drive and west side stairway guardrail) to a degree that would render the site practically infeasible for the Applicant's home.

2. That the plight of the owner is due to unique circumstances; and

Applicant Response: The difficulties faced by the Applicant relate to the Subject Property's unique lot depth and abutting highway use. Those conditions are unique and not generally applicable to residential property in the Village of Itasca or the R-1 District.

3. That the variation, if granted, will not alter the essential character of the locality.

Applicant Response: The requested variations will not alter the character of the locality. Rather, they will allow a development compatible with the character of the surrounding neighborhood. The area surrounding the Subject Property is characterized by single-family homes featuring a mixture of designs and building materials, including several two-story homes with similar brick, stone, and shingle design components; rear amenities (e.g., pools, sport courts); and two-driveway/semicircular driveway designs with driveways abutting or near interior lot lines. The Proposed Home will replace a vacant, boarded-up single-family house with a new two-story home featuring brick, stone, and shingle exterior components; new perimeter landscaping; rear amenities; and driveway design components that are consistent with and complement the character of the surrounding residential development. In allowing the Proposed Home, the requested variations will reinforce, complement, and enhance the single-family character of the surrounding area.

Section 14.09.3.b: *…the Zoning Board of Appeals shall also, in making this determination whether there are particular difficulties or particular hardships, take into consideration the extent to the following facts favorable to the applicant, have been established by the evidence:*

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

Applicant Response: The particular physical characteristics and topographical conditions on and surrounding the Subject Property would generate more than mere inconvenience if the Proposed Home could be constructed only in strict compliance with the Zoning Ordinance.

Specifically, the Subject Property is an atypically deep lot (400 feet), which abuts a tollway use and stormwater basin to the rear. As further described in the Applicant's response to Section 14.09.1 of the Zoning Ordinance (above), constructing the Proposed Home on an extra-deep lot with an abutting tollway use to the rear requires providing on-site means of site access that necessitates the proposed lot depth, setback, and driveway location and design variations, without which maintenance and emergency vehicles could not efficiently access the full depth of the site whenever necessary. Furthermore, the rear location of the (stormwater-related) public utility easement and tollway detention area necessitate that the Proposed Home be constructed

with the residential improvements toward the front, with grading and open space to facilitate drainage toward the rear. Finally, the noise and air pollution associated with the tollway use abutting the rear of the Subject Property further reinforces the need to orient residential improvements toward the front of the site. These improvements include the stairway guardrail, side access drive, and front fence that require setback and driveway-lot line proximity variations. Without the requested variations, the Subject Property would not be suitable for the Applicant's intended use, which would impose a particular hardship on the Applicant.

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;

Applicant Response: The conditions that pose the practical difficulties on which the requested variations are based are not generally applicable to properties in the R-1 District. The R-1 District includes numerous residential lots that are substantially less than 400 feet deep and do not abut a tollway and stormwater basin to the rear.

3. That the purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;

Applicant Response: The requested variations are not based exclusively on a desire by the Applicant to make more money from the Subject Property or for the convenience of the Applicant. Rather, they are based on a desire by the Applicant to construct a safe and comfortable personal residence for himself and his family. The Applicant intends to live at the Subject Property in the Proposed Home, not to make money from the project. The requested variations are necessary primarily to: (1) buffer the residence from noise and air pollution generated by the highway; (2) allow for effective stormwater management for the protection of adjacent properties and the Village's stormwater system; and (3) provide for (a) a safe and sufficient means of vehicular access to the front and rear of the Subject Property; (b) sufficient access to the Proposed Home's emergency generator and condenser; and (c) a safety guardrail for safe access in/out of the west side of the Proposed Home.

4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

Applicant Response: The practical difficulties relate to the lot depth and abutting tollway uses that were not created by the Applicant or Property Owner. Pursuant to the Trustee's Deed attached hereto as **Exhibit B**, the Property Owner acquired the Subject Property on June 17, 2020. Pursuant to the legal description in the Trustee's Deed, the lot that constitutes the Subject Property was established as part of the Leuhring's Lawrence Avenue Gardens subdivision, which was recorded on June 16, 1949. Upon information and belief, the abutting segment of the Elgin O'Hare Tollway was constructed in the mid-1990s.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Applicant Response: The requested variations will not be detrimental to public welfare or injurious to property or improvements in the neighborhood. Rather, the Proposed Home will enhance the public welfare and benefit the use and enjoyment of other properties and improvements in the neighborhood. The front setback variation will allow an attractive decorative

metal and brick entry fence that, together with extensive landscaping, will complement and improve the aesthetic character of the neighborhood. The side setback, driveway-lot line proximity, and two-driveway design variations will allow for improvements that are necessary for safety and that will not impact neighboring property owners. Notwithstanding the requested setback/proximity variations, the Proposed Home will be located approximately 53.38 feet from the front property line, well beyond the 30-foot minimum front setback; 12 feet and 8.13 feet from the east and west side property lines, beyond the 8-foot minimum side setback; and 284 feet from the rear property line, well beyond the 40-foot minimum rear setback.

The lot coverage and accessory building area variations relate to improvements that will be screened from neighboring properties by perimeter landscaping and fencing. The proposed stormwater grading and dry well will, in tandem, funnel all on-site stormwater to the rear of the property, effectively detain stormwater up to 100-year flood levels, and in the case of a more-than-100-year flood, direct excess stormwater to the tollway stormwater detention basin rather than the Village's storm sewer.

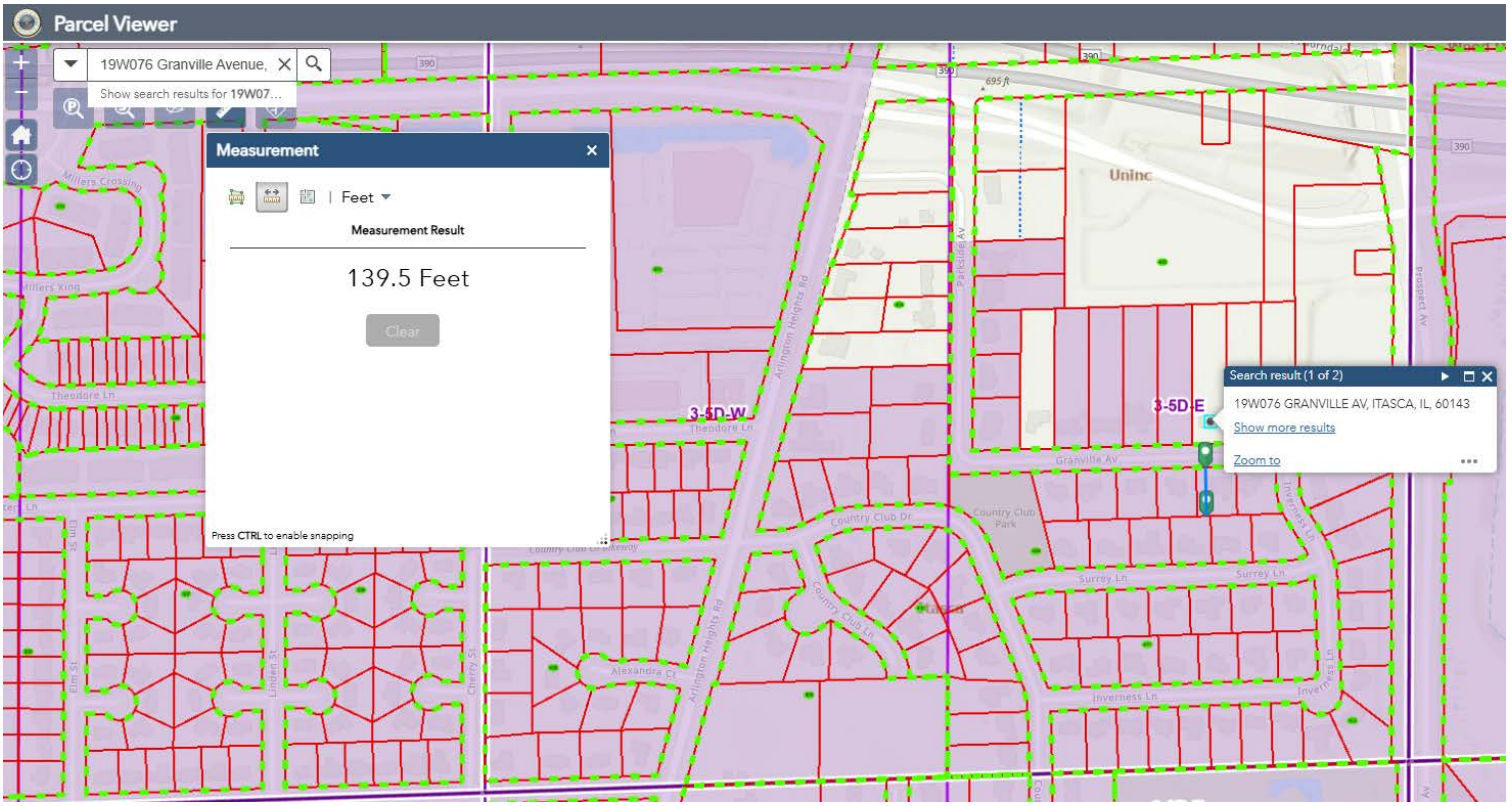
The Proposed Home will result in significant investment in the site to replace a deteriorating and vacant single-family home with a modern new development that will contribute to the Village's tax base and the surrounding community. The Proposed Home, therefore, will benefit both the public and neighboring property owners.

6. That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

Applicant Response: The requested variations will neither impair an adequate supply of light to adjacent properties nor negatively impact fire safety, public safety, or property values in the neighborhood. The bulk of the primary house and accessory cabana structures will, collectively, be set back approximately 53.38 feet from the front (south) property line, 8 feet from the west side property line, and 12 feet from the east side property line—distances sufficient to preserve light to the adjacent properties. The Proposed Home will feature modern stormwater management, fire suppression, and security systems that will not diminish, but rather will enhance, safety at the Subject Property. Furthermore, the Proposed Home will replace a vacant, aging structure with a new home occupied by the Applicant's family, providing additional "eyes on the street" to contribute to public safety. The Proposed Home will otherwise positively contribute to the aesthetic character and quality of improvements in the neighborhood.

Exhibit A

DuPage County GIS Snapshot



Dimension shown above is the approximate lot depth of the parcel located at 1150 Granville Avenue, Itasca, IL 60143, directly south of the Subject Property.

Exhibit C

Trustee's Deed

TRUSTEES'S DEED
(ILLINOIS)

Dall

206MW3320B3WH/RD

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
07/13/2020 09:14 AM
RHSP
COUNTY TAX STAMP FEE 80.00
STATE TAX STAMP FEE 160.00

DOCUMENT #/R2020-073454

COPY
UNOFFICIAL

Above Space for Recorder's Use Only

This Agreement made this 17th day of June, 2020, between **John D. Teschke and Kenneth C. Teschke, Co-Trustees of the TESCHKE FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 11, 1999, Grantors**, and **CHICAGO TITLE LAND TRUST COMPANY** a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee **under the provisions of a certain Trust Agreement dated June 19, 2020 and known as Trust Number 8002383423, Grantee,**

WITNESSES: The Grantors in consideration of the sum of ($10.00) Ten and No/100 dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Successor Trustees and of every other power and authority the Grantors hereunto enabling, does hereby convey and quit claim unto the Grantees, in fee simple, the following described real estate, situated in the County of DuPage, State of Illinois, to Wit:

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): **03-05-405-015**
Address(es) of Real Estate: **19W076 GRANVILLE AVENUE, ITASCA, IL 60143**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustees (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustees. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to

time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustees with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustees, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustees, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustees.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustees herein named, to act, or upon his removal from the County Per the Trust Agreement is then appointed as Successor Trustees herein with like powers and authority as is vested in the Trustees named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

UNOFFICIAL

IN WITNESS WHEREOF, the Grantor(s), as Co- Trustees as aforesaid, hereunto set their hands and seals the day and year first above written.

[redacted]

John D. Teschke, Co-Trustee, of the TESCHKE FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 11, 1999

STATE OF ILLINOIS)
)ss
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that John D. Teschke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument his free voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of June, 2020.

[redacted]

NOTARY PUBLIC

"OFFICIAL SEAL"
LISA M. KNAUF
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/31/2021

Commission expires 10/31/2021

IN WITNESS WHEREOF, the Grantor(s), as Co- Trustees as aforesaid, hereunto set their hands and seals the day and year first above written.

[redacted]

Kenneth C. Teschke, Co-Trustee, of the TESCHKE FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 11, 1999

STATE OF OHIO)
)ss
COUNTY OF MAHONING)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Kenneth C. Teschke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument his free voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of June, 2020.

[redacted]

NOTARY PUBLIC
PAMELA BRETCKO
Notary Public, State of Ohio
My Commission Expires
DECEMBER 6, 2020

Commission expires

This instrument was prepared by: Lisa Knauf, Attorney at Law, Knauf Law Office PC, 221 E. Lake Street, Ste 101, Addison, IL 60101

MAIL TO:

Chicago Title Land Trust Co
[redacted]
10 S. LaSalle St
(2750)
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Chicago Title Land Trust
8002383423
10 S. LaSalle St #2750
Chgo IL 60603

111 East Wacker Drive, Suite 2600
Chicago, IL 60601-4208
Tel: 312.527.4000 | Fax: 312.527.4011
taftlaw.com

Karl D. Camillucci
312.836.4085
kcamillucci@taftlaw.com

November 10, 2025

VIA E-MAIL

Village of Itasca Plan Commission
ATTN: Jeffrey Holmes, Chair
550 West Irving Park Road
Itasca, Illinois 60143

Re: 19W076 Granville Avenue – Proposed Variations
Plan Commission Questions and Comments

Dear Chair Holmes and Members of the Plan Commission,

As you are aware, we represent Mario Gullo (the "**Petitioner**"), who seeks annexation into the Village of Itasca (the "**Proposed Annexation**") and certain variations (the "**Proposed Variations**") to redevelop the property located at 19W076 Granville Avenue in unincorporated DuPage County (the "**Subject Property**") with a single family home for the Petitioner's family (the "**Proposed Home**").

At the Plan Commission hearing on October 15, 2025, members of the Plan Commission and community requested more information regarding aspects of the Proposed Home and Proposed Variations. This letter responds to those requests in advance of the continued public hearing to be held at the November 19, 2025 Plan Commission hearing.

1. **Stormwater Requirement: What is the stormwater detention capacity requirement for the Proposed Home? Will the proposed drywell exceed it?**

Petitioner Response: The Project Engineer for the Proposed Home, Raul Castaneda of Cemcon, Ltd., has informed us that the stormwater detention capacity requirement for the Proposed Home is governed by Best Management Practices (the "**BMPs**") under the DuPage County Stormwater & Floodplain Ordinance (the "**Stormwater Ordinance**"). Specifically, Section 15-64.C.1 of the Stormwater Ordinance provides that the BMP for stormwater "volume control [for all new impervious surfaces at

development sites] shall be calculated as the product of the new impervious area and a 1.25-inch rainfall event."

As indicated on the Engineering Site Plan attached hereto as **Exhibit A**, the required stormwater detention capacity for the Proposed Home is 1,692 cubic feet pursuant to the following equation: (16,241 square feet of new impervious surface [x] 1.25 inch rainfall event) ÷ 12 months = 1,692 cubic feet. As illustrated on the Engineering Site Plan, the proposed drywell for the Proposed Home will exceed the requirement by providing approximately 1,714 cubic feet (approximately 12,819 gallons) of stormwater detention capacity.

In the Plan Commission Staff Report for PC 25-018 dated October 7, 2025 (the "**Staff Report**"), Community Development staff recommended, as a condition of approval of the Proposed Variations, that the Petitioner provide 1.25 times the amount of proposed stormwater volume for the 6.5% of additional lot coverage to be permitted. The Petitioner would accept that condition if the Proposed Variations are approved.

2. <u>Stormwater Drainage</u>: Will the Proposed Home cause any stormwater to run onto neighboring properties?

Petitioner Response: No, the Proposed Home will not cause stormwater to run onto neighboring properties.

As illustrated on the Existing Stormwater Drainage Exhibit attached hereto as **Exhibit B**, stormwater that falls on the Subject Property north of the existing house drains north toward the rear of the site and the adjacent Elgin-O'Hare Tollway property. Stormwater that falls south of the existing house drains south toward Granville Avenue. This is consistent with the stormwater drainage patterns of the adjacent residential properties to the east and west of the Subject Property, except that some stormwater from the adjacent property to the east (19W068 Granville) drains northwest toward the Subject Property, and some stormwater from the adjacent property to the west (19W090 Granville) drains east and northeast toward the Subject Property.

As illustrated on the Proposed Stormwater Drainage Exhibit attached hereto as **Exhibit C** and the Engineering Grading Plan attached hereto as **Exhibit D**, the Proposed Home will: (1) preserve the existing pattern of stormwater drainage at the Subject Property insofar as stormwater will drain to the north (toward the Tollway) and south (toward Granville Avenue) rather than onto any neighboring residential properties; and (2) improve stormwater detention at the Subject Property through drainage, drywell, grading, and swale improvements. The Subject Property does not currently feature a drywell. The Proposed Home will include a new drywell with approximately 1,714 cubic feet (12,819 gallons) of volume. Furthermore, the proposed swales, retaining walls, drainage structures, and positive drainage slopes will be constructed at the Subject Property to

reinforce proper stormwater drainage, including no drainage onto neighboring residential properties. The new improvements will prevent stormwater from draining onto neighboring residential properties. The Staff Report includes recommended conditions of approval related to stormwater detention volume and swale improvements. The Petitioner would accept those conditions if the Proposed Variations are approved.

3. Future Sidewalk: Would the Proposed Home leave sufficient space for a future sidewalk along Granville Avenue?

Petitioner Response: Yes, the Proposed Home would leave sufficient space for installation of a future sidewalk on the north side of Granville Avenue consistent with Village standards.

As illustrated on the Conceptual Sidewalk Exhibit attached hereto as **Exhibit E**, the Proposed Home will be built entirely within the boundaries of the Subject Property owned by Petitioner, leaving approximately 26.65 feet of unimproved public right-of-way located between the north edge of the pavement on Granville Avenue and the south boundary of the Subject Property.

Pursuant to Section 6.03.A.9 of the Village of Itasca Development Standards & Specifications (the "**Development Standards**"), public sidewalks should be 5 feet in width unless otherwise approved by the Village. As illustrated on Exhibit E, the approximately 26.65 feet of space within the right-of-way between the north edge of the pavement on Granville Avenue and the south lot line of the Subject Property leaves ample room for a five-foot-wide sidewalk. Furthermore, as shown on Exhibit E, sufficient space exists to allow an approximately 17-foot-long car to temporarily stand in the portion of the proposed driveway located to the south of the sidewalk to allow pedestrians to cross the sidewalk before the vehicle enters the Subject Property. Moreover, the proposed gates would open to the north, into the Subject Property, and would not obstruct the sidewalk. Accordingly, the design of the Proposed Home leaves ample space for a future sidewalk on the north side of Granville Avenue and ensures that cars entering the Subject Property would not negatively impact the sidewalk or any pedestrians.

4. Setbacks and Obstructions: What are the proposed setback dimensions on each side of the Proposed Home? What are the dimensions to permitted obstructions in the proposed setbacks?

Response:

Front Setback (South): The primary house structure will be set back approximately 53.38 feet from the front property line. The minimum front yard setback in the R-1 Single-Family Residence District (the "**R-1 District**") is 30 feet. The proposed front gate and fence, however, would be located on the front property line. Because the fence and gate

are not permitted obstructions in the setback under Section 4.06.8 of the Itasca Zoning Ordinance (the "**Zoning Ordinance**"), the proposed front yard setback is 0 feet.

Side Setback (East): The primary house structure will be set back approximately 12 feet from the east property line. The minimum side yard setback standard in the R-1 District is 8 feet per side setback and 20 feet combined. Nevertheless, the east side setback is considered 0 feet because, pursuant to Sections 12.03.1.a(3) and 12.03.8 of the Zoning Ordinance, access driveways must be set back at least 5 feet from a side property line. At its easternmost point, the proposed east side access drive would be located adjacent to the east property line.

Side Setback (West): The primary house and cabana structures will be set back approximately 8 feet from the west property line. The minimum side yard setback standard in the R-1 District is 8 feet per side setback and 20 feet combined. The proposed guardrail for the stairwell located west of the house is not a permitted obstruction within the side setback. The guardrail is located 6 feet from the west property line and, therefore, the proposed west side yard setback is 6 feet.

Please note that the proposed AC compressor/generator facilities and the proposed lightwell on the west side of the house will be located approximately 4 feet and 3 feet from the west property line, respectively. Each are permitted obstructions in the side setback. The AC/generator facilities are permitted under Section 4.06.8 of the Zoning Ordinance and the lightwell will be located entirely below grade.

Rear Setback (North): The proposed rear yard setback is 284 feet. The setback is measured from the rear side of the primary house structure because accessory structures, terraces, patios, decks, swimming pools, and adjacent hardscapes are permitted obstructions under Section 4.06.8 of the Zoning Ordinance. The minimum rear yard setback for interior lots in the R-1 District is 40 feet.

For additional setback and obstruction details, see the Architectural Site Plan attached hereto as **Exhibit F**.

5. Fence Dimensions and Location:

Petitioner Response: As illustrated on the Architectural Site Plan, the fence for the Proposed Home will consist of a decorative open fence connecting decorative brick piers with stone caps. The fence will provide a primarily transparent design as required under Section 4.20.6.a(3) of the Zoning Ordinance. The fence will be located entirely within the Subject Property and will not encroach onto any other private property or the Granville Avenue right-of-way. The fence will be located adjacent to the front (south), rear (north), and side (east and west) property lines. The fence will include two front driveway gates that will open into the Subject Property.

The fence will measure a maximum of 6 feet in height as permitted under Section 4.20.6.a(3) of the Zoning Ordinance. On the front (south) side of the Subject Property, the fence piers will measure 6 feet tall, 3 feet wide, and 3 feet deep and will be located on the east and west sides of the proposed driveways to anchor the retractable gates.

On the rear (north), east, and west sides of the Subject Property, the fence piers will measure 6 feet tall, 16 inches wide, and 16 inches deep, and will be interspersed in approximately 17-to-24 feet intervals along the side and rear property lines.

6. **Cabana Roof/Accessory Floor Area: Does the unenclosed area surrounding the proposed cabana, located beneath the cabana roof overhang, count toward the maximum accessory structure square footage standard?**

Petitioner Response: Pursuant to Section 4.13.4.d of the Zoning Ordinance, the maximum square footage of an accessory structure in the R-1 District is 864 square feet. The cabana at the Proposed Home will include approximately 852 square feet of fully enclosed space and 923 square feet of unenclosed space beneath the cabana roof overhang, for a total of 1,775 square feet. Although the Petitioner believed that the cabana complied with Section 4.13.4.d of the Zoning Ordinance, on July 9, 2025, Village Community Development staff informed the Petitioner that unenclosed area beneath the roof of a cabana counts toward the maximum accessory structure square footage standard. Accordingly, the Petitioner requested a variation to increase the maximum square footage for an accessory structure from 864 square feet to 1,775 square feet. We understand that the Plan Commission requested that staff review whether the unenclosed space under the cabana roof overhang should be included within the square footage of an accessory structure under Section 4.13.4.d of the Zoning Ordinance. If that unenclosed space is not included, no variation for the square footage of the cabana would be necessary.

Thank you for your attention to this application. Please feel free to contact us if you have any questions or require additional information.

Sincerely,

[redacted]

Karl D. Camillucci

KDC
Enclosures
cc: Kurtis Pozsgay, Community Development Director, Village of Itasca
Natalie Crown, Community Development Planner, Village of Itasca
Mario Gullo, Petitioner
Raul Castaneda, Cemcon, Ltd.
Justin Bucy, Cobu Architecture Studio
Braeden Lord, Taft Stettinius & Hollister LLP

PLAT OF ANNEXATION

TO

THE VILLAGE OF ITASCA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

_____
(PRINT NAME)

_____
(ADDRESS)

_____
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF ANNEXATION

0.918 ACRES

(MORE OR LESS)

N

20 10 0 20

SCALE: 1 INCH = 20 FEET

PARCEL INDEX NUMBER

03-05-405-015
19w076 GRANVILLE AVE,
ITASCA, IL 60143

LINE LEGEND

- LIMITS OF ANNEXATION (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EXISTING LIMITS OF THE VILLAGE OF ITASCA (Solid Hatched Lines)

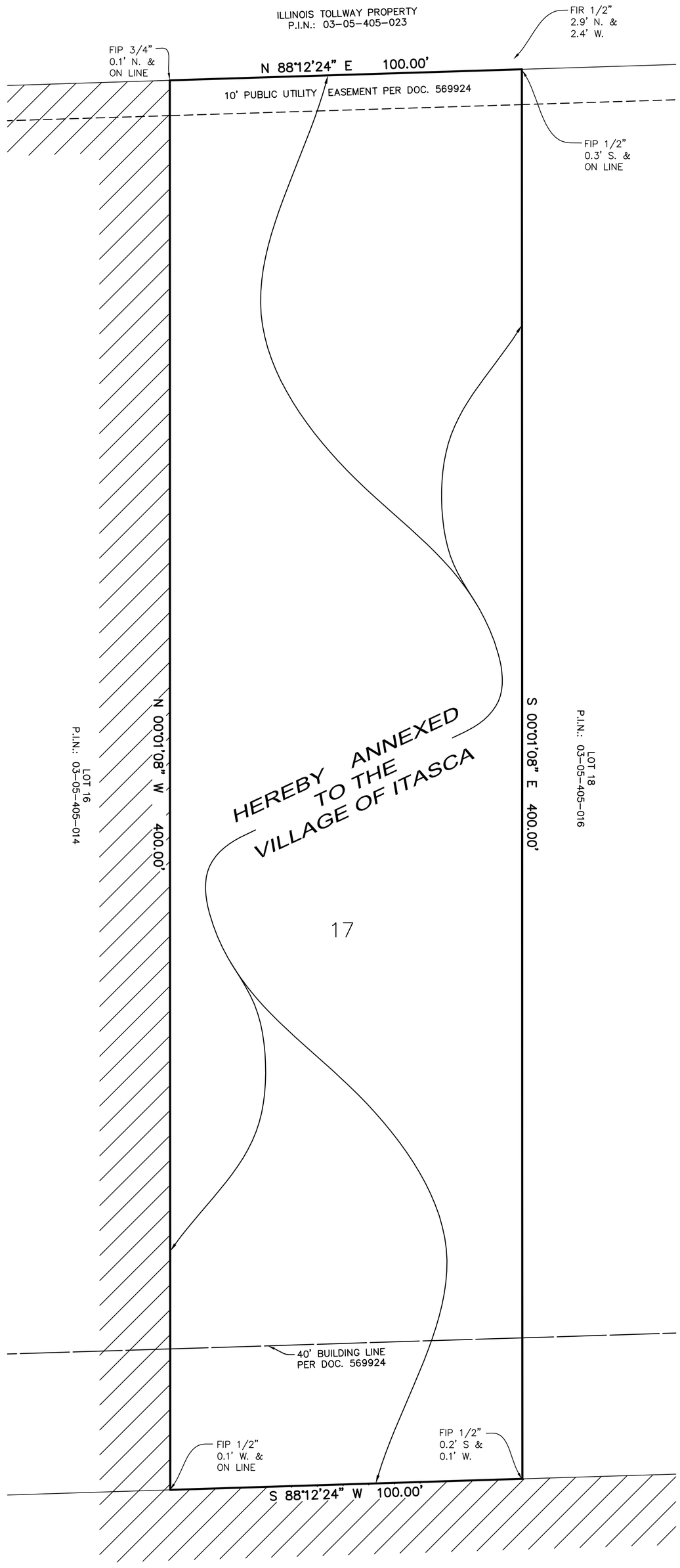
NOTES

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAVD 88).

FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
R.O.W. - RIGHT-OF-WAY



GRANVILLE AVE
(66' R.O.W. HERETOFORE DEDICATED)

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS,

THIS _____ DATE OF _____, A.D. 20 ___.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PLAT OF ANNEXATION WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE OF ITASCA VILLAGE BOARD AT ITS MEETING HELD ON _____, A.D. 20 ___.

ORDINANCE NO. _____

BY: _____
VILLAGE CLERK

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____, AT _____ O'CLOCK _____.M.

_____
RECORDER OF DEEDS

PARCEL DESCRIPTION

LOT 17IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF ITASCA.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20___.

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

PREPARED FOR:
GMA PROPERTIES

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 8056001 FILE NAME: ANNEXATION
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 6-4-2025 JOB NO.: 8056.0001
PROJECT REFERENCE:
CHECKED BY:
REVISIONS:

DRAWING PATH: P:\8056001\DWG\SURVEY\DRAWINGS\PLATS\ANNEXATION.DWG
PLOT FILE CREATED: 6/4/2025 BY: SARA REID

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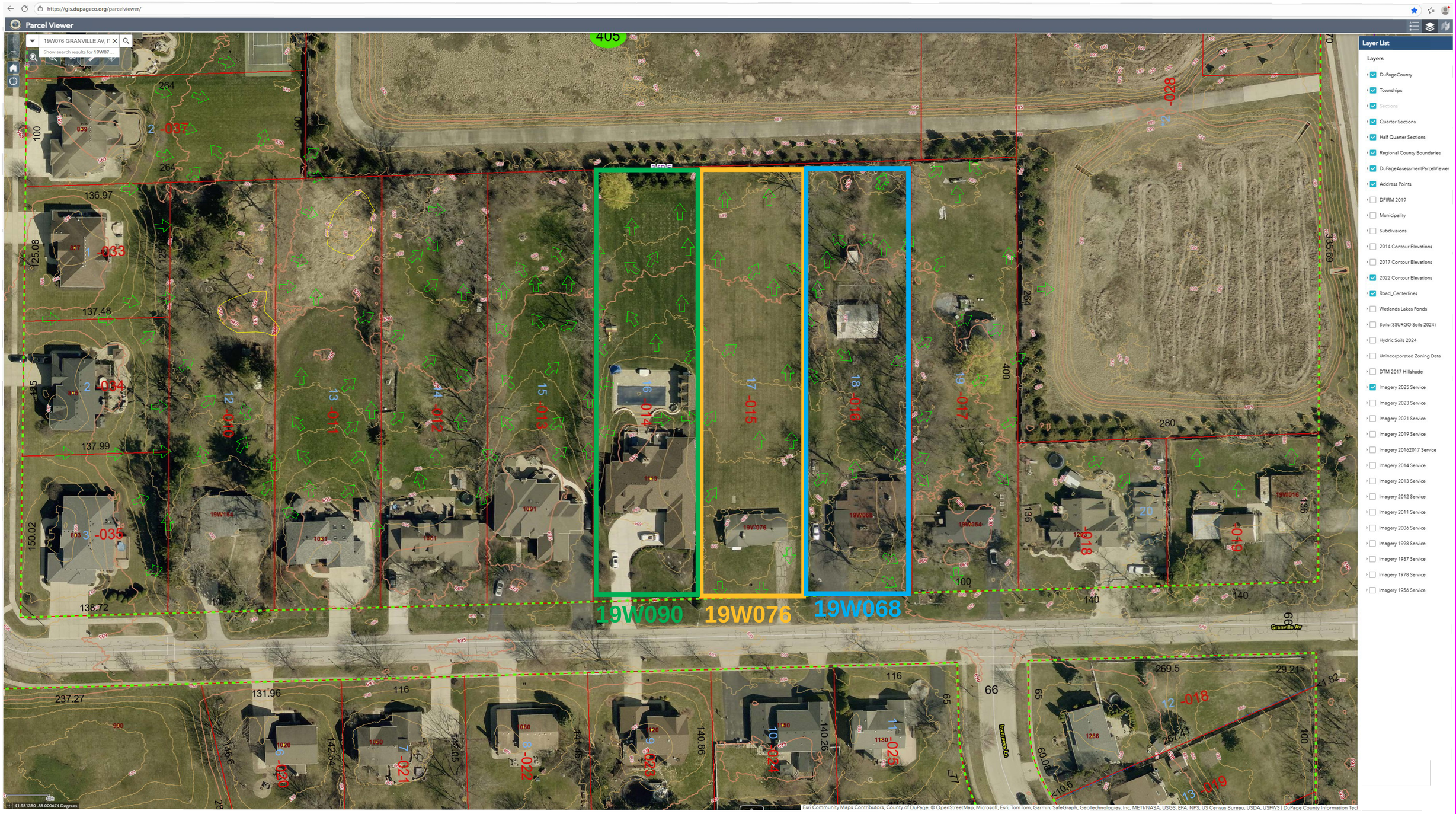
Exhibit A
Engineering Site Plan

REDACTED

Exhibit B
Existing Stormwater Drainage Exhibit

19W076



GIS MAP (https://gis.dupageco.org/parcelviewer/)

Existing Stormwater Subdivion Exhibit

N

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PLOT FILE CREATED: 10/29/2025 BY: ADMIN

Exhibit C
Proposed Stormwater Drainage Exhibit

GIS MAP (https://gis.dupageco.org/parcelviewer/)

Proposed Stormwater Subdivion Exhibit

N

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PLOT FILE CREATED: 10/28/2025 BY: ADMIN
DRAWING PATH: C:\JOBS\MARKO\19W076 GRANVILLE AVE GIS EXHIBIT.DWG

Exhibit D
Engineering Grading Plan

REDACTED

Exhibit E
Conceptual Sidewalk Exhibit

19V076

693

693

693

Exhibit F
Architectural Site Plan

REDACTED

October 15th 2025

To.....Village of Itasca Planning Commission (Community Development Dept.)

From..... Sheila Berlen 1113 Granville Avenue Itasca, IL

Subject.....Concerns regarding variance/construction 19W076 Granville Avenue Itasca, IL

DRAINAGE: Taking up too much land coverage with an infrastructure can cause the following issues:

- Worsening flood damage on surrounding neighborhood properties
- High water tables can lead to basement flooding and ponding, especially when construction compacts ground and further restricts water infiltrations.
- This surge of water can overwhelm the capacity of existing storm water drainage systems and natural channels
- Public systems can no longer handle water issues, that's why there is abundance of flooding regarding overflowing of creeks, rivers, lakes and retention ponds

Variance Requests:

- Maximum lot coverage from 40% to 46.5%
- Accessory Structure is 864 square feet to 1775 square feet which includes all exterior perma-structures, there is more perma-structure than land absorbency
- According to A and B land coverage is going to be over 50%

Set Back:

- Front fence with a 0-foot front yard set-back should not be granted, being Itasca is in the process of placing sidewalks on North side of Granville Avenue
- Proper materials for brick paver driveway must be used for correct drainage

Variance (West Side):

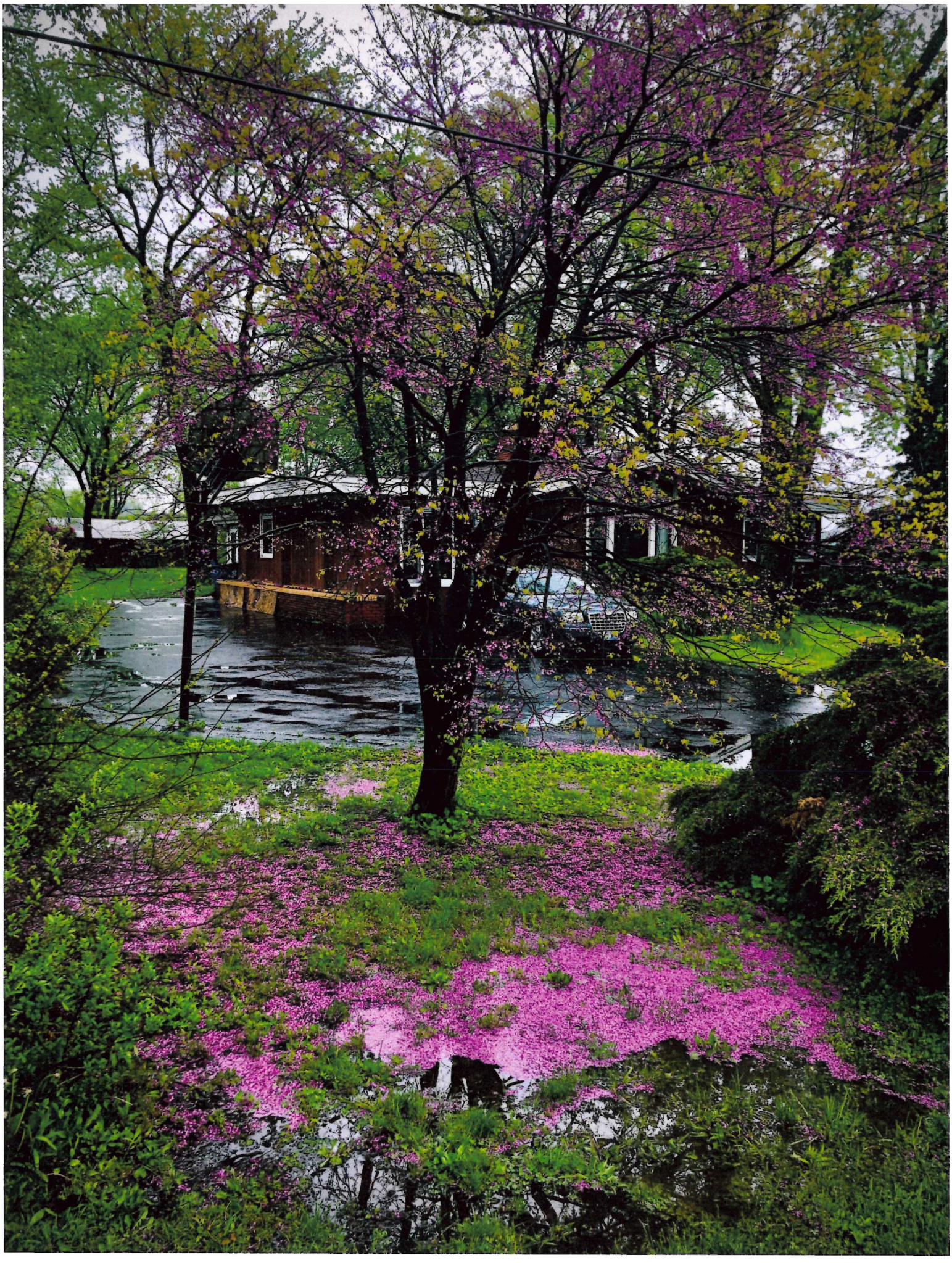
- Partial retaining wall on drawings as being showed should be continuous from front to rear of home to prevent flooding to neighbors
- Request for variance on west side regarding exterior stairs for basement is not a hardship and can be placed in another area
- The large three AC units and oversized generator create an invasion of privacy due to noise and other issues
- Variance causing no walking access due to extension of window well, stairwell guardrail, AC units and large generator. This is an encroachment on the entire west side of the properties
- Our existing fence was installed according to Village of Itasca ordinance to be 2-3 inches off property line. To ensure no issues, we went 5 inches off property line. The new fence to be installed by the new resident on the west side needs to follow the same code without causing any damage to my existing fence (he should not be allowed to place his fence against mine otherwise he would be on my property)

Variance (East Side):

- Two ATTACHED garages to a single-family home are against the Village of Itasca ordinances. According to plan drawings it switches from storage to garage.
- There is NO hardship for an extra driveway from front to rear of property for emergency vehicles other maintenance vehicles (no homes in subdivision have this). Emergency vehicles use public streets for parking when they respond to a call)

- The extra driveway from front to rear of property should not be permitted, which would reduce the need for other variances on the East and West side of property

Please be advised allowing these variances which can causes numerous issues will set precedence for other construction in our community.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the President and Board of Trustees of the Village of Itasca will conduct a public hearing on Tuesday, December 2nd, 2025 at 7:00 p.m., or as soon thereafter as the case may be heard, in the Itasca Village Hall, 550 West Irving Park Road, Itasca, Illinois, to consider the adoption of an Annexation Agreement between the Village of Itasca and the Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 for the property commonly known as 19W076 Granville Ave., Itasca, IL, PIN #03-05-405-015, approximately 39,988 square feet in area, legally described as follows:

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

The Petitioner is represented by Taft Stettinius & Hollister LLP located at 111 East Wacker Drive, Suite 2600, Chicago, IL 60601. The Petitioner's authorized representative, Karl Camillucci, can be contacted at (312) 836-4085 or kcamillucci@taftlaw.com with questions or to obtain additional information.

All interested people are invited to attend and be heard. The petition and supporting documentation are available for inspection at the Community Development Department at the Itasca Village Hall, 550 West Irving Park Road, Itasca, IL during normal business hours. Written comments, questions, and/or statements can be submitted by email to commdev@itasca.com or by mail addressed to:

Village of Itasca
Attn: Community Development Department
550 W. Irving Park Road
Itasca, IL 60143

NOTE: Any person who has a disability requiring a 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.

Jody Conidi, Village Clerk
Published in Daily Herald Nov. 14, 2025 (312805)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/14/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

[redacted]

Designee of the Publisher of the Daily Herald

Control # 312805 *DUPAGE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015

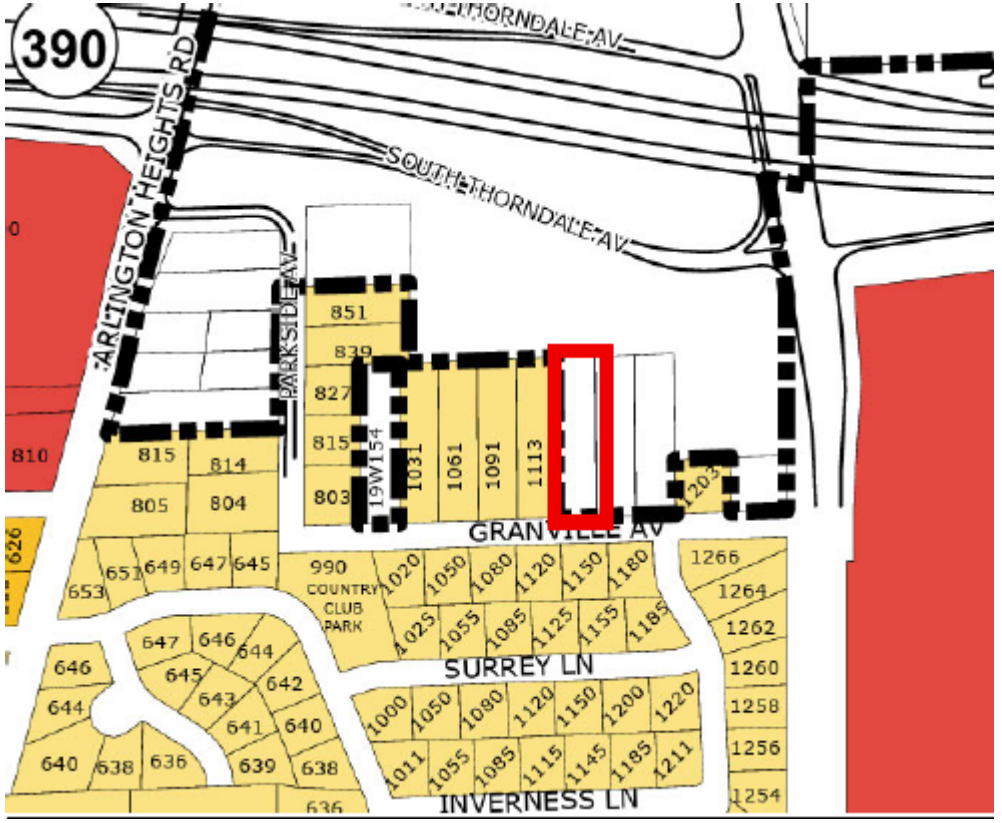
PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015

BACKGROUND

- Property is unincorporated Du Page County.
- Current property has one existing home on the lot which will be torn down to allow for the development of the new single-family home.
- The existing home is in a state of disrepair.
- Annexation agreement will go to board in November



PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015

RESPONSE TO QUESTIONS FROM OCTOBER PC

- AC units are 4 feet from the West property line - Permitted by right
- Window well is 3 feet from the West property line - Considered an allowed encroachment
- Accessory Structures are measured by the square footage of the roof
- A public sidewalk would be located within the public right of way typically 1 foot from the property line
- Dry Wells have been a Best Management Practice under DuPage County since 2008
- Additional materials provided by petitioner to address questions

PC 25-018

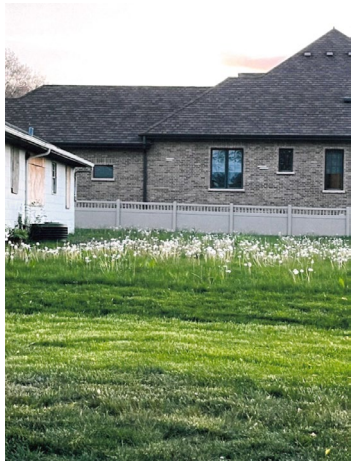
19W076 Granville Ave.

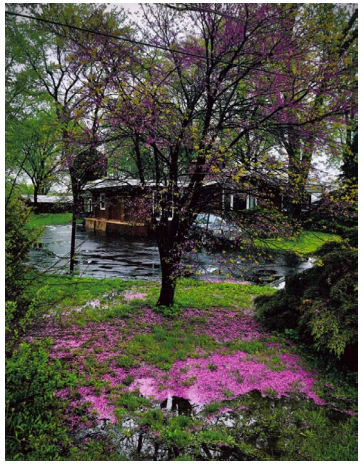
PIN: 03-05-405-015

RESIDENT FEEDBACK SUMMARY

- Front fence both as an aesthetics and safety issue
- Concern with flooding and cited a history of flooding on lots in the area
- Concern toward the use of the side driveway located with a 0 foot setback from the East property line
- Additional materials provided by petitioner to address concerns
- Letter from neighbor included in staff report exhibits

PHOTOS PROVIDED BY NEIGHBOR





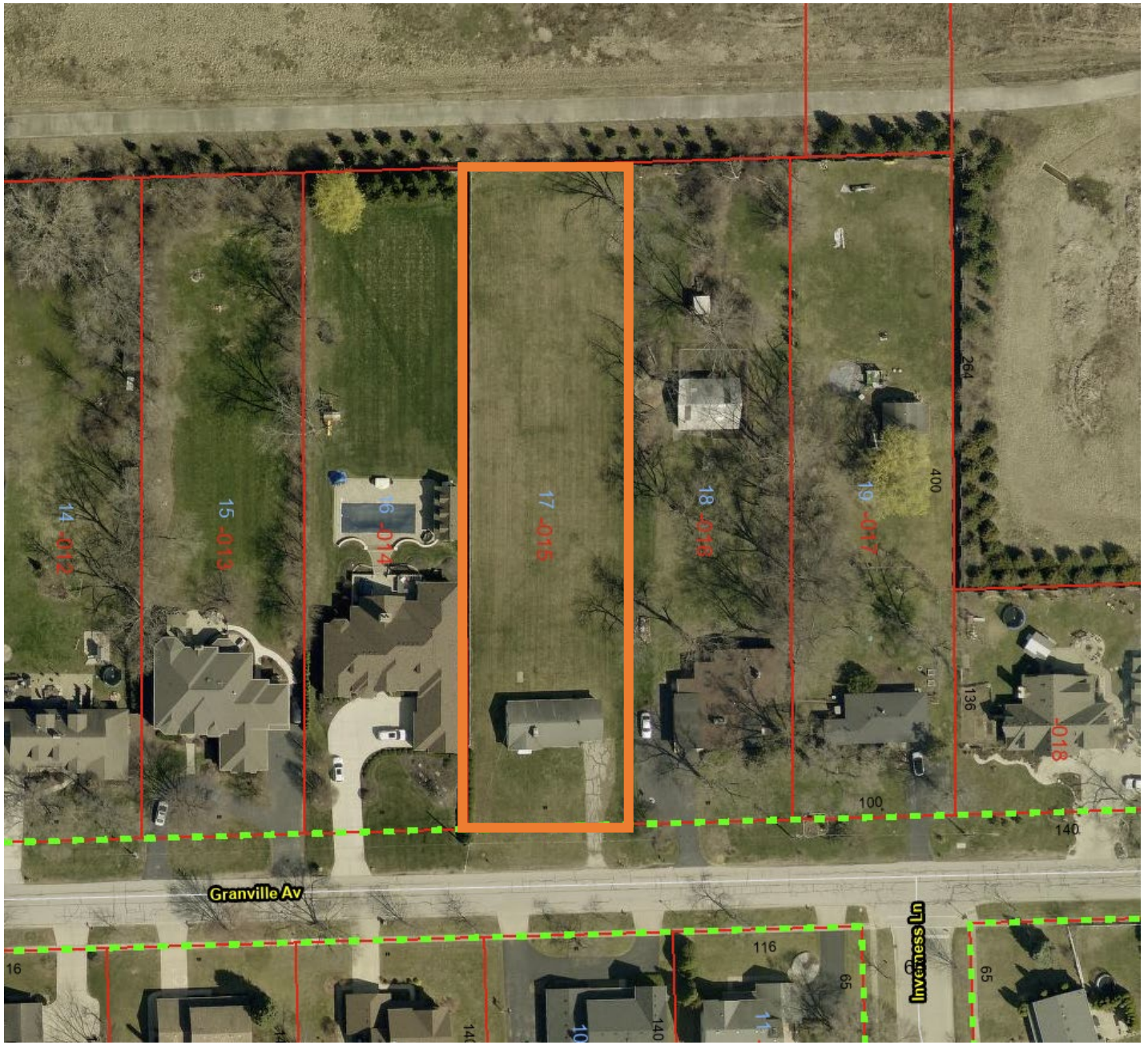
PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015

PROPOSAL

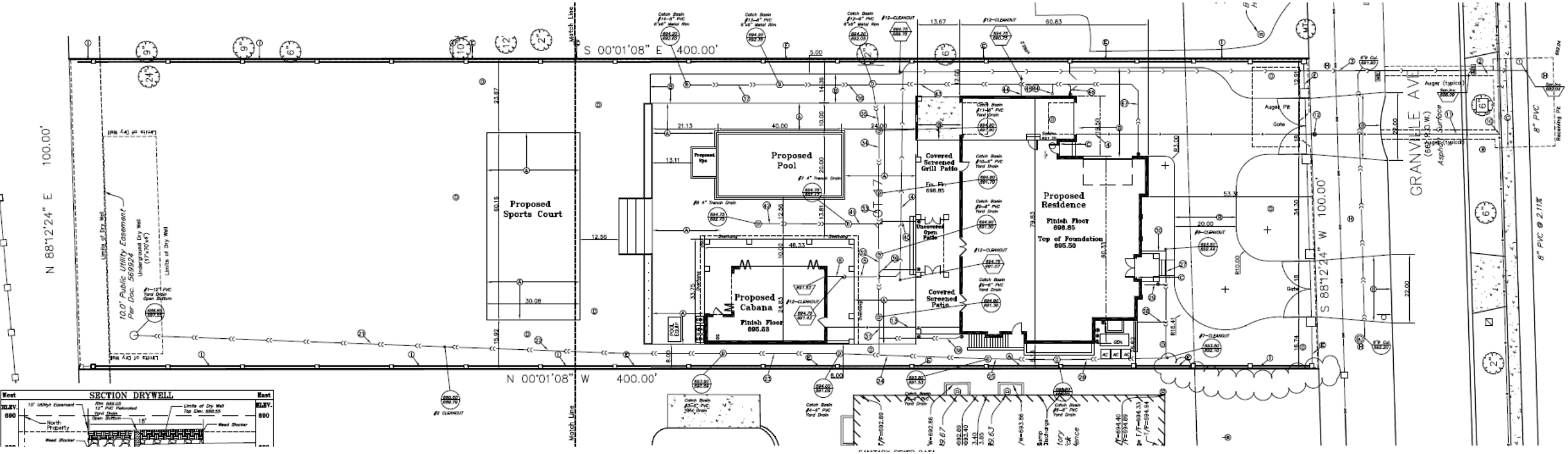
- Two-story single-family residence with an attached garage
- Accessory Structures proposed: cabana, pool, patio, and sport court
- U-Shaped Driveway and side access driveway
- Guardrail for stairs on West side of the property
- Fence with driveway gates on front property line



PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015



Variances 1 & 2

Variances

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.

Overview

- Accessory Structures Count Towards lot coverage
- Total lot coverage being requested is 46.5%
- Maximum accessory structure regulation is intended to balance primary structure and accessory structure sizes
- Accessory Structures include patios, pools, cabanas

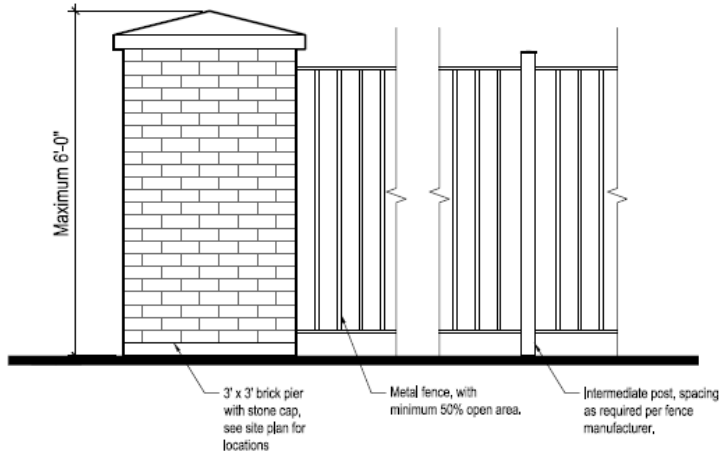
Variance 3

Variance

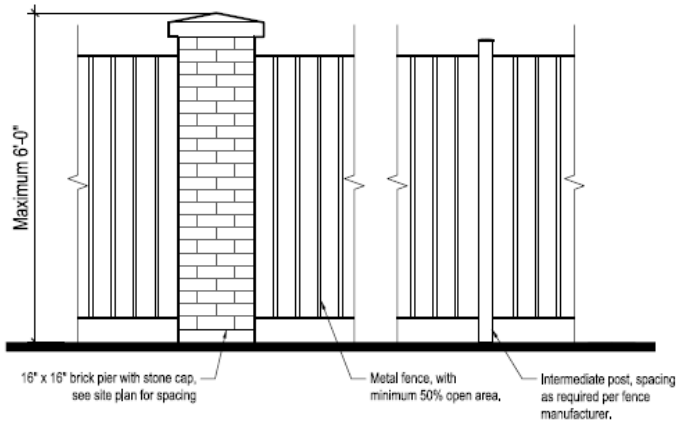
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with a 0-foot front yard setback.

Overview

- A fence is proposed on the front property line
- Per code, fences must be in line with the front wall of the house
- The fence continues around the sides of the property – a fence on the property line is permitted by right
- An existing side-yard fence is located on the neighboring property to the west



FRONT YARD
2 FENCE WITH BRICK PIERS
Scale: Not to Scale



REAR AND SIDE YARD
3 TYPICAL METAL FENCE
Scale: Not to Scale

Variances 4, 5, & 7

Variances

4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
7. Variance to Sec. 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

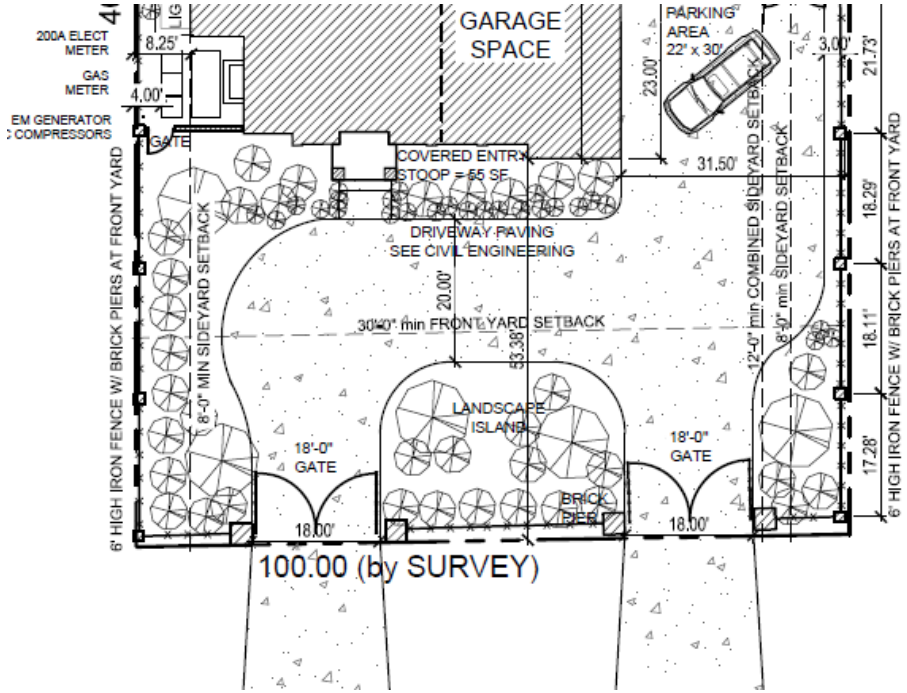
Overview

- West side yard setback is being reduced from 8 to 6 feet to allow for a guardrail along stairs.
- A side drive 0 feet from the east property line is being requested
- Combined side yard – the total of the west and east sideyard setbacks, is reduced from 20 to 6 feet
  - 6 foot setback on West
  - 0 foot setback on East

Variance 6

Variances

6. Variance to Sec. 12.03.7 to allow two driveways.



Overview

- U-Drive has two entrance ways which qualifies as two driveways
- More than 1 driveway is allowed with plan commission recommendation

Stormwater Management

Overview

- An initial stormwater management plan was provided
- Village engineer provided recommendations to enhance stormwater protection
- Recommend any approvals be conditioned on village engineer stormwater recommendations be followed
- Permeable pavers with 1.25 times the stormwater management may be another condition of approval. This closely follows the model being proposed as a text amendment to the Itasca Zoning Ordinance.

The following initial recommendations have been made by the Village Engineer to enhance stormwater detention:

• The retaining walls be a minimum of five feet (5’) from the property lines for maintenance and drainage.

• Better defined swales be provided west of the proposed pool and cabana and around the proposed sport court toward the rear yard to the north. Grading should not block flow from the west.

• Enhanced swale is proposed along the east and west property lines toward the rear yard, and the proposed cleanout on the west be swapped for an additional catch basin to assist with drainage capture.

Public Comment received by Staff

Overview

- Stormwater concerns
- Concern with front fence
- Concern with lot coverage request
- Concern with side driveway

Findings of Fact submitted by Applicant are in Staff Report and should be entered into the record

Exhibit B – Responding to the Variation Standards of Approval (Findings of Fact) for these requests:

- 1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
- 2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
- 3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with a 0-foot front yard setback.
- 4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
- 5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
- 6. Variance to Sec. 12.03.7 to allow two driveways.
- 7. Variance to Sec. 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

Findings of Fact Standards paraphrased

3.a.1. property cannot yield a reasonable return if no variation permitted

3.a.2. plight of the owner is due to unique circumstances

3.a.3. variation, if granted, will not alter the essential character of the locality

3.b.1. physical surroundings, shape, or topographical conditions of the specific property involved bring a hardship, as distinguished from a mere inconvenience

3.b.2. not generally to other property within the same zoning classification

3.b.3. not based exclusively upon a desire to make more money, or merely for convenience

3.b.4. alleged difficulty or hardship has not been created by any person with present interest in property

3.b.5 variation will not be detrimental to the public welfare or injurious to the other property

3.b.6 proposed variation will not impair light on adjacent property, substantially increase danger of fire, endanger the public safety, or impair values

RECOMMENDED MOTION (Approve with Conditions)

- I move **to recommend denial of the Petition for a Variation from the provisions of Sec. 4.20.4.d and 7.04.5.a,** and accept and adopt the applicant's Variance Request Narrative attached to this Staff Report as Exhibit B, and the applicant's "Standards of Approval" and "Facts of the Application" attached to this Staff Report as Exhibit C, as well as any relevant testimony received at the Public Hearing, as the Findings of Fact for Section 14.09-3 of the Zoning Ordinance and to recommend approval of the Petition for a Variation from the provisions of Sec. 7.04.9, Sec. 4.13.4.d, Sec. 7.04.5.b, and Sec. 12.03.7, of the Zoning Ordinance, subject to the following conditions:
    1. Permeable pavers must be used to construct the driveway in the front-yard and side-yard of the home.
    2. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
    3. Driveway width may not exceed 24 feet at the property line.
    4. A landscape plan is provided and approved at permitting by the Village.
    5. A stormwater management plan following Village Engineer's recommendations is provided and approved at permitting.

ORDINANCE NO. 2173-26

AN ORDINANCE APPROVING VARIANCES FOR THE DEVELOPMENT OF A SINGLE-FAMILY HOME IN THE R-1 RESIDENTIAL DISTRICT AT 19W076 GRANVILLE AVE., CASE PC 25-018

WHEREAS, Mario Gullo (herein "Petitioner"), on behalf of Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 (the OWNER), has filed a petition for six (6) variances for the property located at 19W076 Granville Ave, Itasca, IL 60143 ("Subject Property"), in the R-1 Single Family Residence District, for the following relief:

1. A variation to Section 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. A variation to Section 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.
3. A variation to Section 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
4. A variation to Section 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 18 feet.
5. A variation to Section 12.03.7 to allow two driveways.
6. A variation to Section 4.20.4.d to permit a gate across both driveway entrances.

WHEREAS, the Subject Property is identified by PIN# 03-05-405-015, is approximately .918 acres in area, and is legally described as follows:

> LOT 17 IN LEUHRINGS LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

WHEREAS, a public hearing was held by the Itasca Plan Commission on November 19, 2025, pursuant to public notice, with respect to Petitioner's applications; and

WHEREAS, the Plan Commission made the following Findings of Fact with respect to the Petitioner's request for variances:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

2. The plight of the owner is due to unique circumstances.

3. The variation, if granted, will not alter the essential character of the locality

WHEREAS, the Plan Commission recommended to the Village Board of Trustees that the Petitioner's requests for the above-mentioned variances be approved subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.

2. Driveway width may not exceed 24 feet at the property line.

3. A landscape plan is provided and approved at permitting by the Village.

4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

NOW, THEREFORE, BE IT ORDAINDED by the President of the Board of Trustees of the Village of Itasca, DuPage County, Illinois as follows:

SECTION ONE: The corporate authorities of the Village of Itasca accept the findings of fact and amend the recommendation of the Itasca Plan Commission concerning Petitioner's application for six (6) variances from the provisions of Section 7.04.9, Section 4.13.4.d, Section 7.04.5.b, Section 12.03.7, and Section 4.20.4.d of the Itasca Zoning Ordinance to permit variances to build a single-family home, subject to the conditions listed above.

SECTION TWO: All other aspects of the Subject Property are to be in compliance with all Village ordinances, including but not limited to the Itasca Zoning Ordinance, unless otherwise modified by ordinance.

SECTION THREE: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 3rd day of March, 2026.

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	☐	☐	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐	☐	☐

APPROVED:

_____

Village President Jeffery J. Pruyn

ATTEST:

_____

Village Clerk Jody Conidi