



VILLAGE OF ITASCA PLAN COMMISSION AGENDA

Wednesday, May 17, 2023 – 7:00 P.M.
Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143

1. **Call to Order**
2. **Roll Call**
3. **Case:** PC 23-010 – Public Hearing
Address: 401 N. Elm Street
Petitioner & Owner: Steve & Shannon Tallon
Request:
 - A. Variance to Sec. 4.20-4-d of the Itasca Zoning Ordinance to permit a fence to encroach into the required corner side-yard, whereas fences are not permitted in the corner side-yard.
4. **Case:** PC 23-011 – Public Hearing
Address: 328 N. Catalpa Avenue
Petitioner & Owner: Richard Gorny
Request:
 - A. Variance to Sec. 4.20-6-a-(1) of the Itasca Zoning Ordinance to permit a fence height of six (6) feet for a privacy fence, whereas the maximum height permitted is four (4) feet.
5. **Case:** PC 22-003 – Public Hearing
Address: 115 and 125 W. Orchard Street
Petitioner & Contract Purchaser: Holladay Properties
Request:
 - A. Request for Recommendation of a Planned Development by Special Use for a Mixed-Use (Residential/Commercial) Development per Sec. 14.12-3-a of the Zoning Ordinance.
 - B. Class I Site Plan Review
 - C. Plat of Subdivision/Consolidation
6. **Case:** PC 23-005 – Public Hearing
Address: 255 Pierce Road
Petitioner & Owner: NTT Data Centers
Request:

- A. Request for Recommendation of a Planned Development per Sec. 14.12-3-a of the Zoning Ordinance.
 - B. Request for Special Use for an electric substation in a business park zoned ROC Regional Office Center per Sec. 10.05-2 of the Zoning Ordinance.
 - C. Request for Class I Site Plan Review per Sec. 14.13 of the Itasca Zoning Ordinance.
 - D. Request for zoning deviation to Sec. 10.07-2 of the Itasca Zoning Ordinance to permit a 90-foot-tall data center building and an 86-foot-tall substation, whereas the maximum height permitted is 45 feet.
 - E. Request for zoning deviation to Sec. 10.07-6 of the Itasca Zoning Ordinance to permit a Floor Area Ratio (FAR) of 0.6083 for the CH3 Data Center, whereas the maximum FAR permitted is 0.6.
 - F. Request for zoning deviation to Sec. 12.05-3-a of the Itasca Zoning Ordinance to permit 50 parking spaces (including 2 ADA parking spaces) for the CH3 Data Center, whereas the minimum required parking spaces is 135.
 - G. Request for Final Plat of Subdivision which would consolidate Lots 2, 3, and 4, and subdivide Lot 1 with new Lot 2 per Sec. 6.03 of the Itasca Subdivision Ordinance.
7. **Case:** PC 23-006 – Public Hearing
Address: 210 W. Irving Park Road
Petitioner & Owner: AZ Auto Tech Repair Shop
Request:
- A. Request for Special Use for an automobile repair business on a property zoned B-5 Traditional Downtown South District per Sec. 8.07-2 of the Zoning Ordinance.
 - B. Request for Class I Site Plan Review per Sec. 14.13 of the Itasca Zoning Ordinance.
8. **Case:** PC 23-009 – Public Hearing
Petitioner: Village of Itasca
Request: Text Amendment to the Village of Itasca Zoning Ordinance regarding the following:
- A. Request for Rezoning/Map Amendment for all properties currently zoned B-5, Traditional Downtown South, District to B-4, Traditional Downtown, District as noted in the table below.
 - B. Request for Rezoning/Map Amendment for PIN# 03-07-210-005; -006 to be rezoned from B-3, Service Business, District to B-6, Irving Park Road, District as noted in the table below.
 - C. Request for Rezoning/Map Amendment for PIN# 03-08-137-021 to be rezoned from R-3, General Residence, District to B-4, Traditional Downtown, District as noted in the table below.
 - D. Sec. 8.06 regarding Intent, Permitted and Special Uses, and Zoning Bulk Development Standards/Regulations for the B-4, Traditional Downtown North, District.
 - E. Sec. 8.07 regarding the elimination of the B-5, Traditional Downtown South, District.
 - F. Sec. 8.08 regarding Intent, Permitted and Special uses, and Zoning Bulk Development Standards/Regulations for the B-6, Irving Park Road, District.

9. **New Business**

10. **Public Comment**

11. **Project Updates and Announcements**

12. **Executive Session (*if needed*)**

13. **Adjournment**

NEXT SCHEDULED MEETING:

- Wednesday, June 21, 2023, at Itasca Village Hall, 550 W. Irving Park Rd., Itasca, IL 60143

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