



550 W. Irving Park Road, Itasca, Illinois 60143-2018
630-773-0835 • Fax 630-773-2505 • www.itasca.com

**VILLAGE OF ITASCA
PLAN COMMISSION AGENDA**

**PLAN COMMISSION MEETING WILL BE CONDUCTED THROUGH
ZOOM**

**Instructions on Public Participation can be found on Pages 3 & 4 of the
Agenda**

Wednesday, August 19, 2020 - 7:00 p.m.
Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143

REGULAR MEETING AGENDA

1. Call to Order
2. Roll Call
3. Adoption of Plan Commission Public Hearings Protocols during COVID-19
4. Review and Consideration of Regular Meeting Minutes for:
 - a. July 15, 2020
5. New Business
6. Public Comment
7. Project Updates and Announcements
8. Executive Session (*if needed*)
9. Adjournment

PUBLIC HEARINGS

1. Case PC 19-014 (Continuation)
Petitioner: Haymarket DuPage LLC
Owner: Pearl Hospitality LLC
Location: 860 W. Irving Park Rd.
Request: Petition for a planned development by special use with exceptions and Class I Site
Plan approval all in order to permit a mixed-use residential and healthcare facility
and other accessory uses in the B-2 Community Business District at 860 W. Irving
Park Road.

2. Case PC 20-012
Petitioner: Daniel & Diane Flaherty
Owner: Daniel & Diane Flaherty
Location: 503 E. Center St.
Request: Petition for a Variances to 2nd Story and 2nd Driveway requirements to allow for the construction of a detached garage.

3. Case PC 20-013
Petitioner: Marco & Jamie Reyes
Owner: Marco & Jamie Reyes
Location: 444 S. Bonnie Brae Ave.
Request: Petition for Variance to corner side-yard setback for fences to allow for the construction of a privacy fence.

4. Case PC 20-014
Petitioner: Rosalia Damato & Jacob Hehr
Owner: Rosalia Damato & Jacob Hehr
Location: 460 S. Princeton Ave.
Request: Petition for Variance to fence height requirements to allow for a 5 ft. privacy fence.

NEXT REGULARLY SCHEDULED MEETING:

- Wednesday, September 16, 2020 at Itasca Village Hall, 550 W. Irving Park Road, 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.

INSTRUCTIONS FOR PUBLIC PARTICIPATIONS

1. To Listen to Audio & Participate:

Call: (312) 626-6799
Enter Meeting ID: 959 5424 7886
Enter Participant ID: #

2. To view the Presentation & Exhibit(s) presented to the Plan Commission:

Zoom Meeting Link:
<https://us02web.zoom.us/j/95954247886?pwd=YXZ6TFBzaVM4U0FncHJnV1VJbGdkQT09>
Password: Ruler2020

Note: Members of the Public will only be able to view the Presentation & Exhibit Screen. In order to listen to the audio feed and participate, you must call into the meeting.

3. Swearing in Witnesses:

All persons who desire to testify will be sworn in at the beginning of the hearing. When each person begins their individual testimony/ comment, the Chairperson or Village Staff will verbally confirm with you if you were sworn in at the beginning of the hearing.

4. Written Questions & Comments:

The Public is encouraged to submit written comments and questions in advance of the public hearing in lieu of live comments and questions. Deadline to submit written comments and questions is 2 hours before the meeting. Village Staff will read submitted questions and comments into the record and either the Plan Commission, Village Staff and/or Petitioner will respond to the comments and questions.

Comments and questions can be submitted via email to commdev@itasca.com or by mail addressed to:

Village of Itasca
Attn: Plan Commission Chairperson
Case: PC# 20-XXX
550 W. Irving Park Rd.
Itasca, IL 60143

Note: Case Number can be found on the Plan Commission Agenda.

5. Live Comments and Questions:

The public will have the opportunity to give live comments and/or ask live questions. The Chairperson or Village Staff will acknowledge each member of the public calling into the meeting by the last 4 digits of their phone number and ask them if they wish to provide a comment or question. If the person does not wish to provide any comments or question, please remain silent and Village Staff will move onto the next caller. There will only be one pass of callers to provide comments and/or questions to allow for an efficient meeting.

6. Questioning of Witnesses:

Those persons who would like to cross-exam a witness are required to sign-up in advance of the hearing by emailing commdev@itasca.com, calling Mo Khan, Village Planner, at 630-228-5631, or submitting a written notice to:

Village of Itasca
Attn: Plan Commission Chairperson
Case: PC# 20-XXX
550 W. Irving Park Rd.
Itasca, IL 60143

Any documents that will be used during questioning must be provided to Village staff no later than 7 days before the Plan Commission meeting so that these documents may be made available to the Plan Commissioners, petitioner, and the testifying witness before the hearing.

7. Submittal of Comments & Questions Post-Hearing Due to Technology Failure:

The public is provided a 7-day period, starting the day after the vote is taken, to submit in writing to commdev@itasca.com any objections, comments or questions that were not able to be heard during the hearing due to failure to access the hearing due to a failure of technology (i.e. internet failure, inability to connect/log into the meeting).

After seven-days, if no technology objection is raised by a member of the public, the Plan Commission's recommendation becomes final and is forwarded to the Village Board. If a written technology objection is submitted within the seven day period, the Plan Commission's recommendation is voided and the Plan Commission shall re-open the hearing at its next regularly scheduled meeting to hear the objection and any response by the petitioner.



Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, July 15, 2020 - 7:00 p.m.
Plan Commission Meeting Conducted Through Zoom

REGULAR MEETING AGENDA

1. Call to Order:

Commissioner Holmes called the Village of Itasca Plan Commission Regular Meeting to order at 7:02 p.m. on July 15, 2020.

2. Roll Call:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Absent: Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

3. New Business:

A. Adoption of Plan Commission Public Hearings Protocols During Covid-19

Commissioner Holmes asked if the Commissioners had any questions regarding the adoption of Plan Commission Public Hearings Protocol During COVID-19 and none were raised. Each Commissioner and staff confirmed that they understood the protocols and had no questions.

Call for Motion: Commissioner Holmes asked for a motion to approve the adoption of Plan Commission Public Hearings Protocols during COVID-19.

Motion: Commissioner Swets

Second: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

- B. Case:** PC 20-007
Petitioner: Quadrangle Development
Owner: 870 Arlington, LLC & Arlington Thorndale, LLC
Location: 870 & 900 N. Arlington Heights Rd.
Request: Petition for Preliminary & Final Plat of Subdivision Approval

Roll Call to Open Case # PC 20-007:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Absent: Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In By the Court Reporter

Petitioner Presentation: Tim Sweeney presented on behalf of petitioner noting that in September 2019 the Commission granted approval for the construction of a 50,000 square foot Planned Development and Class I Site Plan review for a single-story manufacturing, warehouse and office building for Option Care (Case #PC 19-014). However, the plans submitted at that time indicated a Plat of Subdivision would be required to reflect a lot area. While a Petition for Subdivision and Plat of Subdivision was not prepared at that time pending more information, he shared it had been determined that the lot line would shift approximately 83 feet to the west. The petitioner anticipated completion of the building by August 20 and expressed their desire to finalize all outstanding Village items. He added all plats had been submitted to the Village and approved.

Staff Report:

Mr. Khan provided an overview of the Planning & Zoning Analysis prepared noting the following:

- There is no minimum lot standard requirements in a B2 District
- Provisions of the Subdivision Ordinance related to School & Park District Land Donation, payment or fee-in-lieu are not applicable as there are no proposed residential units
- Provisions related to public street design are not applicable as no new public streets are proposed
- Provisions related to storm water management have been addressed as part of the previous Planned Development and Class I Site Plan Approval
- The Final Plat requirements would be addressed during the final review by the Village's Community Development and Engineering staff after approval

In summary, Mr. Khan noted that the proposed Plat of Subdivision would clear up the property line and include the required parking needed for the Options Care business on its own property and would not alter the characteristics of the area. He also shared the Required Standards of Review for Subdivisions.

He continued noting two Staff Recommended Conditions of approval to be included if a favorable recommendation was made by the Plan Commission. The conditions included:

1. Final Plat of Subdivision must be in substantial compliance with the Plan Commission and Village Board Submittals.

2. Final Plat of Subdivision shall be reviewed and approved by the Village's Community Development and Engineering staff prior to recording the Plat with the DuPage County Recorder's Office.

Commission Discussion: Commissioner Swets asked if the lot would move to the east or west and Mr. Sweeney noted it would be moving to the west and this would not modify anything previously approved by the Board. Commissioner Daly asked if the change effects storm water storage and Mr. Khan stated that the change in lot lines has no effect. He also asked if it would have any tax implications and Mr. Khan stated the classifications would remain the same.

Public Comment: As of July 8, 2020, Village staff had not received any public comments regarding this petition. Commissioner Holmes asked if there were any public comments or concerns and with none raised, closed the public comment portion of the hearing.

Call for Motion:

Commissioner Holmes asked for a motion to approve.

Motion: Commissioner Swets made a motion to recommend approval of the Preliminary and Final Plat of Subdivision for 870 & 900 N. Arlington Heights Rd.

Second: Commissioner Carello

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

Commissioner Holmes stated that they would move to the Public Hearings and return to the regular meeting following closure of the public hearings.

4. **Review and Consideration of Regular Meeting Minutes June 17, 2020:**

Call for Motion:

Chairman Kischner asked for a motion to approve the June 17, 2020 meeting minutes

Motion: Commissioner Swets made a motion to approve the Meeting Minutes for the June 17, 2020 Plan Commission Meeting Minutes with the noted changes.

Second: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

5. **Public Comment:**

None made

6. **Project Updates and Announcements:**

Mr. Khan gave an overview of next month's meeting that would include the review and consideration of four applications. In addition, Attorney Wysocki noted that Case #PC19-014/Haymarket, would not be heard during the August Plan Commission meeting based on concern of a possible return to a COVID-19 Phase 3 and the continuation of Zoom meetings.

7. **Executive Session:**

None Required

8. **ADJOURNMENT**

Commissioner Holmes asked for a motion to adjourn the Village of Itasca Plan Commission Regular Meeting at 9:25 p.m.

Motion: Commissioner Carello made a motion to adjourn.

Second: Commissioner Swets

Roll Call Vote:

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

NEXT REGULARLY SCHEDULED MEETING: Wednesday, August 19, 2020 at Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143 (*Location subject to change.*)

PUBLIC HEARINGS

Call To Order

Commissioner Holmes called the Village of Itasca Plan Commission Public Hearings to order at 7:17 p.m.

1. **Case #:**

PC 19-014 (Continuation)

Petitioner:

Haymarket DuPage LLC

Owner:

Pearl Hospitality LLC

Location:

860 West Irving Park Road

Request:

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

Roll Call to Open Case # PC 19-014:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray;

Absent: Chairman Kischner

Call for Motion:

Commissioner Holmes asked for a motion to continue Case #PC 19-014 to the Wednesday, August 19, 2020 Plan Commission meeting.

Motion: Commissioner Carello

Second: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly, Carello, Holmes, Drummond, Ray

Nay: None

Recused: Commissioner Swets

Motion Carried

It was noted that Bridget O'Keefe (legal representation for Haymarket) was online and asked if she had any question – none were raised.

2. **Case #:** **PC 20-010**
Petitioner: Rosaleen Ann Bradley
Owner: Rosaleen Ann Bradley
Location: 340 Home Avenue
Request: Petition for Variances to Lot Coverage Requirements in the R-2 Zoning District to allow for the construction of a patio.

Roll Call to Open Case # PC 20-010:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray;

Absent: Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn in by the Court Reporter

Staff Report:

Mr. Khan provided an overview of the Planning & Zoning Analysis prepared regarding the petition and in summary noted that the subject property at 340 Home Avenue situated on a smaller parcel is required to have a smaller portion of their lot improved with impervious surface. Further, the location of the detached garage, being located further to the rear of the property, would require more pavement from the street to reach the detached garage thus resulting in less impervious area to be used for improvements (such as a patio). He then shared the three Staff Recommended Conditions of Approval - should the Plan Commission come to

a favorable recommendation – recommending 50% rather than variance request of 51.5%. He also noted three Staff Recommended Conditions of Approval that included:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. The proposed patio must comply with all Village Ordinance and Building Codes in place at time of permit application.
3. The proposed patio shall be completed within one (1) year from the date of Ordinance approval.

Mr. Khan provided background information on this petition noting that a patio permit was applied for in May 2020 and was determined during the permit review process that the property exceeded the maximum 40% lot coverage allowed for non-confirming lots within the R-2, Single-family Residence District; a new impervious area would not be permitted. The Petitioner asked for a variance to the lot coverage requirement to construct an approximately 210 square foot patio at the rear of the home.

Petitioner Presentation: Rosaleen Bradley presented on behalf of Oxford Bank & Trust #1217 - property owner of 340 Home Avenue had nothing to add.

Commission Discussion: Commissioner Drummond asked if the reduced size would be acceptable to the petitioner and they agreed. Commissioner Carello asked Mr. Khan why not approve the extra 1.5% and Mr. Khan responded that his recommendation was in line with the other zoning districts. Commissioner Daly asked if storm water retention would need to be reviewed and Mr. Khan stated that it would not be required by DuPage County guidelines. Commissioner Daly agreed with Commissioner Daly on the 1.5%. Commissioner Holmes asked for clarification of building and impervious coverage and Mr. Khan proceeded to provide the information to the Commissioners. Commissioner Ray also agreed with Commissioners Carello and Daly that the full 51.5% should be approved as was the consensus of the Plan Commissioners in attendance.

Public Comment: Commissioner Holmes asked if there were any public comments or concerns and with none were raised, closed the public comment portion of the hearing.

Legal Findings of Fact: Attorney Wysocki shared the findings of fact required for a variance that were included in the staff memorandum in the meeting packet. She noted that the property is a legal nonconforming property in a R2 and added that the variance met the standards for variance.

Call for Roll Call Vote:

Attorney Wysocki asked for a roll call vote to confirm agreement of Commissioners with her legal findings.

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Chairman Holmes, Drummond, Ray

Nay: None
Abstain: None
Motion Carried

Call for Motion:

Commissioner Holmes asked for a motion to approve the petition for variance.

Motion: Commissioner Drummond recommend approval of a variance to Section 7.05-7-b of the Zoning Ordinance to allow for a lot coverage of 51.5%, or 3,886 square feet as described in the petition, attached documents, and subject to staff recommended Conditions #1-3.

Second: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Chairman Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

Commissioner Holmes advised the petitioner that the motion passed and to discuss with staff when they would appear before the Village Board. Mr. Khan advised that he would be in contact with them.

Commissioner Holmes closed Public Hearing #PC 20-010.

3. **Case #:** **PC 20-009**
Petitioner: MRK Realty, LLC
Owner: MRK Realty, LLC
Location: 1133 North Prospect Avenue.
Request: Petition for Variances to Number of Permitted Wall Signs and Wall Sign Area to allow for the constructions of two wall signs.

Roll Call to Open:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray,

Absent: Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In

Staff Report:

Mr. Khan stated the petitioner is requesting approval of a wall sign that exceeds 48 square feet as required by Section 13.03-3 (signage review only). In addition, he also requested a variance to Section 13.03-3-a of the Zoning Ordinance to allow for two wall signs, whereas the maximum allowed is one. He shared that the Village Board had approved Ordinance #1918-

19 in July 2019 granting an amendment to the Prospect Courtyard Office Park Planned Development, Special Use Permit and Class I Site Plan approval for Kiddie Academy to operate a childcare facility.

He noted that the construction of the Kiddie Academy building is nearing completion. The petitioner submitted a sign permit application and, after zoning review by Village staff, it was determined that Kiddie Academy would need to request approval and a variance for their proposed wall signage. He stated that staff was in agreement to approve the signage as requested with the following Staff Recommended Conditions of Approval:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. The proposed signage must comply with all Village Ordinance and Building Codes in place at time of permit application.
3. The proposed signage shall be installed with one (1) year from the date of Ordinance approval.

Petitioner Presentation:

Mr. Kunjun Shah, a representative of the owner of MRK Realty, LLC came before the Commission and stated that he had nothing to add to Mr. Khan's presentation.

Commission Discussion: Commissioners Holmes, Drummond and Swets complimented the Petitioner on the signage plan presented.

Public Comment: Mr. Khan asked if there were any additional questions or comments from the public and with none raised, the Public Comment portion of the hearing was closed.

Legal Findings of Fact: Attorney Wysocki stated that the Required Findings of Fact for Variances was included in the meeting materials for information and review. The proposed finding of fact were shared and she noted that the request met the standards for variance.

Call for Roll Call Vote:

Attorney Wysocki asked for a roll call vote to confirm agreement of Commissioners with her findings.

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Chairman Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

Call for Motion:

Commissioner Holmes asked for a motion to approve Case # PC 20-009.

Motion: Commissioner Drummond made a motion to recommend approval of the wall sign that exceeds 48 square feet as required by Section 13.03-3 and variance to Section 13.03-3-a of the Zoning Ordinance to allow for two wall signs.

Second: Commissioner Swets

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Chairman Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

Commissioner Holmes advised the petitioner that the motion passed and to discuss with staff when they would appear before the Village Board. Mr. Khan advised that he would be in contact with them.

Commissioner Holmes closed Public Hearing #PC 20-009.

4. **Case #:** **PC 20-006**
Petitioner: BSTP Midwest, LLC
Owner: Bridge Itasca, LLC
Location: Southeast Corner of Rohlwing Road & Devon Avenue
Request: Petition for Planned Development by Special Use, Petition for Subdivision, and Class I Site Plan Review for the development of a multi-tenant retail/restaurant site, hotel site, and gas station site.

Roll Call to Open:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray,

Absent: Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Staff Report:

Mr. Khan provided background on the petition noting that the Village Board had approved Ordinance #1893.3.-19 in June 2019, granting a Planned Development by Special Use, Final Plat of Subdivision, and a Final Class I Site Plan Review for the construction of three warehouse buildings and the designation of a site along Rohlwing Road (approximately 7 acres). Construction would include a multi-tenant retail building, two freestanding restaurant sites, a hotel and a storm water/common area open space. He added that the construction of the shells for all three industrial buildings were nearing completion adding that a portion of Building #2 currently being built out by a tenant. The property owner, Bridge Itasca, LLC and their real estate brokers marketed the commercial portion of the development and BSTP Midwest, LLC is under contract to purchase the commercial portion of the development pending approval of this request. Further, the commercial components of the overall Planned Development were negotiated as a condition of approval for the industrial portion of the

development - all governed and consistent with the Village Board approved Planned Development agreement.

Mr. Khan provided an overview of the Planning & Zoning Analysis prepared for this petition that included bulk standards and off-street parking requirements, site access, landscaping requirements and signage. Mr. Khan shared the Bluestone Planned Development Class I Site Plan Review & Subdivision Proposed Site Plan for information purposes only noting that the hotel review had been previously approved.

Petitioner and Public Sworn In by the Court Reporter

Petitioner Presentation: The petitioners provided a signage study. The presentation began noting that the majority of variances are signage related. Eastbound IL390 overview provided and then signage visibility coming the westbound IL 390. The dimensions were based on visibility/readability from the distance. The IL 53 study demonstrated the visibility allowing time for decision-making. Topography challenges were noted and added that the Village Code allows up to a 25' pylon sign (allow two on lot 2) and an additional 2 in Lot 1A. Rather than building four separate pylon signs, they proposed grouping the square footage into one monument sign. Note: All monument signs proposed were code compliant.

Mr. Khan stated the requests were consistent with other in the area, in scale and not oversized. He provided an overview of each individually. The wall signs for the Holiday Inn Express & Suites is in proportion to the building/in scale while not meeting size requirements; there were no reservations in approving the request noted and stated that engineering had reviewed the plans.

In summary, he stated that the proposed development was consistent with the B-3 Zoning District, would bring a diverse development with significant economic development impact to the previously undeveloped parcel and aligned with the Village's Comprehensive Plan of bringing more commercial sites and activity along Rohlwing Road. Mr. Khan noted that adequate access would be provided along both Rohlwing Road and Devon Avenue as well as internal drive aisles. Significant landscaping would provide a balance between hardscape and green space on the site and the proposed signage was consistent with those for developments located next to major highway system. He then provided an overview of the Required Standards of Approval for Planned Developments, Required Standards of Review for Subdivisions and the following eight Staff Recommended Conditions of Approval:

1. Final Plat of Subdivision, Final Engineering Plans, and Final Building Elevations must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. Final Plat of Subdivision shall be reviewed and approved by the Village's Community Development and Engineering Staff prior to recording the Plat with Du Page County's Recorders Office.
3. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, Standards Specifications, and the DuPage County Storm Water Ordinance in place at the time of permit application.

4. The project must comply with the approved Development Agreement (Ord. # 1889-18) governing this mixed-use industrial and commercial site.
5. Any favorable recommendations is subject to final building permit approval.
6. The proposal is subject to adherence to previously issued review comments.
7. Ordinarily, project approvals of this nature are conditioned to be valid for one year. Staff recommends that the phasing schedule and timeline of the proposed development be consistent with the approved Development Agreement.
8. If the project does not commence within three years of Village Board approval, the requests shall return to the Board for reauthorization. Furthermore, if for any reason BSTP Midwest, LLC is not able to complete this project, any future assignees will be required to obtain Village Board approval to amend the approvals for the new ownership entity.

Commission Discussion: Commissioner Holmes asked the comparison of the truck and auto canopy heights and the following was shared: Auto-14-1/2'; Commercial Fueling 17-1/2'. He also asked about the site plan relative to Lot 2 - it appears the garbage is in a storage area is along IL53 and asked why not behind the building. The petitioner noted it would be a grading and access challenge. While not the typical location, the grading is problematic. Mr. Khan stated that the waste storage area would be screened by landscaping from the roadway. The Petitioner added that the architecture would match the building and face the commercial area keeping the trucks away from the car parking. After some discussion, the Petitioner offered to work with staff to potentially move the refuse storage. Subsequently, Commissioner Swets stated that he has never noted refuse locations at Thornton's and Commissioner Daly added that he had no objection to the refuse storage.

Commissioner Swets, Drummond and Holmes agreed with all presented with the exception of the 80' elevated sign. After considerable discussion and concerns raised, the petitioner withdrew the variance request for the 80' pole sign to move forward on the other items.

Commissioner Holmes asked if all the buildings would be built concurrently and the Petitioner responded that they would like one contractor to begin next year with all - with perhaps the exception of the retail due to COVID-19. He noted that only Lot 1A was open/available and the remaining are all in conversations. It was the consensus of the Plan Commission to set timing restrictions and Ms. Malik Jarmusz r that there was an underlying agreement that addresses their market and timing concerns.

Public Comment: Mr. Khan asked if there were any question from the public and with none raised, Chairman Holmes closed the public comment portion of the hearing.

Legal Findings of Fact: Attorney Wysocki clarified that D&E of the proposal be withdrawn from the application. She noted the findings available in the staff memo provided in the meeting materials and stated that the request met the Required Standards of Approval for Planned Developments and Required Standards of Review for Subdivisions.

Roll Call Vote:

Attorney Wysocki asked for a roll call vote to confirm agreement of Commissioners with her findings.

Call for Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Chairman Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

Call for Motion:

Commissioner Holmes asked for a motion to approve Case #PC 20-006.

Motion: Commissioner Drummond made a motion to recommend approval a Planned Development by Special Use in accordance with Section 14.12 of the Zoning Ordinance for the construction of a hotel, gas station, and multi-tenant retail;/restaurant building, with the omission of Items D&E (80' pole sign); approval of a Class I Site Plan Review in accordance with 14.13 of the Zoning Ordinance and the approval of a Final Plat of Subdivision in accordance with Section 7.09 of the Subdivision Ordinance, and subject to staff recommended Conditions #1-8.

Second: Commissioner Swets

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Chairman Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

Commissioner Holmes advised the petitioner that the motion passed and to discuss with staff when they would appear before the Village Board. Mr. Khan advised that he would be in contact with them.

Commissioner Holmes closed Public Hearing #PC 20-006.

5. **Case:** **PC # 20-005 (Continuation)**
Petitioner: Village of Itasca
Owner: N/A
Location: N/A
Request: Petition for Text Amendments to Section 13.01-27 of the Zoning Ordinance regarding Dynamic Sign Regulations.

Roll Call to Open:

Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray,

Absent: Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yordana Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner Presentation/Staff Report: Mr. Khan noted a concern among members of the Village Board and Plan Commission regarding the use of dynamic signs in residential areas. The Dynamic Sign ordinance was reviewing the current sign modify the operational hours in or adjacent to residential areas from shutting off during the hours of 10:00 p.m. to 7 a.m. to 8:00 p.m. to 7:00 a.m. If approved by the Village Board, the current signs would be grandfathered but noted that the Village would ask for their compliance to the new guidelines but not mandated. He noted that the Commissioners had asked for additional information be provided for context and examples were provided.

Commission Discussion: Commissioner Drummond noted that the Eaglewood sign pulses and she asked if they could be asked to change it; Mr. Khan responded it had been approved and they would be grandfathered in. It was believed that the sign might have been in place prior to the area being annexed to Itasca. She asked for timing of the Village Hall sign and Ms. Malik Jarmusz responded that she does not know off-hand. T

The purpose of the proposed change was cited as an effort to be more business friendly. Commissioner Ray asked if there is data of all Village signs (noted St. Luke's sign). Ms. Malik Jarmusz provided a listing of various Village signs and their timings thru a 2018 staff report. Mr. Khan stated the standard timing is 60 seconds at present. Commissioner Daly stated we need to do an audit of Village signs and that it should be done routinely to ensure rules are followed. He also stated that the Village sign must follow the new ordinance. Commissioner Carello asked if we could differentiate dynamic vs. digital signage. Attorney Wysocki noted the government mandates regulations. Commissioner Swets believed no change should be made adding that if the timing creates a hardship, business owners can request a variance. Commissioner Holmes agreed with him and stated that he did not believe there was a compelling reason to change it at this time.

Public Comment: Mr. Khan asked if there were any question from the public and with none raised, Chairman Holmes closed the public comment portion of the hearing.

Call for Motion:

Commissioner Holmes asked for a motion to deny Part I of the proposal (time of a single message) and for a motion to approve Part 2 (shutoff times).

Motion: Commissioner Drummond made a motion to recommend denial of the Dynamic Sign ordinance modifying the minimum time a single message must remain static from 60-seconds to 15-seconds.

Second: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Chairman Holmes, Drummond, Ray

Nay: None

Abstain: None
Motion Carried

Motion: Commissioner Drummond made a motion to approve the Dynamic Sign ordinance modifying the operational hours in or adjacent to residential areas from shutting off during the hours of 10:00 p.m. to 7 a.m. to 8:00 p.m. to 7:00 a.m.

Second: Commissioner Daly

Roll Call Vote:

Yes: Commissioners Daly, Carello, Swets, Chairman Holmes, Drummond, Ray

Nay: None

Abstain: None

Motion Carried

Commissioner Holmes closed the Public Hearings and returned to the regular meeting.

Respectfully submitted by Recording Secretary, Peggy Michet



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

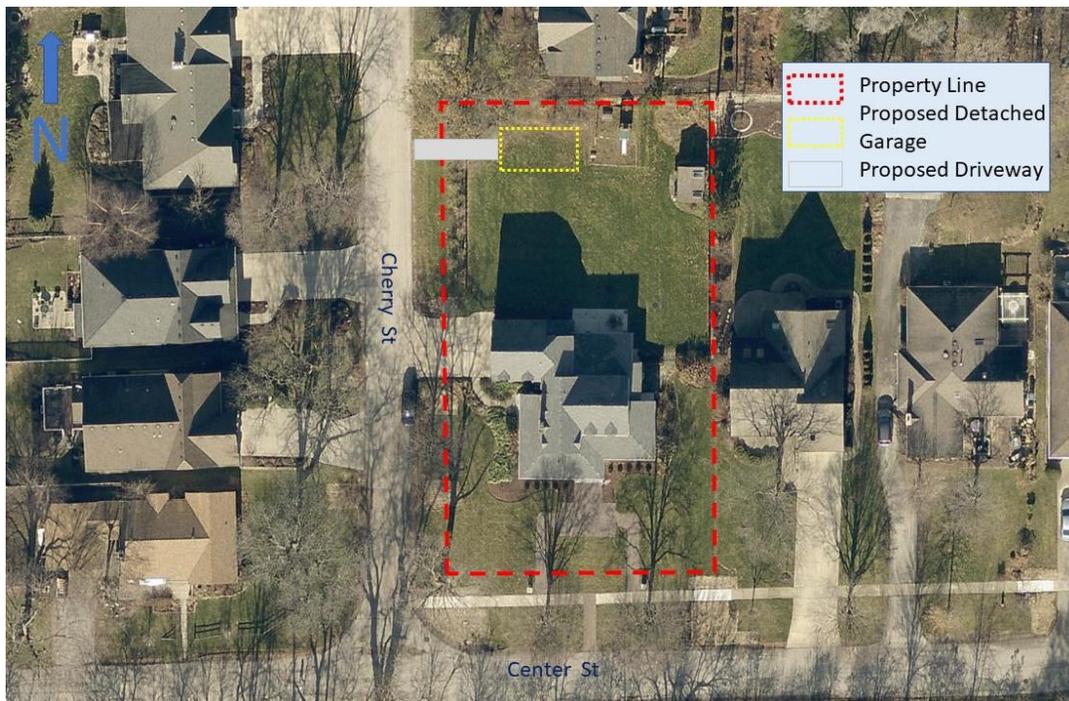
PUBLIC HEARING DATE: AUGUST 19, 2020

PC 20-012

TITLE: Flaherty Variance
ADDRESS: 503 E. Center St.
PIN: 03-08-205-006

PROPOSAL: Daniel & Diane Flaherty, petitioner and property owner, of 503 E. Center St. are requesting the following:

1. Variance to Section 4.13-4 of the Zoning Ordinance to allow for the detached garage to have a second story, whereas accessory structures are permitted to be only one story.
2. Variance to Section 12.03-7 of the Zoning Ordinance to allow for a second curb-cut and driveway for a residential lot, whereas only one curb-cut and driveway is permitted.



BACKGROUND

The owner applied for a permit in March 2020 to construct a detached garage and as part of the permit review it was found that the proposed detached garage did not meet several zoning ordinance requirements. The revised plans submitted during the permit review process brought the proposed structure in compliance with the maximum height allowed of 18 ft. and the minimum

corner side-yard setback of 30 ft. However, the homeowner is seeking the above-mentioned variances to construct a two-story detached garage.

PLANNING & ZONING ANALYSIS

The subject property is located on the northeast corner of Cherry and Center St. and is zoned R-1, Single-Family Resident District. The subject property was built in 1942 and is currently improved with a two-story single-family structure with a basement, attached two-car garage, and covered porch that is approximately 5,317 ft.². There is an existing shed in the rear yard of the subject property, which is proposed to be removed with the construction of the proposed detached garage.

Bulk Zoning Review

The following table provides a summary of how the proposed detached garage meets various zoning requirements:

Code Section	Description	Required	Proposed
7.04-9	Lot Coverage	≤ 8,000 ft. ²	4,830 ft. ²
4.06-8	Bldg. Separation	≥ 10 ft.	66 ft.
4.06-8-m	Side-Yard Setback	≥ 5 ft.	29 ft.
4.06-8-m	Rear-Yard Setback	≥ 5 ft.	5 ft.
4.13-3	Corner Side-Yard Setback	≥ 30 ft.	31 ft.
4.06-8-m	Yard Allowance	Rear	Rear
4.13-4	Height	≤ 18 ft.	18 ft.
4.13-4	Number of Stories	≤ 1	2
4.13-4	Accessory Coverage*	≤ 864 ft. ²	840 ft. ²
12.03-7	Driveway	1	2
12.03-7	Driveway Setback	≥ 5 ft.	10 ft.

*Accessory Coverage only applies to accessory detached structures and the footprint of the structure.

The proposed second driveway will be setback 46 ft. from the existing driveway located at the adjacent property to the north. The existing two-car garage and driveway provide approximately 6 parking spaces. On-street parking is also available during the day if needed for additional spaces.

Stormwater/ Drainage Review

The proposed improvements will result in approximately 1,175 ft.² of net new impervious, which does not meet the 2,500 ft.² threshold required by the DuPage County Countywide Stormwater and Floodplain Ordinance to provide on-site Post-Construction Best Management Practice (PCBMP).

The subject property is not located within any flood way or flood zone. But is in close proximity of the floodway and flood zones to the south, east and west of the subject property, see attached FIRM Map.

SUMMARY

The subject property is larger than most of the adjacent and nearby lots measuring approximately 20,000 ft.². Though the proposed two-story detached garage is in scale for the lot, it would not be consistent with the development found in the area. All the directly adjacent properties have attached garages and only one property on the same block as the subject property has a detached garage. None of these properties have both an attached and detached garage nor do any of them have a second driveway. The subject property also provides ample off-street parking and also has ability to utilize on-street parking for the majority of the day.

Staff does not find that a hardship exists to allow for a variance to construct the proposed two-story detached garage and second driveway. The existing improvements on the subject property allow for it to be reasonably used as a residential property, there are no unique circumstances demonstrated by the petition, and granting of such a variance would change the characteristic of the area.

PUBLIC COMMENTS

Village Staff received the following comments regarding the petition, which will be read into the record and are attached to this Staff Report:

1. Grandras – Objection to the Petition as it does not meet zoning code requirements
2. Bernardi – Supportive of the Petition as it will bring improvement to the area

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be included if a favorable recommendation is made by the Plan Commission:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. The proposed detached garage and driveway must comply with all Village Ordinance and Building Codes in place at time of permit application.
3. The proposed detached garage and driveway shall be completed within one (1) year from the date of Ordinance approval.

REQUIRED FINDINGS OF FACT FOR VARIANCES

Section 14.09-3 sets forth the following standards for variances:

No Variance shall be granted by the President and Board of Trustees unless the specific findings are made based on the evidence presented to the Plan Commission:

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, and

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

In making this determination, the Plan Commission shall consider whether there are particular difficulties or particular hardships, and take into consideration whether the following facts have been established by evidence:

1. 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. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. 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. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. 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.

DOCUMENTS ATTACHED

1. Petition for Variance, dated July 6, 2020
2. Plat of Survey, no date
3. Project Narrative, no date
4. Engineering Site & Elevation Plan, revision date May 29, 2020
5. DuPage Co. Flood Insurance Rating Map (FIRM)
6. Grandras Public Comment, dated August 4, 2020
7. Bernardi Public Comment, dated August 5, 2020

PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: _____

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 503 E Center St
Owner(s) of Property: Daniel & Diane Flaherty
Petitioner(s) (if other than owners): _____
Existing Use: Playground Zoning: R1
P.I.N. #(s): 0308205000 Lot Size (sq. ft.): 20,000

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.

- driveway for detached garage. This would be a second driveway on the property. Sect 12.03-7
- detached structure that has a loft area above the main floor. 4.13-4 Sect

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.

1. we need a detached garage for storage. Driveway is required based on current rules + this would be a second driveway.
2. garage would have a loft area above the main floor accessible by stairway.

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

- no driveway to detached garage
Keeps us from doing a car up to it to drop items off or for car storage.

4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.

main house built in 1905. closets are only about 2x3 and inadequate for proper storage.

plus we are at the bottom of the hill / street + cant store items in our basement, which is original footprint of the house, due to fear of water. plus basement is only about 600' and that includes mechanicals and washer/dryer.

5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.

- we will never be able to store items in our basement due to water issues / concerns. we will always be at the bottom of the hill.

- current garage barely holds 2 cars due to structural beams in the middle of the garage to hold second floor.

6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.

detached structure is in line with the style of our house & neighborhood. It will only increase property values & aesthetics of the neighborhood. It will not affect any sight lines for neighbors nor intrude on their ability to get natural sunlight.

Owner's Name(s): Daniela Diane Flaherty
Address: 503 E Center St Phone: 630 2500201
Email: Flahertydiane@aol.com

Petitioner's Name(s): Same
Address(es):
Phone:
Email:

Agent or Attorney (if applicable) Name: n/a
Firm:
Address:
Phone:
Email:
Site Planner or Engineer (if applicable) Name: n/a
Firm:
Address:
Phone:
Email:

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE Diane Flaherty DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: *[Handwritten Signature]* Date: 7/6/20

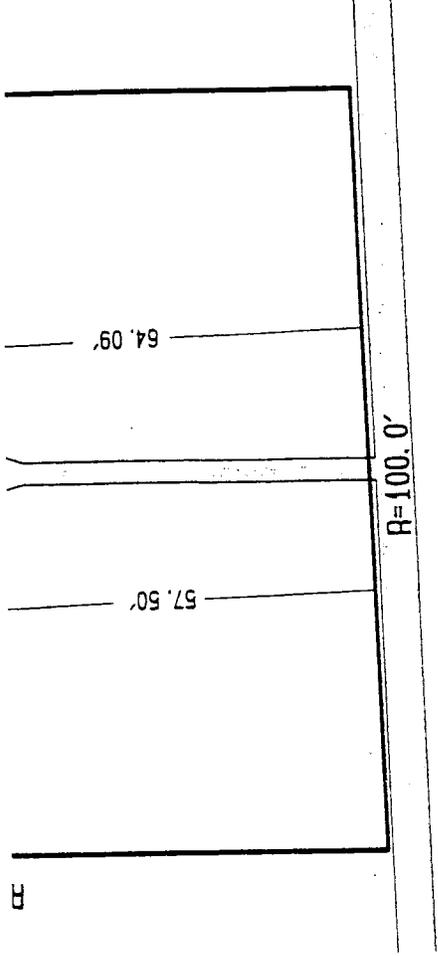
SUBSCRIBED AND SWORN TO

BEFORE ME THIS 6 DAY OF July, 20 20

[Handwritten Signature]
NOTARY PUBLIC



For
Buyer.



Order No

PLAT OF SURVEY

LOT 35 IN CLOVER'S COUNTRY CLUB ADDITION TO ITASCA, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1925 AS DOCUMENT 188141 IN DUPAGE COUNTY, ILLINOIS.



R=100.0'

new Garage

SCALE

FRAME SHED

This will be removed

This drive is no longer there. IS GRASS NOW

CHERRY ST.

R=200.0' M=199.57'

R=200.0' M=199.57'

11.97'

31.85'

23.15'

11.76'

20.45'

9.9'

4.4'

3.1'

20.25'

10.85'

4.0'

14.7'

2.5'

1.7'

5.0'

2.9'

19.55'

7.85'

1.8'

6.3'

2.7.3'

2.95'

5.0'

2.8'

3.0'

15.75'

57.50'

64.09'

50' @

COVERED PORCH

2 STORY FRAME 503 E. CENTER

R=100.0'

CENTER ST.

ID
S of BUILDING =
ETE =
LT =
ECORD
EASURED
EED

Dear Board Members,

Thank you for taking the time to allow us to present our variance application. We appreciate your time & efforts. Our names are Daniel & Diane Flaherty. We moved to Itasca in August 1993 with our 3 month old daughter. We discovered Itasca because we were searching for our first home in a place between both our families. This was important because our house has always been a gathering space for them. We seem to host birthdays, holidays, wedding celebrations, baby showers, funeral luncheons, etc. We love bringing family & friends together. What is important to keep in mind with this is that Dan is one of eight children. We get together with his side of the family once a week for dinner on Sunday nights. When everyone shows up we are typically hosting 45+ people. That might sound unreal but it is true. That is just immediate family. When we invite the cousins, who we are also close with, the gathering is about 75+.

We purchased our first house, a ranch at 120 E. North Street from an older resident and spent 7 years fixing it up. We moved in and fell in love with the community, schools and our neighbors. During our time on North Street we added 2 more kids to our family. With 3 kids in one bedroom it was time to move. We toured our current house, fell in love again and put in a bid. The sellers warmly accepted it and were excited someone with kids was moving in. In August of 2000 we settled into 503 E. Center Street. The house was move-in ready, sort of, and certainly needed updates and repairs. We embraced doing this over time because a year later we were expecting our 4th child.

Since we arrived in 1993 our goal has always been to be good neighbors, take care of our houses and respect the community and the families who share Itasca with us. We know this will be our forever house/town and our approach has always been to do updates respecting the age of our house in addition to the other house styles in our neighborhood.

The original footprint of our house, which was built in 1905, is approx. 1100 square feet. The previous owners added 2 additions which resulted in the current footprint of our house today. With this in mind, know that the basement portion of our house is only about 550 square feet. The previous owners never dug out additional basement when doing the additions. So using the basement for storage is not possible because the mechanicals are down there. In addition, we have had water during rain storms a few times since living here. We are at the bottom of a hill and that can't be changed. So we could never put anything valuable down there. The additional challenge with an old house is closet space. The bedrooms have the original closet space which only measure about 3'x4'. This includes the linen & coat closet.

So here we are 20 years later, a family of 6 with lots of stuff. With an inventory of, but not limited to, 40 folding chairs, 6 banquet tables, 6 bikes, several snowboards, 3 garbage cans, a scooter, 5 sets of golf clubs, firewood, seasonal decorations, tools, yard maintenance equipment, seasonal clothes for 6, 5 cars, etc. we are in desperate need of a better designed and more storage space. That is what puts us here requesting a variance.

Our application is to build an auxiliary structure that is to be used as storage/garage space. You can call it a garage, shed, coach house, etc. whatever label you want. We had the architect design the plans to be under the required 864 square feet and 18' height which is allowable for a detached structure. A copy of the design has been submitted to you. We would like to have a staircase to lead to the upstairs space to also be used for storage. Why let that area go to waste when we can maximize it for our use. It seems silly to keep it as dead space.

When designing the structure we didn't want it to have a look of a typical 2 car detached suburban garage. That would just look out of place next to our 1905 farmhouse, neighborhood style and quite frankly be an eyesore to or neighbors. Form & function are important to us. We had the architect design it to look like a structure that was there with the original house. Have it look like a carriage house or detached stable that could have housed horses back in the day. Having this building with architectural details & being more period specific is important to us. We want it to look like it was always there and not an afterthought.

With the structure being over 120 square feet the village code requires a driveway be present. This is our second variance since we already have a small driveway leading to our built in garage. Please know that when we first moved into our house we had a 3 car blacktopped driveway that attached to a patio in our backyard that was over 600 square feet. It was an eyesore. As soon as we could afford we tore up the blacktop and put down a 2 car concrete driveway. We also removed the patio area which is now grass. Now that all 4 kids can drive & we own 5 cars (possibly 6 next year) space to park our cars is needed. Once we build the auxiliary structure we can move stuff out of our garage and maybe even park 2 cars in it. What a luxury that would be since we have never been able to do this. Then our house won't look like a used car parking lot. Better for us, better for our neighbors. Keep in mind the driveway leading to the detached garage would be made of antique brick pavers. Something period specific from when it was a horse barn back in the day.

Our application for the building would also allow us to use the "second story" area for storage or important family items. A staircase leading up to it would let us both (55 & 57 respectively) walk up a slight flight of stairs to put stuff away. Doing this would also allow us to put the folding chairs, banquet tables, larger bulkier items, wedding dresses, seasonal decorations, etc. all on the second floor. Since Covid Dan and our two sons have started carving wood signs together. Part of the first floor could be their work space. The three could hang out, make a mess, create items together and keep the stuff upstairs free of their sawdust.

Some key points to keep in mind when looking at our application:

1. Our lot is 20,000 square feet, see attached plat of survey. Our neighbors immediately surrounding us on Cherry & Center st. have lot sizes that vary from 6970-20,000 sq ft. We have included an aerial photo from the assessor site showing the lots. From the picture you can see we are 2.5xs bigger than our neighbor lots. Note, you just approved the Hofstetter Family (504

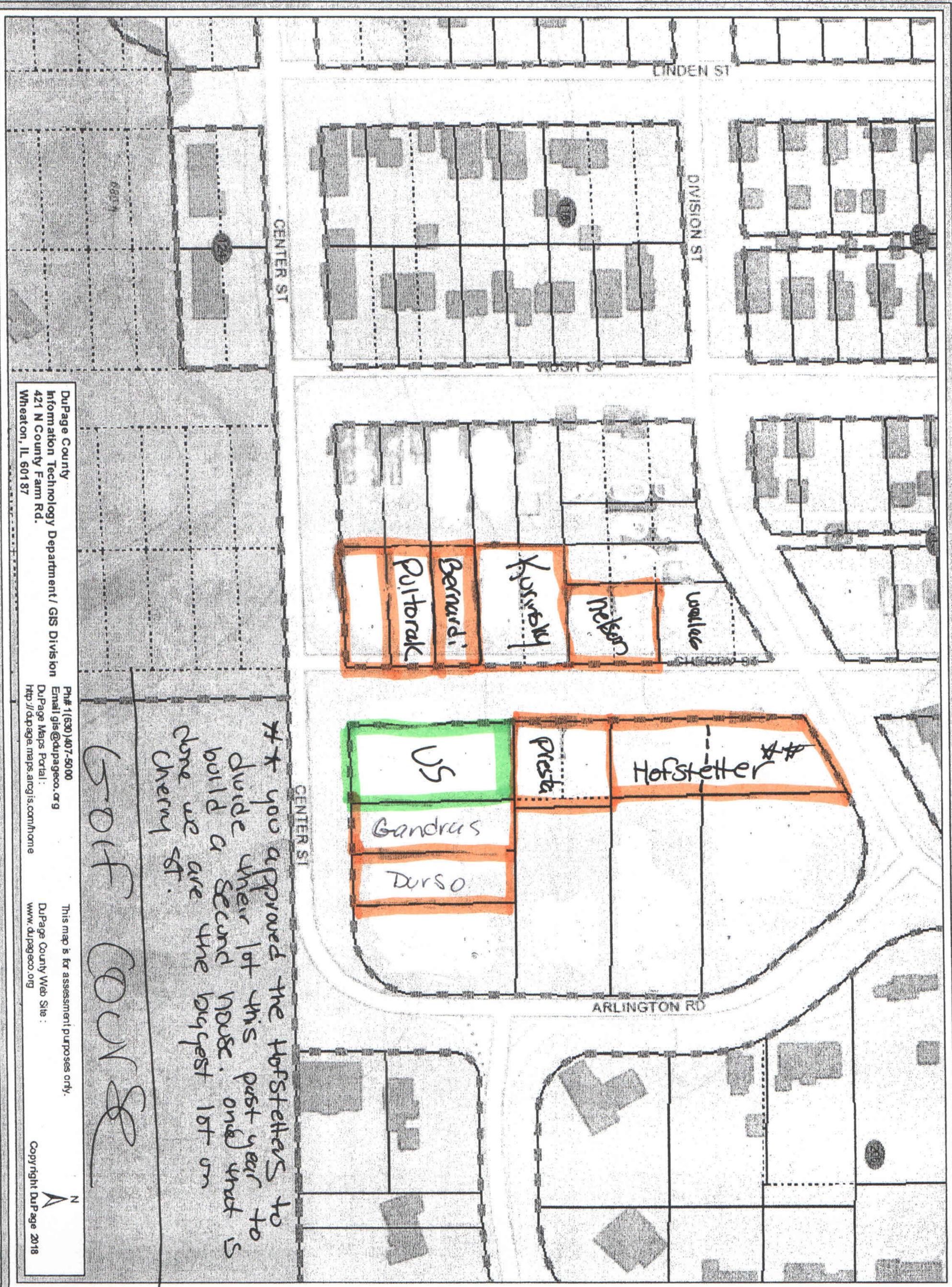
E. Division) to divide their lot to build a second house. So that would bring that one down to 2 lots at approx. 10,000 sq ft each. The highlighted lots are the ones who have site lines right into our yards. The families on Cherry St. will see it the most.

2. Max lot coverage with buildings is allowed to only be 40% of the lot. With a 20,000 sq ft lot max building can be 8000 sq ft. If you add our current house (3500 sq ft) plus this building (840 sq ft) we are only at about 4500 sq ft rounded up. We are substantially below the max allowed. We will have an abundance of green space for landscaping, water control, etc.

3. Our house is between 28-30' high. The Presta house which will be closest to the structure is between 33-35' high. So being 18' feet tall you can see it won't even rival the surrounding buildings in height. We have contracted with the Presta company, Franklin Properties to build once we are approved.

Please know our goal is to build something tasteful, attractive, eye catching in a positive way that is also functional for our family & lifestyle. It will not be a super structure. Once built we will landscape the backyard to further soften & enhance the look of our yard, home & neighborhood.

Thank you.



If you approved the Hofstetters to divide their lot this past year to build a second house. and what is done we are the biggest lot on Cherry St.

GOLF COUN SE

DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal:
http://dupage.maps.arcgis.com/home

This map is for assessment purposes only.
DuPage County Web Site:
www.dupageco.org

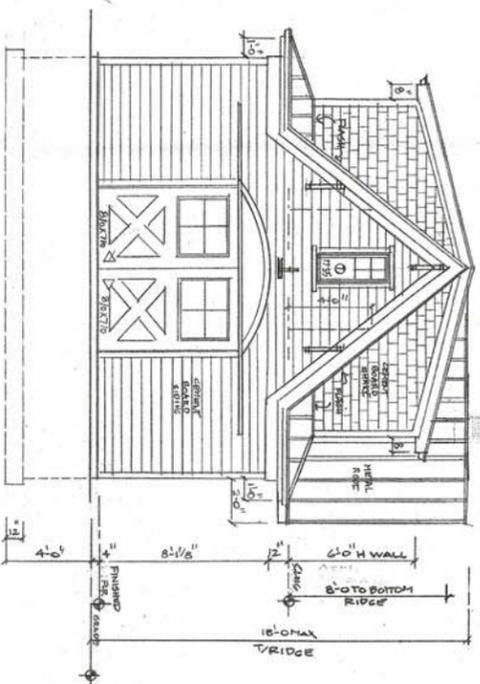
Copyright DuPage 2018



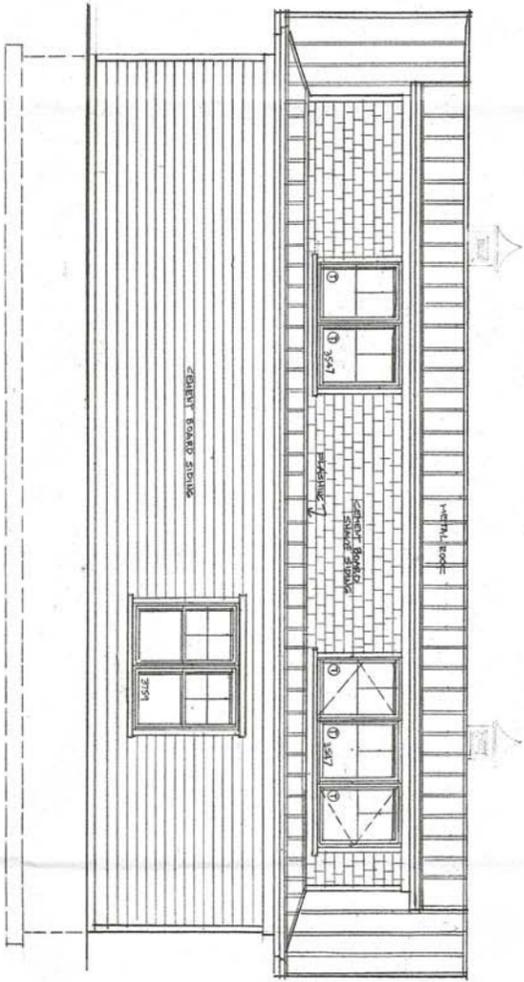
COPY

REVISIONS	BY
5-28-25	
3-20-20	

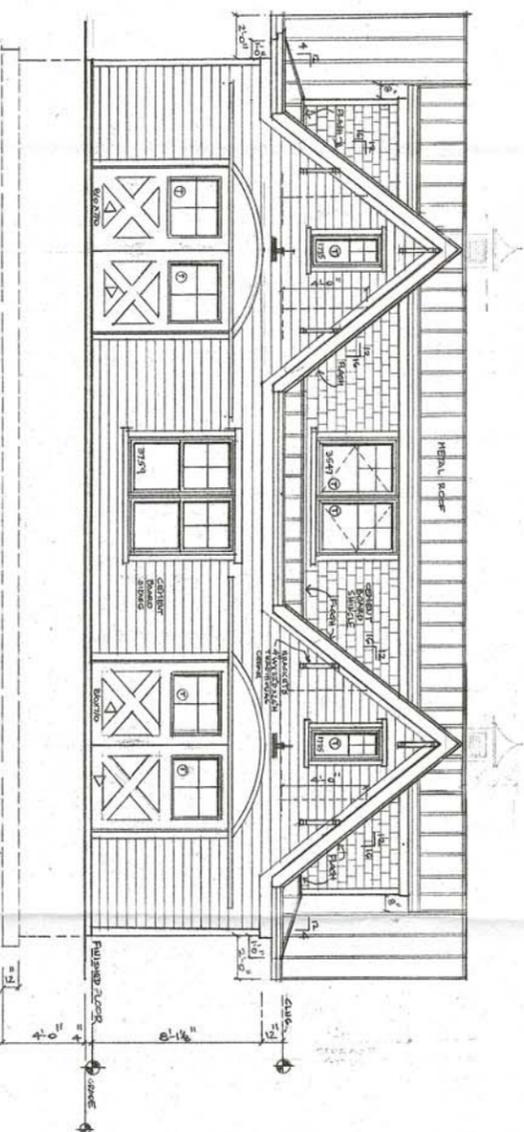
SHEET INDEX
A1 ELEVATIONS
A2 FOUNDATION PLAN
A3 ROOF PLAN
A4 SITE PLAN



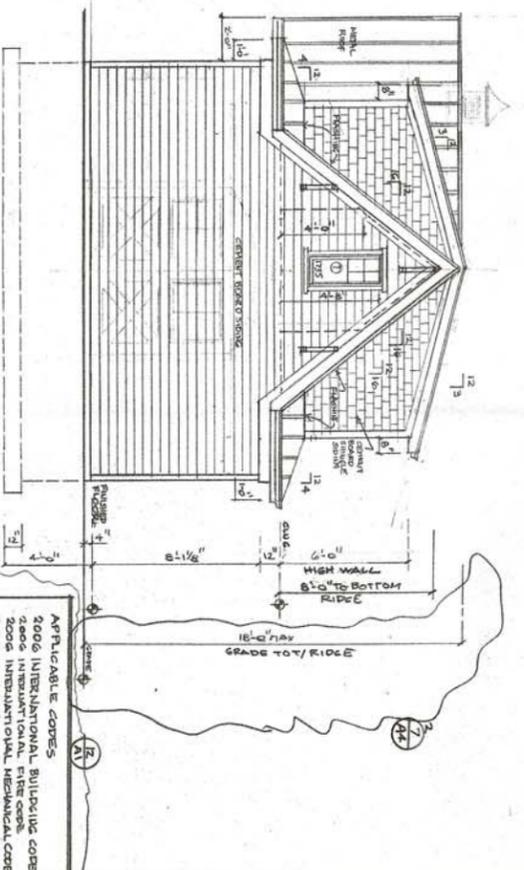
SWEST ELEVATION SCALE 1/4"=1'-0"



NORTH ELEVATION SCALE 1/4"=1'-0"



SOUTH ELEVATION SCALE 1/4"=1'-0"



EAST ELEVATION SCALE 1/4"=1'-0"

APPLICABLE CODES
 2006 INTERNATIONAL BUILDING CODE
 2006 INTERNATIONAL FIRE CODE
 2006 INTERNATIONAL MECHANICAL CODE
 2006 INTERNATIONAL ELECTRICAL CODE
 2006 INTERNATIONAL PLUMBING AND MECHANICAL CODE
 2006 INTERNATIONAL ENERGY CONSERVATION CODE
 2006 INTERNATIONAL RESIDENTIAL CODE
 2014 ILLINOIS ENERGY CONSERVATION CODE
 2014 ILLINOIS ACCESSIBILITY CODE

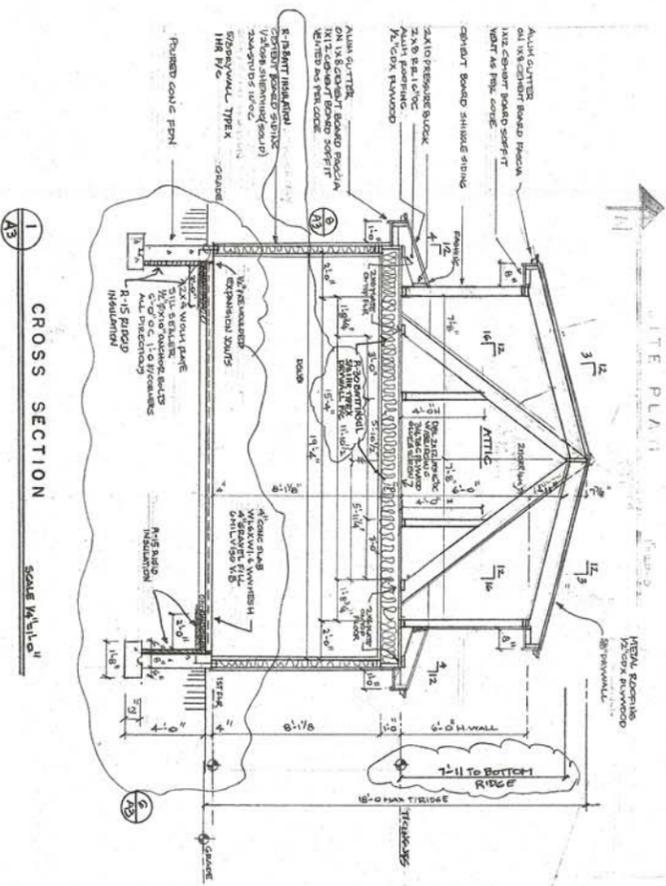
NOTE: ALL WORK MUST COMPLY WITH VILLAGE OF STRASCA ADOPTED BUILDING CODES AND AMENDMENTS THEREAFTER.

DRAWN	
CHECKED	
DATE	8-17-2019
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A1
OF 4 SHEETS	

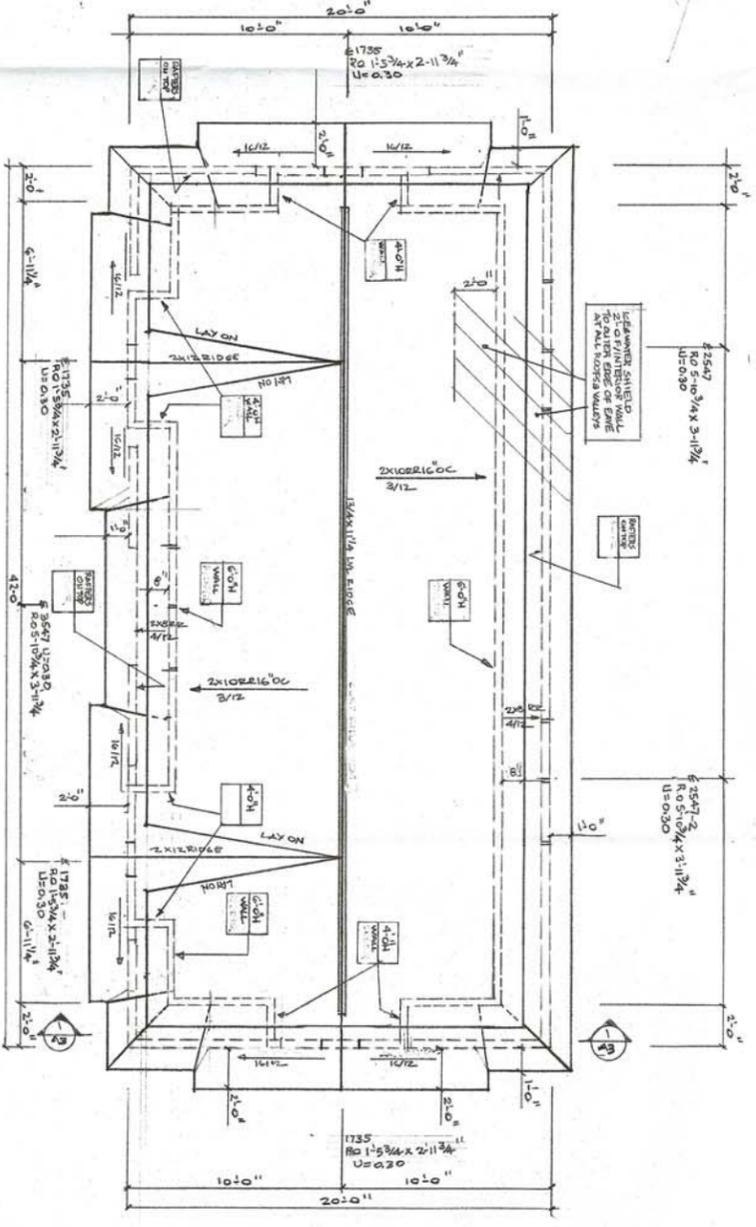
NEW SHED
 503 CENTER ST.
 ITASCA, IL.

DATE 6/5/20

STATE OF ILLINOIS
 LICENSED PROFESSIONAL ENGINEER
 MICHAEL J. GRONSON
 081-000008



1 CROSS SECTION SCALE 1/4"=1'-0"

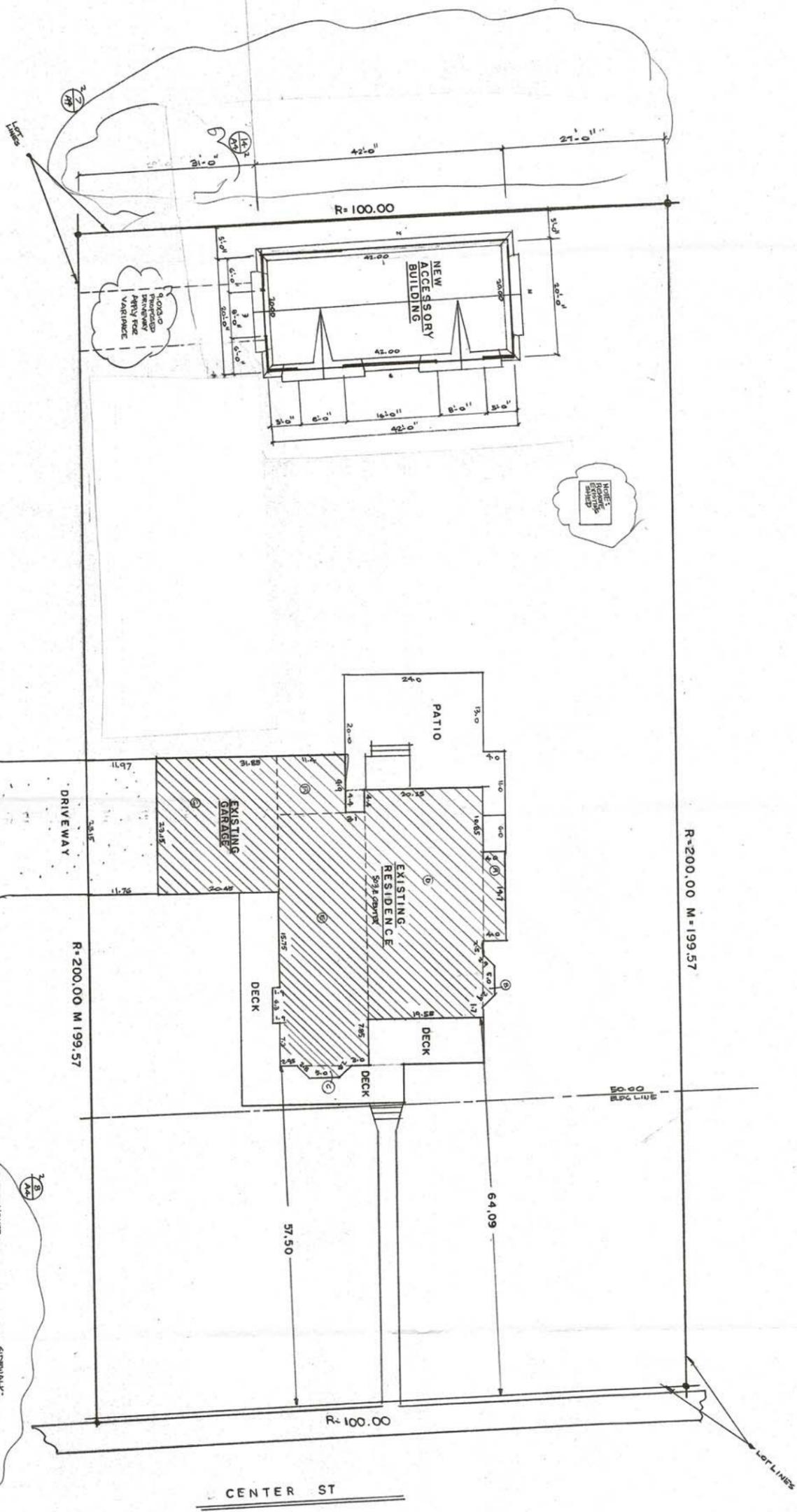


ROOF PLAN SCALE 1/4"=1'-0"

OF 4 SHEETS	A3
DRAWN	
CHECKED	
DATE	8-12-2019
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	

NEW SHED
503 CENTER ST.
ITASCA, IL.

REVISIONS	BY
5-24-20	
9-20-20	



SITE PLAN

CHERRY STREET

DRIVEWAY

R=200.00 M 199.57

SCALE 1"=10'-0"

HOUSE		GENERAL:	
A	145'x210' = 30450	50'-0" x 150'-0" = 7500	
B	110'x110' = 12100	DRIVEWAY = 2177.10	
C	110'x210' = 23100	23157.11 x 7' = 162100	
D	310'x210' = 65100	MAX LOT COVERABLE R=1=40%	
E	426'x145' = 61770	House and garage = 210447.4	
F	91.9'x114' = 10476.6	PATIO = 150.00	
G	281.5'x204.5' = 57544.75	DRIVEWAY = 2177.10	
TOTAL = 210447.4		NEW ACCESSORY BUILDING	
TOTAL = 210447.4		PROPOSED GARAGE = 2177.10	
TOTAL = 212624.5		DRIVEWAY	
TOTAL = 212624.5		TOTAL = 421117.2	

DRAWN	
CHECKED	
DATE	
SCALE	1" = 10'-0"
JOB NO.	
SHEET	A4
OF 4 SHEETS	

NEW SHED
503 CENTER ST.
ITASCA, IL.

REVISIONS	BY
5-24-20	
3-20-20	



116

117

124

Kusin St

Carmel St

60ft

Mo Khan

From: Bernie Gandras <bernie.gandras@sbcglobal.net>
Sent: Tuesday, August 4, 2020 1:19 PM
To: Mo Khan
Subject: Notice of Public Hearing Itasca Plan Commission for 503 E. Center Street, Itasca; PIN:03-08-205-006

My name is Bernie Gandras and I am the owner of 509 E. Center Street, Itasca, which is the property directly to the east of the above referenced property. Last week Diane Flaherty handed my wife a letter informing us of their petition to construct an accessory building in their rear yard. Diane also gave me a set of plans to look at a few weeks ago that were dated 2019. I am not sure if they are the current plans being reviewed by the Village of Itasca given that there is no mention in the above referenced letter regarding a Variance for what I believe will exceed the allowable maximum square footage of R-1 Accessory building and/or structures including garages. The above referenced letter only states that they are looking for Variances to Sec. 4.13-4 and 12.03-7 of the Zoning Ordinance, regarding a second story for an accessory structure and a second driveway, respectively.

As a licensed architect in the State of Illinois and having designed and built my own home, I am familiar with the Village of Itasca's Zoning Ordinance. Beside the issue of a one (1) story structure, Sec. 4.13-4 also states "the maximum square footage shown as follows, applies to the aggregate of all accessory buildings and/or structures including garages", which for R-1 Single-Family Residence District is 864 square feet. Two points that I would offer are listed below.

1. Per Sec 4.06-8 Permitted Accessory Buildings, Structures, and Uses, the table associated with the section lists a) accessory buildings & structures, m) garages, detached, and n) garages, attached. Based on the referenced table, and the fact that Sec. 4.13-4 states that the aggregate of all accessory buildings, and/or structures including garages must be less than 864 square feet, the proposed construction of the accessory building (detached garage) at 503 E. Center Street does not comply.
2. In addition, the fact that a Variance is being requested for a second story to the accessory building, it too must be counted into the aggregate square feet and not just the ground level as though there were a one (1) story structure. Sec 3 Rules & Definitions, states that for the purpose of determining the maximum allowable floor area, floor area shall also include 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.

The existing attached garage at 503 E. Center Street is approximately 470 square feet. Based on the above Village of Itasca Zoning Ordinance, this would only allow for the construction of a one (1) story accessory building at the above reference property to be a maximum of 394 square feet. The maximum 394 square feet need also include second floor area when the Village of Itasca considers the petition for the requested Variance.

Currently the existing attached garage (470 square feet) and the proposed new accessory structure (Ground Level, 840 square feet and Level 2, 660 square feet) totals some 1,970 square feet, which is 1,106 square feet greater than allowable by Sec. 4-13-4.

Zoning Ordinances have been created by Cities and Villages for a reason. Based on the above I would object to the construction of accessory buildings not in compliance with the Village of Itasca's Zoning Ordinance.

Respectfully,

Bernie Gandras
Licensed Architect, State of Illinois

Sent from [Mail](#) for Windows 10

Mo Khan

From: Comcast <bernardi297@comcast.net>
Sent: Wednesday, August 5, 2020 2:19 PM
To: Mo Khan
Subject: Application of Diane and Daniel Flaherty

Hello,

I'm sending this email in response to the application submitted by my neighbors, Daniel and Diane Flaherty for the property identified as pin 03-08-205-006.

The Flaherty family reside across the street from my home. Since they have a side yard, their yard is directly in our site line. We are very excited to hear that they are planning to build a new shed and look forward to being able to view it from our front porch. As with all of their projects, we are sure the result will be tasteful and beautiful. Please feel free to reach out if you have any questions regarding our opinions of this new project.

Respectfully,
Faith and Patrick Bernardi
308 N Cherry Street
Itasca IL.
847.529.8688

Sent from my iPhone



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

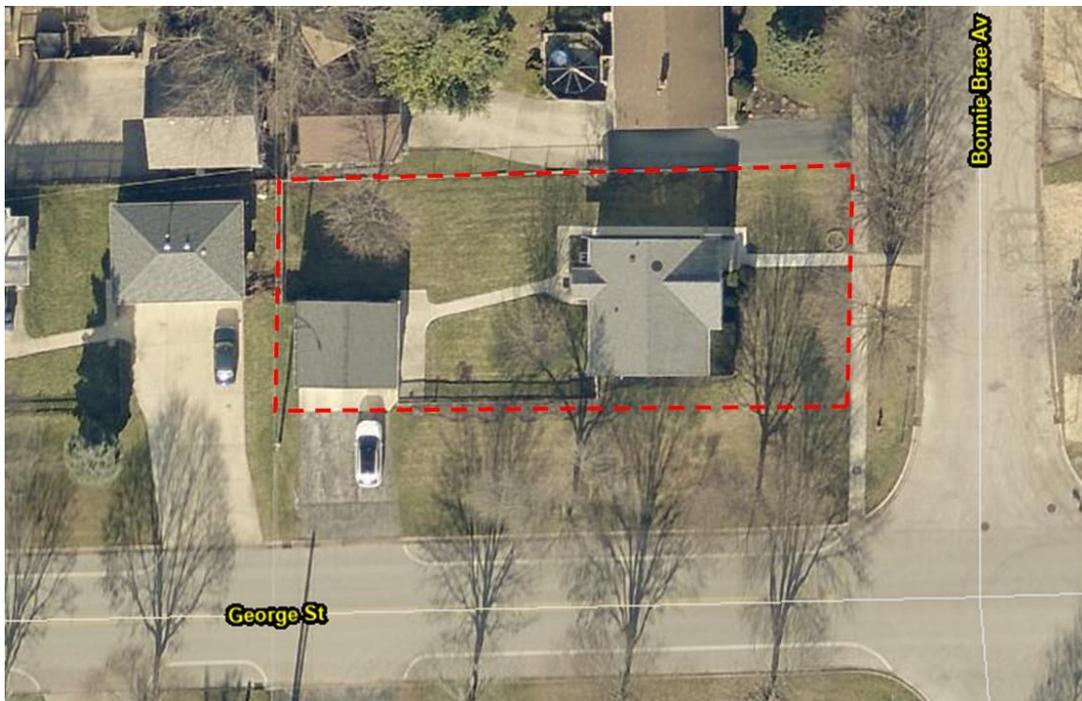
PUBLIC HEARING DATE: AUGUST 19, 2020

PC 20-013

TITLE: Reyes Variance
ADDRESS: 444 S. Bonnie Brae Ave.
PIN: 03-08-420-023

PROPOSAL: Marco & Jamie Reyes, petitioner and property owner, of 444 S. Bonnie Brae Ave. are requesting the following:

1. Variance to Section 4.20-4-e of the Zoning Ordinance to allow for the construction of a 4 ft. privacy fence that will encroach into the required corner side-yard setback by approximately 1.33 ft.



BACKGROUND

The owner applied for a permit in June 2020 to remove and replace the existing fence that runs from the house to the detached garage and as part of the permit review it was stated that the proposed fence must meet the setback established by the south façade of the residential structure. The existing detached garage is setback closer to the street than the principal residential structure.

The existing fence, which is being replaced, runs at a southwest angle so that it meets the southeast corner of the east façade of the garage.

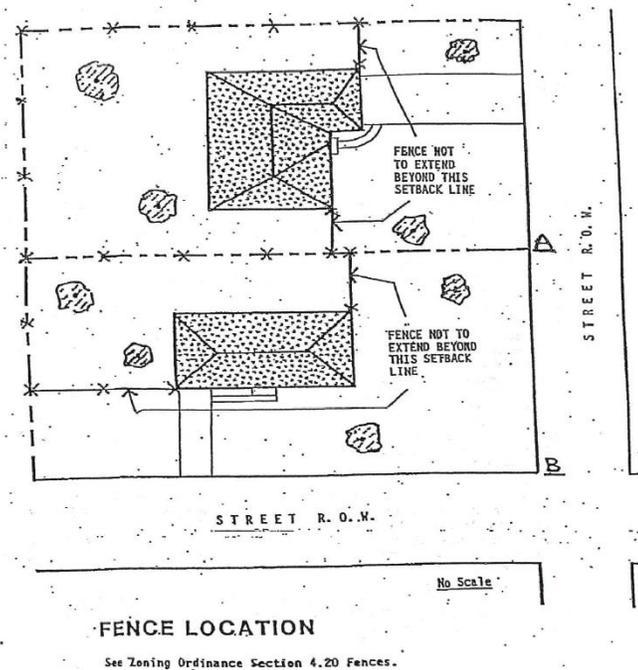
PLANNING & ZONING ANALYSIS

The subject property is located on the northwest corner of Bonnie Brae Ave. and George St. and is zoned R-2, Single-Family Residence District. The subject property was built in 1953 and is currently improved with a one-story single-family structure with a basement and open porch that is approximately 1,942 ft.² and two-car detached garage that is approximately 340 ft.².

Zoning Review

Section 4.20-4-e of the Zoning Ordinance states:

Any fence on a corner lot which extends closer to the adjoining street than the front yard or side yard setback lines (see Illustration Item "B"), except for open decorative fences and landscaping under three (3) feet high is allowed.



The proposed fence will be replacing the exactly where the existing fence is currently located. Sec. 5.04-1 of the Zoning Ordinance states “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.” The property owner is removing and replacing the entire existing fence and thus any new fence would need to meet all zoning requirements, or a variance needs to be approved.

SUMMARY

The proposed fence is replacing the existing fence in the exact same location. The proposed height and style of fence is compliant with Sec. 4.20-9-a-(1) of the Zoning Ordinance. The location of the fence will not impair the visibility of motorists or pedestrians. It will not alter the essential characteristics of the neighborhood nor have a negative impact on adjacent properties. Though there is no hardship demonstrated due to the conditions of the lot, the Zoning Ordinance would allow for “repairs” to occur in phases, which would allow the homeowner to effectively replace the fence over time. In order to avoid circumventing the intent of the code and following established procedures, the homeowner is requesting a variance.

PUBLIC COMMENTS

Village Staff has not received any comments as of August 10, 2020.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be included if a favorable recommendation is made by the Plan Commission:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. The proposed fence must comply with all Village Ordinance and Building Codes in place at time of permit application.
3. The proposed fence driveway shall be completed within one (1) year from the date of Ordinance approval.

REQUIRED FINDINGS OF FACT FOR VARIANCES

Section 14.09-3 sets forth the following standards for variances:

No Variance shall be granted by the President and Board of Trustees unless the specific findings are made based on the evidence presented to the Plan Commission:

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

In making this determination, the Plan Commission shall consider whether there are particular difficulties or particular hardships, and take into consideration whether the following facts have been established by evidence:

1. 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. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. 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. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. 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.

DOCUMENTS ATTACHED

1. Petition for Variance, dated July 11, 2020
2. Plat of Survey, dated July 26, 2017

PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: 07/11/2020

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 444 Bonnie Brae Av

Owner(s) of Property: Marco & Jamie Reyes

Petitioner(s) (if other than owners): self

Existing Use: residential Zoning: R-1

P.I.N. #(s): 03-08-420-023 Lot Size (sq. ft.): 7490

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.

*

* zoning ordinance 4.20 "fences"

* seeking a 15.72-inch variance to terminate the fence flush with face of garage

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.

* the reason for the request for variance is the termination of fence allowing the fence to end with the face of the garage

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

*we have a covered area adjacent to our garage of which the covered area shares the roof of said garage. If the setback line was used straight back to denote the fence line, the fence would run right into the covered area without a wall for the fence to terminate to

4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.

* the fence line would run right into the open/covered area that is shared by the roof of the garage. in an effort to upgrade both the current fence and the look of the home, I ask for this variance.

5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.

* other homes in the area with garages have setback lines that true up. meaning, if one were to draw a setback line from the edge/end of the house, the fence would finish flush with garage. alternatively, our home has a small offset where the garage sticks out a little further, closer to the side street, than the house does.

6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.

* the current fence line extends approximately 6-feet out from where current ordinance would require setback line drawn. The intent when replacing the fence is to bring the fence line up to village specifications.

Speaking of specifications, reviewing said specifications for fences subsection "location"; it reads " **Except as follows, all permitted fences shall be constructed within one (1) foot of the fence owner's side or rear lot lines**". In actuality, my request for variance, based on the dimensions shown on plat of survey, deducting the 1-foot allowance, is for 3.72" of an offset from where the fence would need to terminate by village ordinance.

Owner's Name(s): Marco & Jamie Reyes

Address: 444 Bonnie Brae Av Phone: 708-525-4537

Itasca Email: marco.reyes.mr@gmail.com

Petitioner's Name(s): Marco Reyes

Address(es): - same - Phone: _____

_____ Email: _____

Agent or Attorney (if applicable) Site Planner or Engineer (if applicable)

Name: _____ Name: _____

Firm: _____ Firm: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

Email: _____ Email: _____

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

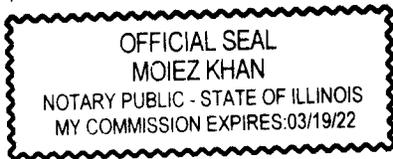
I/WE Marco & Jamie DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: Marco A. Reyes *Marco A. Reyes* Date: 07/11/2020

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 10TH DAY OF August, 2020

[Signature]
NOTARY PUBLIC





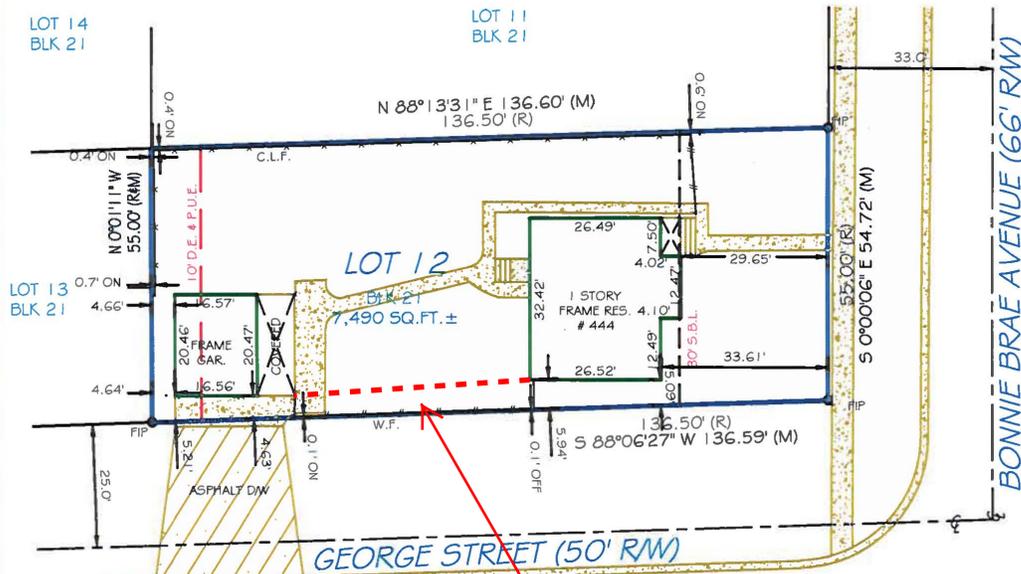
PROPERTY ADDRESS: 444 BONNIE BRAE AVENUE ITASCA, ILLINOIS 60143

SURVEY NUMBER: IL1701.2062

FIELD WORK DATE: 1/23/2017
 IL1701.2062
 BOUNDARY SURVEY
 DUPAGE COUNTY

REVISION DATE(S): (REV.0 1/26/2017)

LOT 12 IN BLOCK 21 IN H.O. STONE AND CO'S ADDITION IN ITASCA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 1926 AS DOCUMENT 225893 IN DUPAGE COUNTY, ILLINOIS.



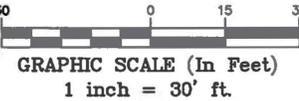
revised fence line denoted as dashed line

STATE OF ILLINOIS } 55
 COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF JANUARY, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
 LICENSE EXPIRES 11/30/2018
 EXACTA LAND SURVEYORS LB# 5763



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
 NONE VISIBLE

CLIENT NUMBER: 20005907	DATE: 1/26/2017
BUYER: MARCO A. AND JAMIE M. REYES	
SELLER: JAMES COZZO AND NICOLE PAPPAS, NOT AS JOINT TENANTS OR AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY	
CERTIFIED TO: MARCO A. AND JAMIE M. REYES; GUARANTEED RATE, INC.; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR	

GIT Greater Illinois Title Company
 120 North LaSalle Street | Suite 900
 Chicago, IL 60602
 p: 312.264.4714
 f: 312.407.9241

EXACTA ILLINOIS SURVEYORS, INC.
 LB# 184005763
 www.exactachicago.com
 P: (773) 305-4010 • F: (773) 305-4011
 316 East Jackson Street, Morris, IL 60450



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: AUGUST 19, 2020

PC 20-014

TITLE: Hehr & Damato Variance
ADDRESS: 460 S. Princeton Ave.
PIN: 03-08-418-024

PROPOSAL: Jacob Hehr & Rosalia Damato, petitioners and property owners, of 460 S. Princeton Ave. are requesting the following:

1. Variance to Section 4.20-9-a-(1) of the Zoning Ordinance to allow for the construction of a 5 ft. privacy fence, whereas the maximum height permitted is 4 ft.



BACKGROUND

The petitioners applied for a permit in July 2020 to construct a 5 ft. tall privacy fence along the north and west property lines. During the permit review, the applicants were informed that privacy fences cannot exceed 4 ft. plus a 1ft. open lattice and fence permit would need to be revised or a variance would need to be requested.

PLANNING & ZONING ANALYSIS

The subject property is located on the northwest corner of Princeton Ave. and George St. and is zoned R-2, Single-Family Residence District. The subject property was built in 1962 and is

currently improved with a split-level single-family structure with an enclosed porch area that is approximately 1,396 ft.² and a three-car detached garage that is approximately 792 ft.².

Zoning Review

Section 4.20-9-a-(1) of the Zoning Ordinance states “solid fences four (4) feet high plus one (1) foot high open fence top for a five (5) foot high fence” are permitted in residential districts.

Since 2015, five fence height variances in residential districts have been applied for, the table below provides a summary of the variance request, the recommendation made by the Plan Commission and the decision made by the Village Board in respects to each of the request:

Case #	Address	Request	PC Vote	VB Vote
PC 15-016	401 S Home	4 ft. privacy fence with a 1 ft. lattice top	Approved, 6-0	Approved, 6-0
PC 15-017	500 E Walters	3.5 ft. open fence	Approved, 6-0	Approved, 5-1
PC 15-020	403 W North	5 ft. open fence	Approved, 6-0	Approved, 5-1
PC 15-025	144 W George	4 ft. privacy fence with a 1 ft. lattice top	Denied, 3-2	Approved, 6-0
PC 18-002	260 N Oak	6 ft. privacy fence	Approved, 5-1	Approved, 6-0

The Plan Commission and Village Board have consistently approved variance requests regarding fence heights in residential districts.

SUMMARY

The proposed fence is located along the north and west property lines and will not impair the visibility of motorist nor pedestrians. It will not alter the essential characteristics of the neighborhood nor have a negative impact on adjacent properties. Though there is no hardship demonstrated due to the conditions of the subject property, both the Plan Commission and the Village Board have established a precedent by consistently approving similar variance requests.

PUBLIC COMMENTS

The Petitioners have been in contact with both of the directly adjacent property owners at 465 S. Cherry St. (adjacent to the west) and 456 S. Princeton Ave. (adjacent to the north) and have received written notice of support of the variance request, which are included in this Staff Report.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be included if a favorable recommendation is made by the Plan Commission:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.

2. The proposed fence must comply with all Village Ordinance and Building Codes in place at time of permit application.
3. The proposed fence shall be completed within one (1) year from the date of Ordinance approval.

REQUIRED FINDINGS OF FACT FOR VARIANCES

Section 14.09-3 sets forth the following standards for variances:

No Variance shall be granted by the President and Board of Trustees unless the specific findings are made based on the evidence presented to the Plan Commission:

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

In making this determination, the Plan Commission shall consider whether there are particular difficulties or particular hardships, and take into consideration whether the following facts have been established by evidence:

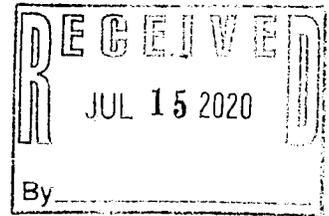
1. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;
2. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. 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. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. 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.

DOCUMENTS ATTACHED

1. Petition for Variance, dated July 11, 2020
2. Plat of Survey, dated March 26, 2020
3. Site Plan, dated July 15, 2020
4. Olsen Comment – 465 S. Cherry, dated July 15, 2020
5. Wodniakowski Comment – 456 S. Princeton, dated July 15, 2020

PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com



Date Submitted: 7/15/20

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 460 S Princeton Ave

Owner(s) of Property: Jacob Hehr + Rosalia Damato

Petitioner(s) (if other than owners): _____

Existing Use: Residential Zoning: R2

P.I.N. #(s): 03-08-418-024 Lot Size (sq. ft.): 9,876 sq. ft.

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.

seeking a variance for the Height of fence in R2 district.

zoning code 4.20.09

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.

Recently bought home in Itasca. Before going through with the purchase we spoke to Mo at the village with our real estate agent. We were told we could have a 5ft fence with 1ft lattice. We ask a bunch of questions very specifically to make sure. Now after trying to receive permit we have been told it can only be 4ft. We never thought to get in writing because we seen MULTIPLE fences in

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

We have a dog, who is not dog friendly. This is why we wanted to get every detail before we purchased our new home to make sure it was safe. We were told inaccurate information and have to get approved through a variance. Even with tons of fences all around Itasca that are privacy of 5ft and 6ft.

Please attach the following:

- Legal description of property (from title policy or plat of survey) – required for all variances.
- Current plat of survey (showing all site improvements/structures and easements).
- Architectural renderings of new or altered structures (if applicable).
- Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

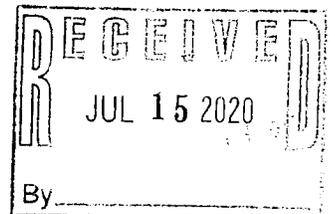
I/WE Rosalia Damato DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: Rosalie Damato Date: 7-15-20

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 15th DAY OF July, 20 20

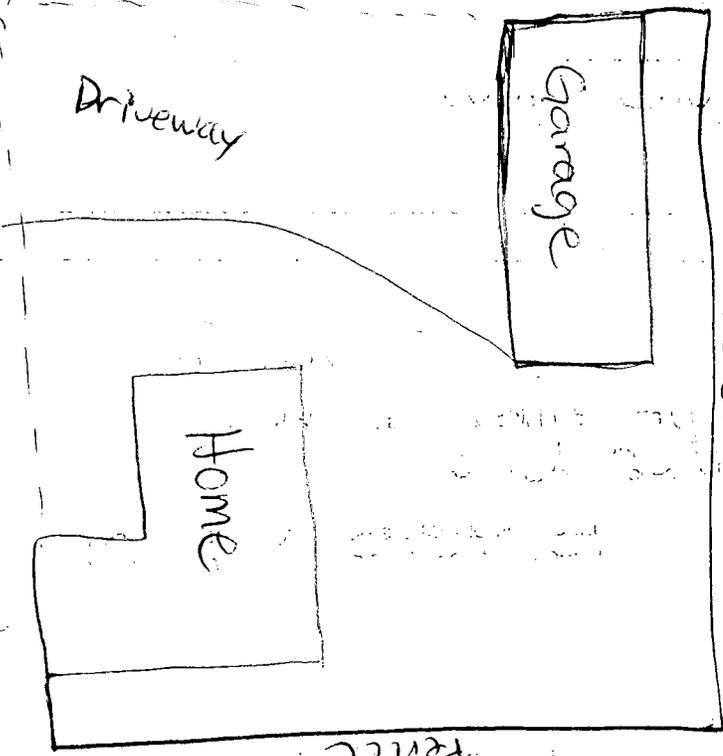
Diane C. Stumpf
NOTARY PUBLIC



5ft white vinyl fence

- 3ft deep Post holes
- 5ft Fence
- Privacy

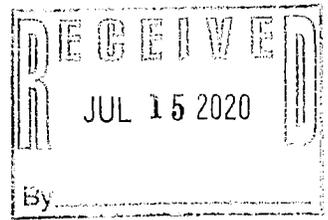
- NOT FULLY ENCLOSED
- 2-Side Fence
- White Vinyl



65.85ft
Fence

102.63ft
Fence

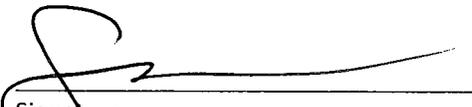
RECEIVED
JUL 15 2020
BY



Jim + Sarah

R. Damato

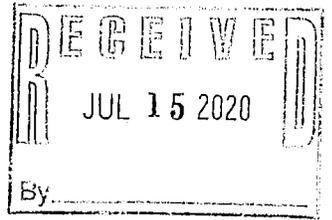
This is to advise that I Olson do not object to my neighbor J. Hehr
(your name) (neighbors name)
of 460 S. Princeton installing a fence adjacent to my property line
(neighbors address) but within their property boundaries.


Signature

Sarah Sebeck Olson
Print Name

465 S. CHERRY ST.
Print Your address

over 4 feet
is OK,
by us!

July 15, 2020

Village of Itasca Zoning Board

I Terry Wodniakowski at 456 S Princeton give permission to 460 S. Princeton to install the 5 foot fence that they are asking permission to install.

Thank You,
Terry Wodniakowski

A handwritten signature in cursive script that reads "Terry Wodniakowski".