



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

Wednesday, September 16, 2020 - 7:00 p.m.
Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143

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 20-015
Petitioner: Joanne & Jason Tayler
Owner: Joanne & Jason Tayler
Location: 435 S. Oak St.
Request: Petition for a Variances to Lot Coverage and Accessory Structure Side-Yard Setback requirements to allow for the construction of a patio and above-ground pool.

3. Case PC 20-016
Petitioner: Kurt & Marisa Kaufmann
Owner: Kurt & Marisa Kaufmann
Location: 324 S. Maple St.
Request: Petition for Variance to Accessory Structure Height and 2nd Story requirements to allow for the construction of a two-story detached garage.

REGULAR MEETING AGENDA

1. Call to Order
2. Roll Call
3. Review and Consideration of Regular Meeting Minutes for:
 - a. August 19, 2020
4. New Business

- a. Adoption of *Plan Commission Public Hearings Protocols during COVID-19 for Larger Hearings*
5. Public Comment
6. Project Updates and Announcements
7. Executive Session (*if needed*)
8. Adjournment

NEXT REGULARLY SCHEDULED MEETING:

- Wednesday, October 21, 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.



**Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, August 19, 2020 - 7:00 p.m.
Plan Commission Meeting Conducted Through Zoom**

REGULAR MEETING AGENDA

1. Call to Order:

The Village of Itasca Plan Commission Meeting was called to order by Chairman Kischner at 7:04 P.M.

2. Roll Call:

Present: Commissioners Brendan Daly, Frank Carello, Lori Drummond, Krista Ray; Eric Swets, Jeffrey Holmes, and Chairman Mark Kischner

Absent: None

Others Present: Yordana Wysocki, Village Attorney; Mo Khan, Planner; Amanda Melone, Recording Secretary

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

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

4. Review and Consideration of Regular Meeting Minutes for July 15, 2020:

Discussion: Revision to item on Page 3, Item 4 regarding Commissioner Holmes calling for the motion and not Chairman Kischner.

Call for Motion: Chairman Kischner asked for a motion to approve the July 15, 2020 Meeting Minutes:

Motion: Commissioner Swets

Second: Commissioner Daly

Roll Call Vote:

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

Nay: None
Abstain: None
Motion Carried

5. New Business

A. Staff Administrative Approval: Based on the discussion for PC 20-013, Staff stated that a Text Amendment to Zoning Ordinance would have to be approved to grant Staff the authority to administratively approve certain variance/exceptions to the Zoning Ordinance. Mr. Khan stated that both the Plan Commission and Village Board would have to agree on the scope of that authority.

6. Public Comment

None.

7. Project Updates and Announcements

- A. PC 20-005 – Text Amendment – Dynamic Sign Regulations. Mr. Khan stated that the Village Board approve the Text Amendments with the following changes:
- i. Reduce the time a single message must remain static to 15-seconds.
 - ii. Allow all dynamic signs to remain operational 24-hours a day with those signs in or adjacent to residential areas to be dimmed at sunset.
- B. PC 20-007 – Quadrangle Development Subdivision – 870 & 900 N. Arlington Heights Rd. Mr. Khan stated that the Village Board approved the Preliminary and Final Plat of Subdivision.
- C. PC 20-009 – MRK Realty/ Kiddie Academy – 1133 N. Prospect Ave. Mr. Khan stated that the Village Board approved the Variance Request and Approval for the two wall signs.
- D. PC 20-010 – Bradley Residence – 340 S Home Ave. Mr. Khan states that the Village Board approved the Variance Request for lot coverage.
- E. Mr. Khan updated the Plan Commission on upcoming cases, including:
- i. Itasca Country Club Proposal
 - ii. Residential Variance for a Swimming Pool
 - iii. Residential Variance for a Detached Garage
- F. Mr. Khan stated that the next Plan Commission Meeting will be held in-person at Village Hall in the Board Room.

8. Executive Session

None.

9. Adjournment

Motion: Commissioner Daly moved to close the meeting.

Second: Commissioner Swets seconded the motion.

Roll Call Vote:

Yes: Commissioner Daly, Swets, Carello, Holmes, Drummond, Ray, Chairman Kischner

No: None

Abstain: None

Meeting adjourned at 9:36 P.M.

PUBLIC HEARINGS

Case # PC 19-014
Petitioner: Haymarket DuPage LLC
Owner: Pearl Hospitality LLC
Location: 860 W. 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.

Public Comment

None.

Staff Report

None.

Commissioner Discussion

None.

Motion

Call for Motion: Chairman Kischner asked for a motion to continue the Public Hearing to September 16, 2020.

Motion: Commissioner Carello

Second: Commissioner Daly

Roll Call Vote:

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

Nay: None

Abstain: Swets

Motion Carried

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

Public Comment

Village Staff received two written public comments. These were included in the Staff Report and summarized during the Public Hearing.

Staff Report

The owner applied for a permit in March 2020 to construct a detached garage as part of a permit review and did not meet several requirements of the Zoning Ordinance. The owner came back with a plan for the garage that requires two variances for the construction of a two-story detached garage and a second driveway.

Commissioner Discussion

Commissioners discussed whether this was a detached garage and compared it to other projects in Itasca. The commissioners made it clear that they were not looking to approve a garage with a livable second story and that they felt some conditions needed to be attached to the recommendation for use of the second driveway.

Finding of Facts

Ms. Wysocki reviewed the Findings of Facts for the Variance Requests and took a vote of the Commissioners to see if they agreed with such findings affirming that the Petitioner has met the Standards of Approvals for a Variance.

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

Nay: Commissioner Drummond

Abstain: None

Motion

Call for Motion: Chairman Kischner called for a motion.

Motion: Commissioner Drummond made the motion to recommend approval of the Variance Request for a 2nd Story and 2nd Driveway with Staff's recommended conditions with one added condition that no recreational vehicles, boats, trailers and other similar vehicles on the second driveway.

Second: Commissioner Carello

Roll Call Vote:

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

No: Commissioner Drummond

Abstain: None

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

Public Comment

None.

Staff Report

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. The owner was told that the fence must be setback further from the street, so it is in line with the south wall of the principal residential structure.

Commissioner Discussion

Commissioners discussed if this could potentially be approved at the Staff level with some type of Administrative Approval. Mr. Khan stated that currently the Zoning Ordinance does not grant Staff that authority.

Finding of Facts

Ms. Wysocki reviewed the Findings of Facts for the Variance Request and took a vote of the Commissioners to see if they agreed with such findings affirming that the Petitioner has met the Standards of Approvals for A Variance.

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

Nay: None

Abstain: None

Motion

Call for Motion: Chairman Kischner called for a motion.

Motion: Commissioner Drummond made the motion to recommend approval of the Variance Request for corner side-yard setback for fences with Staff's recommended conditions.

Second: Commissioner Swets

Roll Call Vote:

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

Nay: None

Abstain: None

Case # PC 20-014

Petitioner: Rosalia Damato & Jacob Hehr

Owner: Rosalia Damato & Jacob Hehr

Location: 460 S. Princeton Avenue

Request: Petition for a Variance to fence height requirements to allow for a 5ft privacy fence.

Public Comment

Village Staff received two written public comments. These were included in the Staff Report and summarized during the Public Hearing.

Staff Report

The petitioners applied for a permit in July 2020 to construct a five feet tall privacy fence with a one-foot lattice top along the north and west property lines. The residents were advised to change the fence permit application to a 4ft fence with 1ft of open lattice or apply for a variance.

Staff stated that the Plan Commission and Village Board have historically approved variance requests for taller fences for residential properties.

Commissioner Discussion

Commissioners discussed whether there was a hardship presented by the Petitioner to allow for the taller privacy fence and whether the taller fence would meet the needs of the Petitioner in order to keep their dog safe. The Commissioners further discussed if taller fences would detract from the neighborhood as it creates a physical separation between adjacent property owners.

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

Nay: Chairman Kischner

Abstain: None

Motion

Call for Motion: Chairman Kischner called for a motion.

Motion: Commissioner Drummond made a motion to recommend approval for a Variance Request for a 5 ft. tall privacy fence with Staff's recommended conditions.

Second: Commissioner Carello.

Roll Call Vote:

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

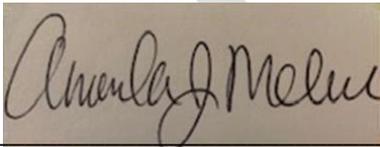
Nay: None

Abstain: None

NEXT SCHEDULED MEETING

The next regular meeting is scheduled for Wednesday, September 16, 2020 at 7:00 P.M.

Submitted this 19th day of August 2020.



Amanda Melone, Recording Secretary

Village of Itasca
Plan Commission Public Hearings Protocols during COVID-19 for Larger Hearings

I. TYPES OF HEARINGS

These procedures are recommended to be used for zoning petitions which the Village reasonably anticipates will result in larger-than-usual public participation which may exceed the acceptable number of people pursuant to government guidelines for social distancing, such as the petitions filed by Haymarket DuPage, LLC (continued) and the Itasca Country Club for planned developments.

II. ACKNOWLEDGMENT OF RISK FROM PETITIONERS

The present pandemic presents unique challenges and risks inherent in conducting an electronic public hearing, including the potential for objectors to raise alleged due process flaws to a court. The Village believes that this adopted format provides the proper due process to all participants and interested parties. Petitioners should be given the choice between moving forward now or waiting until in person hearings may be conducted.

Petitioners who wish to move forward with public hearings under the current conditions must acknowledge in writing before the hearing that they are voluntarily choosing to go forward, that they waive any claims related to the procedures utilized to conduct the public hearing, and that they assume the risk that the public hearing may later be found defective and the approvals given may ultimately be reversed by a court.

III. NOTICE OF THE NEW FORMAT

The agenda for the meeting in which the public hearing is occurring must include information on how the public can participate in the hearing with and without internet access. Additionally, the agenda must inform the public of the option to submit comments or questions in writing before the meeting via email or mail. If statutory notice of the hearing has not yet occurred, Petitioners should also include a link to these amended hearing protocols with the statutory notice.

IV. REMOTE HEARING LOGISTICS

The Village will have a videoconference set up which includes the following:

- In person access by the Plan Commissioners, Village staff, petitioners, and interested parties (defined below) which is consistent with the current State, gubernational, and county directives regarding social distancing, mask requirements, and limitations on the number of persons in a room.
- Ability for the public to view remotely any presentations and exhibits presented to the Plan Commission.
- Ability for the Plan Commissioners to ask questions throughout the hearing.
- Ability for the petitioners and interested parties to cross examine witnesses at the appropriate time.
- Ability of the public to ask questions during the appropriate time at the hearing.
- Ability of the Plan Commission and/or petitioner to respond to questions/comments.
- Ability of the public to make comments and give testimony at the appropriate time at the hearing.

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- Allow for the participation by persons without internet access via phone or in person attendance.
- Allow for the participation by persons with disabilities.

V. INTERESTED PARTIES

A. Definition

An “interested party” is a party that has an interest with extends beyond that of the general public and is entitled to protections by judicial relief (*i.e.*, the party would have standing to challenge the zoning relief). Interested parties fall into three categories: (1) any property owner adjacent to the subject property¹; (2) any property owner within 250-feet of the subject property²; or (3) any individual or entity who can demonstrate that it will suffer a unique injury or special damages different from the general public.³ A party’s status as a taxpayer alone is insufficient to qualify as an interested party. The burden of showing a unique harm is on the party asserting the interest.⁴

Interested parties have the following due process rights: the right to cross examine witnesses and the right to present a case (witnesses and evidence) to the Plan Commission. Interested parties shall abide by the Plan Commission’s rules and procedures and be subject to disclosure deadlines as set by the Plan Commission in order to fully participate in this process.

B. Procedure to be acknowledged as an interested party

Individuals or entities must apply to be recognized by the Plan Commission as an “interested party.” Written applications will be accepted 5 to 10 days before the hearings commence or resume. The applications will be made public and disclosed to all other parties. No late applications will be accepted. Any party objecting to the application must submit a written objection 2 to 5 days before the hearings commence or resume. The Plan Commission will rule on the applications at the start of the commencement or resumption of hearings.

VI. ROLE OF VILLAGE ATTORNEY

The Village Attorney is to advise the Plan Commission and Plan Commission Chairman on procedural matters before during and after the hearing. During the hearing, the Village Attorney shall be responsible for ruling on any objections to testimony or exhibits.

VII. PRESENTATION AND EXHIBITS MADE AVAILABLE TO THE PUBLIC

Visual presentations by the petitioner, interested parties, or the public must be made available to both members of Plan Commission and to the public. In order to ensure that the presentation materials are available to the public, individuals must submit all presentation materials and proposed exhibits 5 to 14 days in advance of the Plan Commission meeting in which such

¹ See *Truchon v. City of Streator*, 70 Ill. App. 3d 89, 92-93 (3d Dist. 1979).

² 65 ILCS 11-13-7.

³ See *Anundson v. City of Chicago*, 44 Ill. 2d 491 (1970); *City of Chicago v. John Hancock Mutual Life Insurance Co.*, 127 Ill. App. 3d 140 (1st Dist. 1984); *People for Safer Society v. Vill. of Niles*, 2017 IL App (1st) 160674-U.

⁴ *Treadway v. City of Rockford*, 28 Ill. 2d 370 (1963).

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materials as expected to be presented. All materials will be posted with the agenda on the Village website.

VIII. SWEARING IN WITNESSES

All persons who desire to testify should be asked to raise their right hands and be sworn in at the outset of the hearing. Then, when each speaker begins their individual comments, the chair should have them verbally confirm they have previously been sworn in.

IX. PRESENTATION OF CASES

A. Opening the Hearing.

Plan Commission Chair opens the hearing or the continued hearing. Once the hearing is opened, Plan Commissioners may interrupt proceedings at any time to ask questions of any party or Village staff member.

B. Petitioner's Case

Petitioner will make its presentation and present witness(es) and other evidence. After each witness's direct testimony, interested parties will be allowed to cross examine the witness. Petitioner will be allowed to re-direct any witness following cross examination.

C. Interested Party's/Parties' Case

Each interested party shall have an opportunity to make a presentation and present witnesses and other evidence. After each witness's direct testimony, petitioner will be allowed to cross examine the witness. The interested party will be allowed to re-direct any witness following cross examination.

D. Village Staff Report

Village staff shall have an opportunity to make a presentation and may present witnesses and other evidence. After each witness's direct testimony, petitioner and interested parties will be allowed to cross examine the witness. The Village will be allowed to re-direct any witness following cross examination.

E. Petitioner's Rebuttal Case

Petitioner shall have the opportunity to provide a rebuttal presentation, testimony, or evidence. After each rebuttal witness's presentation or direct examination, interested parties will be allowed to cross examine the witness. Petitioner will be allowed to re-direct any witness following cross examination.

X. QUESTIONS FROM THE PUBLIC

Members of the public have the right to question the petitioner and interested parties during the public hearing.

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A. Written Public Questions.

The public is encouraged to submit written questions in advance of the public hearing in lieu of live questions. The agenda, Village website, and public hearing notice should specify the manner in which written comments can be submitted (email and mail) and the deadline for submission (2 hours before the meeting). The written questions received will be read into the record by staff at the appropriate point in the public hearing. The Plan Commission, staff, petitioner or interested party will have an opportunity to respond to written questions submitted in advance of the meeting.

B. Live Public Questions.

Members of the public must sign up in advance of the hearing via email or phone call of their intent to question the petitioner and interested parties and the deadline for submission (2 hours before the meeting). Any documents that will be used during questioning must be provided to Village staff no later than 5 to 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.

Following the presentation of cases, members of the public who have signed up in advance will be individually called upon to present their questions. The Village Attorney or Plan Commission Chair will determine whether the question and/or answer will assist the Plan Commissioners in making a decision (*i.e.*, whether the question is relevant and not repetitive). If relevant and not repetitive, the petitioner, interested party, or Village staff will be invited to answer the question.

The party to whom the question is posed may determine which witness or representative is best suited to answer the question.

XI. PUBLIC COMMENTS

Members of the public will be allowed to make comments during the public hearing. Public comments will occur after the presentation of cases and questions from the public. All members of the public wishing to comment must identify themselves and identify whether they are residents of the Village of Itasca.

A. Written Public Comments.

The public is encouraged to submit written comments in advance of the public hearing in lieu of live comments. The agenda, Village website, and public hearing notice should specify the manner in which written comments and questions can be submitted (email and mail) and the deadline for submission (2 hours before the meeting). The written comments received will be read into the record by staff at the appropriate point in the public hearing.

B. Live Public Comments.

The public will be allowed to make comments live during the remote public hearing. The agenda, Village website, and public hearing notice should specify how members of the public

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can give comments during the public hearing. Members of the public will be allowed to give comments remotely by video or phone.

Any documents that will be used during public comment must be provided to Village staff no later than 5 to 7 days before the Plan Commission meeting so that these documents may be made available to the Plan Commissioners, petitioner, interested parties, and the public.

XII. TRANSCRIPT

A court reporter must be available to create a transcript of the proceedings. The court reporter may appear in person or remotely.

XIII. FINAL ACTION

After the petitioner, interested parties, and the Village have presented their case and the public has had an opportunity to comment, the Plan Commission will close the proofs and adjourn until its next meeting.

Within seven (7) days of the next meeting, members of the public may make “technology objections.” Technology objections are any objection to the Plan Commission’s proceedings based *solely* on the failure to access the hearing due to a failure of technology (*i.e.*, internet failure, inability to log into the meeting, etc.). Members of the public must submit in writing to commdev@itasca.com or Village of Itasca, Community Development Department, 550 W. Irving Park Rd., Itasca, IL 60143, explaining in detail any technology objection. Any party may respond to the technology objection within three (3) days of the next Plan Commission meeting. The Plan Commission shall hear any technology objections submitted in the interim at its next meeting and, at that point, either reopen proofs or move to a final recommendation to the Village Board.



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

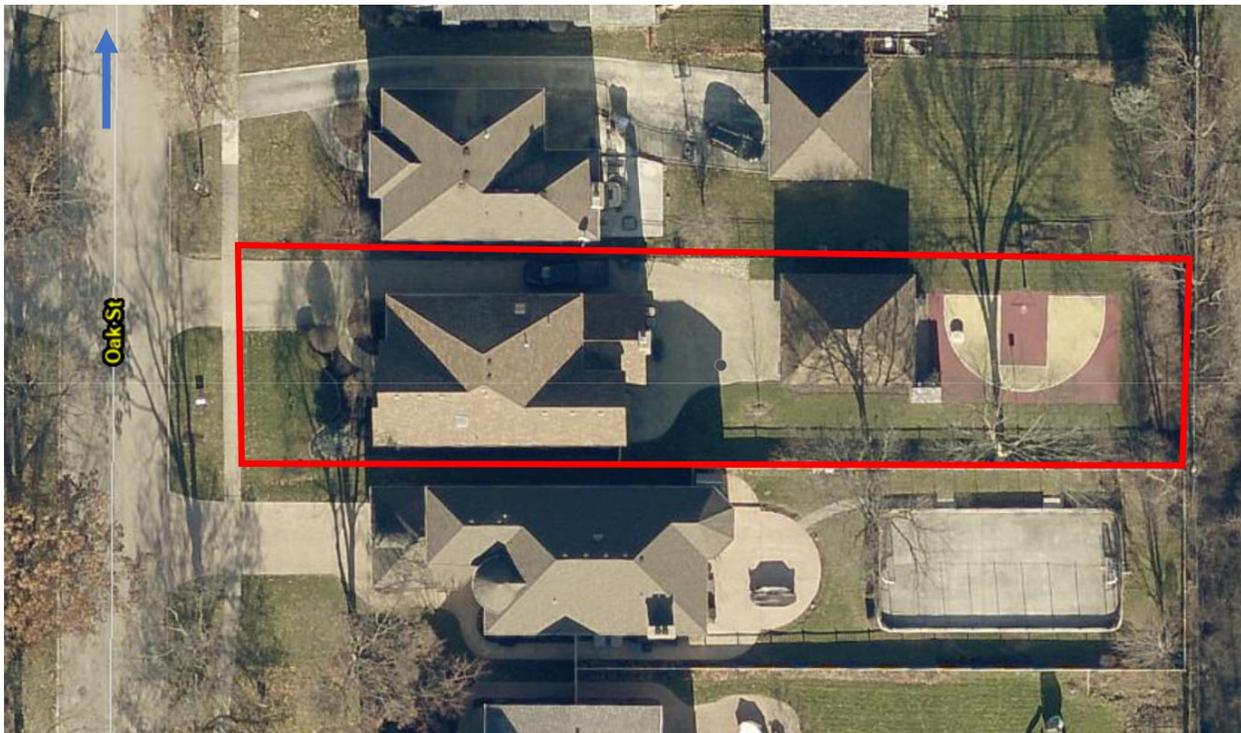
PUBLIC HEARING DATE: SEPTEMBER 16, 2020

PC 20-015

TITLE: Tayler Variances
ADDRESS: 435 S. Oak St.
PIN: 03-08-318-031

PROPOSAL: Joanne & Jason Tayler, petitioner and property owner, of 435 S. Oak St. are requesting the following:

1. Variance to Section 4.06-8-w to allow for a side-yard setback of 12 ft. for private swimming pools, whereas the minimum required is 15 ft.
2. Variance to Section 7.05-7-a to allow for a lot coverage of 6,797 ft.2 or 59%, whereas the maximum allowed in 5,756 ft.2 or 50%.



BACKGROUND

The owner contacted Village Staff regarding their desire to construct an above-ground swimming pool and patio. During the preliminary review, Village Staff determined that a variance for lot coverage and side-yard setback would be required for the property in order to permit the

construction of the above-ground swimming pool and patio. The existing basketball court is proposed to be removed. Village Staff determined that a variance was never sought when the basketball court was installed since that put the property over the maximum lot coverage permitted in the R-2 Zoning District.

PLANNING & ZONING ANALYSIS

The subject property is located on the east side of Oak Street at the approximate midpoint between Washington and George Streets, is zoned R-2, Single-Family Residence District, and is approximately 11,513 ft.². The subject property is currently improved with a two-story single-family structure with a basement, measures approximately 5,791 ft.² and was built in 2000. The property is further improved with a two-car detached garage that is approximately 720 ft.² and a basketball court that is approximately 1,290 ft.².

Village Staff could not find a permit application for the basketball court, which according to the property owner, was installed by the previous owner. The installation of the basketball court would have required a variance for lot coverage.

The subject property is considered legal non-conforming as it does not meet the minimum lot width for R-2 zoned properties. The subject property is 50 ft. wide whereas the minimum required is 65 ft.

The homeowner is proposing to remove the existing basketball court and a small concrete area behind the detached garage and construct an approximately 783 ft.² patio and 453 ft.² above-ground pool.

Bulk Zoning Review

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

Code Section	Description	Required	Proposed
7.05-7-a	Lot Coverage	≤ 5,756 ft. ²	6,797 ft.²*
4.06-8	Bldg. Separation	≥ 10 ft.	27 ft.
4.06-8-w	Side-Yard Setback	≥ 15 ft.	12 ft. / 15 ft.
4.06-8-w	Rear-Yard Setback	≥ 15 ft.	18 ft.
4.06-8-w	Side-Yard Projection	≤ 25 ft.	0 ft.
4.06-8-w	Rear-Yard Projection	≤ 25 ft.	22 ft.

* The existing lot coverage is approximately 7,160 ft.²

With the proposed improvements, the total lot coverage would **decrease from existing conditions** by approximately 363 ft.².

The Plan Commission and Village Board have historically approved variances for residential lot coverage requests. The table below provides a summary of these requests.

Case #	Address	PC Vote	VB Vote	Request	Description
PC 17-011	402 N Linden	5-0, Approved	6-0, Approved	40.3% (40% max)	Residential Addition
PC 19-016	801 E Washington	6-0, Approved	6-0, Approved	53.75% (50% max)	Covered Patio
PC 20-010	340 S Home	6-0, Approved	6-0, Approved	51.5% (40% max)	Patio
PC 20-015	435 S Oak	N/A	N/A	59% (50% max)	

Stormwater/ Drainage Review

The proposed improvements will result in a decrease of approximately 363 ft.² of impervious coverage. Since the home was built prior to the 2013, which is when the DuPage County Countywide Stormwater and Floodplain Ordinance went into effect, stormwater management solutions were not required at the time of construction.

The subject property is not located within any flood way or flood zone. However, the Village is aware of number of flooding and stormwater issues in the area. The Village Engineer and Public Works Staff reported that there have been numerous flooding complaints near and on the 400 South Block of Oak St.

SUMMARY

Due to the narrower lot width of 50 ft., and to allow for homes with a reasonable width, a detached garage is often necessary on substandard lots, which results in additional impervious area due to the need for the longer driveway. The detached garages are often not necessary on lots that are wider since they can accommodate an attached garage. However, there are examples of other homes in the nearby area with 50 ft. wide lots and attached garages.

Staff does not find any hardship with the property to grant the variance for additional lot coverage. However, the proposed improvements would result in an overall reduction of the impervious area, which may potentially help with the stormwater/flooding issues being reported on the 400 South Block of Oak Street as there will be more pervious area for water to permeate into.

The requested variance would not alter the essential character of the neighborhood. However, even without the variance, the property can be reasonably used as a single-family residence.

Due to the reported stormwater/flooding issues reported in the area, Staff is recommending if the Plan Commission recommends approval, that a condition of the approval will be to provide some type of Engineering approved stormwater management solution for the lot coverage exceeding the 50% allowed by code.

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. Anonymous Resident – Objection to the Petition due to water runoff concerns and to the safety, appearance and protection of neighbor’s privacy rights.

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 patio and above-ground swimming pool must comply with all Village Ordinance and Building Codes in place at time of permit application.
3. The proposed patio and above-ground swimming pool shall be completed within one (1) year from the date of Ordinance approval.
4. The property owner must provide Engineering approved Stormwater/BMP Storage. Permit for stormwater/BMP storage system must be submitted along with the patio and pool permit.

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 8/7/2020
2. Plat of Survey, dated 9/13/2016
3. Project Narrative, dated 8/4/2020
4. Site Plan, no date
5. Anonymous Public Comment, dated 9/2/2020

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: 8/7/2020

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 435 S. Oak Street

Owner(s) of Property: Joanne & Jason Tayler

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

Existing Use: Primary Residence Zoning: _____

P.I.N. #(s): don't know what this is 03-08-318-031 Lot Size (sq. ft.): 11516

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.
We will be using the space where the existing Basketball Court is (Removing) and putting in a smaller Concrete Patio 27' x 29' and a 24' Above Ground Round Pool. Increasing our Green space 10%.

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.
The Baseketball Court is in terrible condtion. Cheaply installed by previous owner and we don't play basketball. When we boght this home our intentions were to remove the basketball court and install a above ground pool. We want now more than ever a pool since COVID so we can safely entertain ourselves within our own property.

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.
If we are not allowed to do this it will be devastating to my 3 children. It has been on our list to do for several years. I have a Neighbor with a huge Ice Hockey Rink next door and two doors down a Neighbir that has a large Patio, Large Inground Pool, Large Pool House and behind that a Large Basketball Court. So i did not ever think me putting in a small patio and a smaller pool in the space i currently have that is not a green space would even be an issue.

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.

We have a very narrow property well under the 65'. We are sitting at 50' in width which is restricting us from doing what we want to do with our property. The builder as well built our garage as a detached garage which takes up a lot of our back yard square footage available for use to build a pool. We have 70' from back of garage to back fence. We have 50' in width. We are asking to put a 24' above ground pool (see drawing).

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

a lot of our neighbors have their garages in their house leaving the back yard and square footage available to be more generous. Many neighbors have wider lots. It is straining our ability to build this pool which is very important to our family. Especially during this time of COVID not being able to go out and do the things we were used to doing pre COVID. This gives us a safe, responsible way to enjoy ourselves without having to go out into the public arena next year.

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.

We will be building a nice concrete patio with the pool. We have also upgraded our home with new roof, new doors, New Soffit, Gutters and Fascia. New Siding, Windows, Soffit, Gutters & Fascia and Garage Door on Garage. Well Maintained lawn. All which adds to the positive aesthetics to Itasca. As well we own another home on Tall Oaks. So I pay taxes in Itasca Double. Plus I am part owner of OL USA which is in One Pierce Place, Itasca. We pay a lot of taxes in Itasca.

Owner's Name(s): Jason & Joanne Tayler

Address: 435 S. Oak Street

Phone: 6303102371

Email: jason.tayler11@yahoo.com

Petitioner's Name(s): _____

Address(es): _____

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.

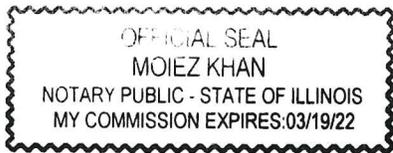
I/WE Jason Tayler & Joanne Tayler DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: *Jason Tayler* *Joanne Tayler* Date: 8/4/20

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 4 DAY OF August, 2020

Moiez Khan
NOTARY PUBLIC



PLAT OF SURVEY OF

LOT 65 IN LUCHEING'S FIRST ADDITION TO ITASCA, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1931 AS DOCUMENT NO. 309998, IN DUPAGE COUNTY, ILLINOIS.



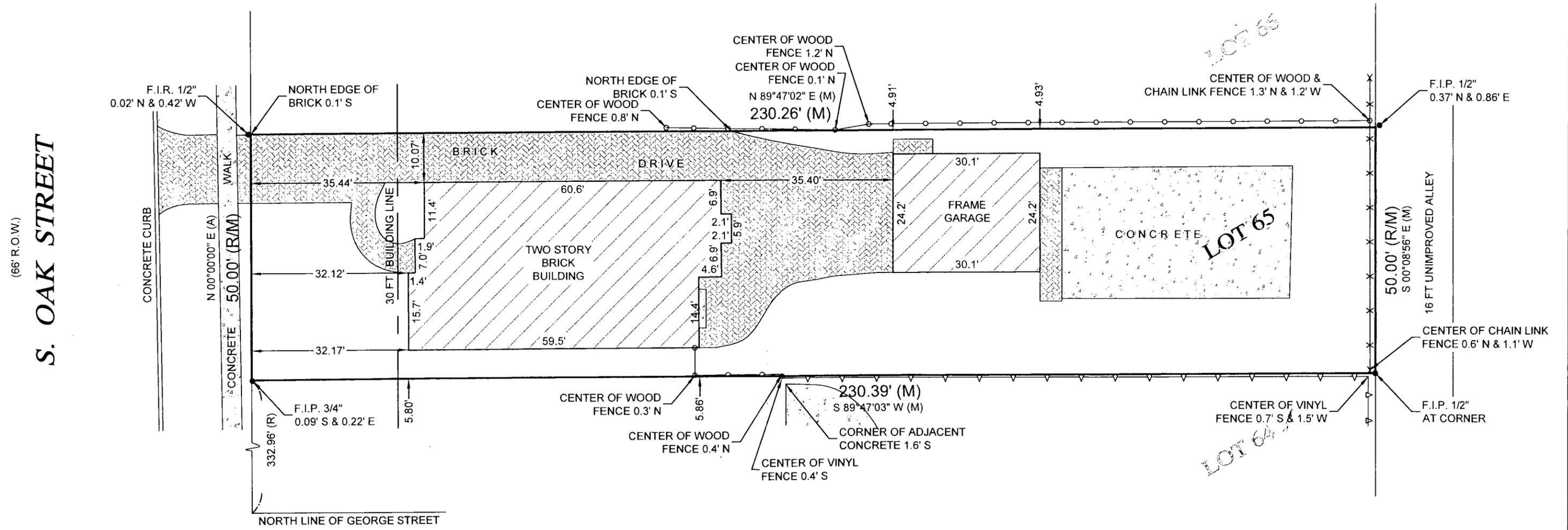
BASIS OF BEARING:
EAST LINE OF S. OAK STREET AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 11516 SQ. FT. OR 0.26 ACRES MORE OR LESS"

- LEGEND**
- A = ASSUMED
 - C = CALCULATED
 - CH = CHORD
 - CL = CENTERLINE
 - D = DEED
 - E = EAST
 - F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND IRON ROD
 - FT. = FEET/FOOT
 - L = ARC LENGTH
 - M = MEASURED
 - N = NORTH
 - NE = NORTHEAST
 - NW = NORTHWEST
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R = RECORD
 - RAD = RADIUS
 - R.O.W. = RIGHT OF WAY
 - S = SOUTH
 - S.I.P. = SET IRON PIPE
 - S.I.R. = SET IRON ROD
 - SE = SOUTHEAST
 - SW = SOUTHWEST
 - W = WEST

- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- VINYL FENCE
- EASEMENT LINE
- SETBACK LINE
- INTERIOR LOT LINE



S. OAK STREET
(66' R.O.W.)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

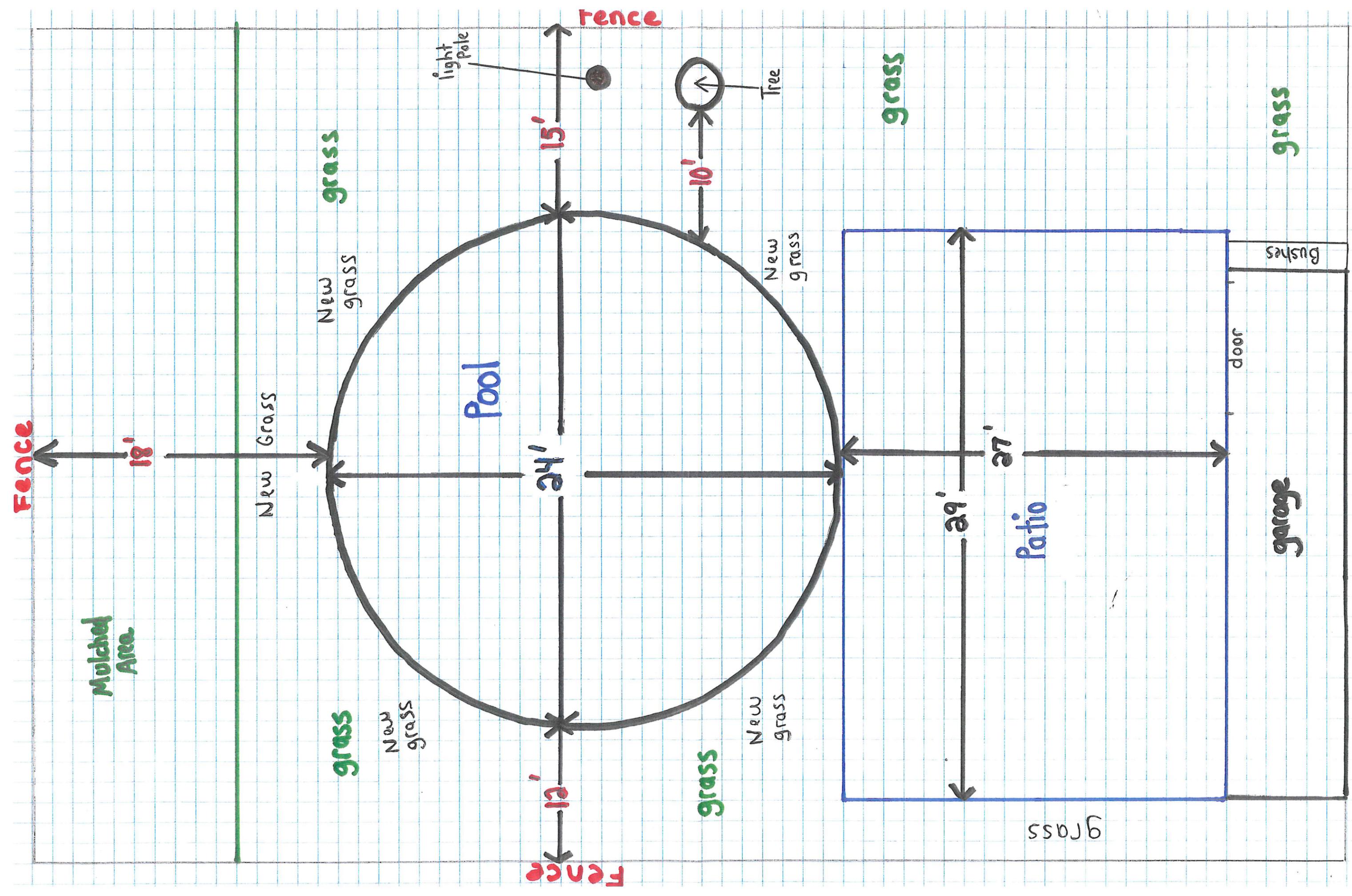
STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 14TH DAY OF SEPTEMBER, A.D., 2016,
AT LISLE, ILLINOIS.



- NOTE:**
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 435 S. OAK STREET
ITASCA, ILLINOIS
CLIENT LAW OFFICES OF LORA MATTHEWS FAUSETT P.C.
FIELDWORK DATE (CREW) 9/13/2016 (DS/BV)
DRAWN BY: NG REVISED: JOB NO. 16-08-0302

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2016
ILLINOIS BUSINESS REGISTRATION NO. 184-00245





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: SEPTEMBER 16, 2020

PC 20-016

TITLE: Kaufmann Variances
ADDRESS: 324 S. Maple St.
PIN: 03-08-313-025

PROPOSAL: Kurt & Marisa Kaufmann, petitioner and property owner, of 435 S. Oak St. are requesting the following:

1. Variance to Section 4.13-4 to allow for the detached garage to have a height of 20.33 ft., whereas the maximum allowed is 18 ft.
2. Variance to Section 4.13-4 to allow for the detached garage to have two stories, whereas the maximum allowed is 1 story.



BACKGROUND

The owner contacted Village Staff regarding their desire to construct a detached garage that will allow for an home-based office space. Based on the information provided, Village Staff informed

the petitioner that a variance for height and a second story would be needed because the Zoning Ordinance prohibits two-story garages.

PLANNING & ZONING ANALYSIS

The subject property is located on the west side of Maple Street approximately 300 ft. south of Bloomingdale Rd., is zoned R-2, Single-Family Resident District, and has an approximate lot size of 13,504 ft.². The subject property is currently improved with a two-story single-family structure with a basement that is approximately 2,599 ft.² and was built in 1950. The property is further improved with a driveway, detached garage that is approximately 440 ft.², and a patio that is approximately 370 ft.².

The subject property is considered legal non-conforming as it does not meet the minimum lot width for R-2 zoned properties. The subject property is 60 ft. wide whereas the minimum required is 65 ft.

The homeowner is proposing to remove the existing detached garage to construct the new detached garage that will have an approximate footprint of 762 ft.².

Bulk Zoning Review

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

Code Section	Description	Required	Proposed
7.05-7-a	Lot Coverage	≤ 6,752 ft. ²	4,989 ft. ²
4.06-8	Bldg. Separation	≥ 10 ft.	27 ft.
4.06-8-m	Side-Yard Setback	≥ 5 ft.	10 ft. / 26 ft.
4.06-8-m	Rear-Yard Setback	≥ 5 ft.	85 ft.
4.13-4	Accessory Structure Height	≤ 18 ft.	20.33 ft.
4.13-4	Accessory Structure Number of Stories	≤ 1	2
4.13-4	Accessory Structure Coverage	≤ 792 ft. ²	762 ft. ²

The Plan Commission and Village Board recently approved a variance request for a second-story for a detached garage at 503 E Center St. (PC 20-012). However, in that case, the proposed height of the detached garage was conforming to the maximum height allowed of 18 ft.

Stormwater/ Drainage Review

The proposed improvements will result in approximately 322 ft.² of net new impervious area. This does not meet the 2,500 ft.² threshold set by the DuPage County Countywide Stormwater and Floodplain Ordinance to provide on-site stormwater management/BMP solution.

The subject property is not located within any flood way or flood zone. However, the Village is aware of number of flooding and stormwater issues in the area.

Although there is no lot coverage issue or stormwater requirement for the proposed improvement, the Village Engineer and Public Works Staff reported that there have been numerous flooding complaints near and on the 300 South Block of Maple St.

SUMMARY

As stated in the Petitioner's Application they are requesting a variance for accessory structure height and number of stories allowed in order to accommodate a home-based office space for the Petitioner's business.

Staff does not find any particular hardships with the property that prevents the Petitioner from proposing an addition to the principal structure since the lot is currently well below the maximum lot coverage allowed and thus would not need to request a variance.

PUBLIC COMMENTS

Village Staff has not received any Public Comments regarding this case as of September 11, 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 detached garage must comply with all Village Ordinance and Building Codes in place at time of permit application.
3. The detached garage 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 8/12/2020
2. Plat of Survey, dated 7/21/2020
3. Garage Elevations, no date

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: 8/12/2020

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 324 S. Maple St.

Owner(s) of Property: Kurt + Marisa Kaufmann

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

Existing Use: Residential Home Zoning: R2

P.I.N. #(s): 03-08-313-025 Lot Size (sq. ft.): 13,716

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.

Please see attached for all answers to questions 1-6.

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

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.

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.

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

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.

Owner's Name(s): Kurt Kaufmann

Address: 324 S. Maple St. Phone: 630-201-8796

Itasca, IL 60143 Email: Kurterakagencyinc.com

Petitioner's Name(s): Kurt Kaufmann

Address(es): 324 S. Maple St. Phone: 630-201-8796

Itasca, IL 60143 Email: Kurterakagencyinc.com

Agent or Attorney (if applicable)

Site Planner or Engineer (if applicable)

Name: _____

Name: _____

Firm: _____

Firm: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

- 1.) The variances that I am seeking is the height restriction on a detached garage. The current code states there is a height limit of 18', we are seeking for a variance to 20' from garage floor, or 20'4" from final grade. This is a variance of 2'.

The second variance is for a 2nd floor on a detached garage. We are seeking to have our detached garage to have a 2nd story, which is why the first variance is being asked to allow the height of garage to be at 20'. I believe per code (however I could not find it), that detached garages in the village of Itasca are not allowed to have a second story. We are asking for this variance in order to have a 2nd floor above our garage for reasons other than storage.

- 2.) The reason for this construction in the first place is that our garage desperately needs to be replaced due to the poor condition that it is in. In 2018/19 we did a remodel of the existing property and had left the garage for a separate project. We are now ready to bring this project and be able to park our cars in our new garage. We are seeking variances on the above for multiple reasons. I am a small business owner and currently have an office in St. Charles. I will be moving that office, in the near future, and our desire is to re-locate my office above my garage. We initially built an office in our remodeled home, but it has come to our attention that this will not suit the needs that I must have for my company. We have 2 small children and my wife has recently decided to start home schooling our children, my once office will now become a classroom.

We are seeking the variances above so that we might be able to construct our garage and have that 2nd floor above the garage. The height variance of 20' is so that we can have enough head room on the 2nd floor to make it feasible (8ft ceiling at center). There are 11 ¾ floor joists that need to be used to carry the load above, which is accounted for in the drawings. This is another reason why the height is higher than normal, as prefabricated roof trusses are not recommended for the span we need.

- 3.) If my garage must adhere to the conditions allowed by the zoning ordinance, I will not be able to have a 2nd floor on my garage at all. Therefore, I would have to find somewhere to move my business, which could result in being outside of Itasca. The other option would be to make my garage much longer and wider to accommodate an office behind my garage. I would then run into issues of covered lot percentage per zoning ordinance. On top of that it would eat up a lot of my yard where our children play. If I am unable to build this structure, I will then have to rebuild the garage as is, which will not increase the value of my property, and therefore not increase the value of surrounding properties.
- 4.) In looking at the factors of the property, I do not see any hardships brought by the new structure being proposed. There is an existing structure that is 13'8" tall already on the property and the new garage will be going in the exact same location, just 3' wider and 10' longer. The height will be 6'4" taller than what is currently on the property. This new structure does not prevent line of sight for any neighbors as the structure sits more than halfway back on

the property. The shape of this garage will be a standard rectangle shape garage with a shed dormer on each side of the roof line. This garage will look no different in site than other 2 story garages located in the Village of Itasca.

- 5.) My circumstances are unique in the sense that I am a small business owner and wish to move my business to my home address. In order to do so, I need to have an area where I can work without the hustle and bustle of children running around inside a household. With building this garage I would be able to move my company to my home address and have a separate space "away from the home". The extra length in the garage is to accommodate for storage in the back portion since I will be using the second floor (attic in most garages) for my workspace. In working with the architect, we tried to come up with different drawings to bring the height of the building down below the zoning ordinance. It was decided upon that to have a functioning garage and functioning 2nd floor the height needed to be at what the submitted drawing is showing. In looking around other properties in the area there are houses that do have detached garages that have 2nd floors to them and are over the 18ft zoning ordinance. I do not see this request being any different than those already established detached garages. I understand that code changes frequently, but I would have a hard time understanding how this instance would be different from someone else who has a 2 story garage located half way into property.
- 6.) If approved for this variance, this garage will bring additional value to my home as well as to those houses located in the Village of Itasca that have similar comps. It will even bring value to those homes that are not in size comparison as well, just due to the nature of how real estate works. Itasca is a very desirable location in the Chicago suburbs, increasing the value of my property directly affects all those living in Itasca. This is true for anyone that makes improvements to their property. The detached garage will match all materials already established on the existing residence, including the same paint and trim colors. I take pride in my property and the way it looks to passerby's; this garage addition will be no different and there will be proper landscaping that will come with the new garage. Once again adding value to my and my local Itasca neighbors.

I thank you for your time in reading my responses and I am hopeful for a positive decision from the parties that are governed to make these decisions. I am more than happy to explain answer any questions that may come to in order to clear things up and have a more favorable outcome.

Kurt Kaufmann

324 S. Maple St.

Itasca, IL 60143

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 _____ 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: _____ Date: _____

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____, 20____

NOTARY PUBLIC



Village of Itasca
Community Development Department
 550 WEST IRVING PARK RD. ITASCA, IL 60143
 PHONE: 630/773-5568; FAX: 630/773-0852
 www.itasca.com

CONSULTANT SERVICES AGREEMENT

Pursuant to Section 4.05(5) of the Village of Itasca Zoning Ordinance, the Village of Itasca may use the services of professional consultants for research, investigation and professional opinion in the processing of any application.

Section 4.04(5) of the Itasca Zoning Ordinance:

CONSULTANTS: The Plan Commission/Zoning Board of Appeals and the Village Board may utilize the services of professional consultants for research, investigation, and professional opinion, for assistance in arriving at recommendations or decisions. The applicant whose request to the Plan Commission/Zoning Board of Appeals, or Village Board, requires the use of such professional services, shall reimburse the Village the reasonable cost it incurred for the services rendered by its consultants within ten (10) days after the submission of the bill by the Village. The consultants shall bill for their services at the same hourly rate which they normally charge municipal clients. The Village consultants shall include but no be limited to the persons who provide the Village with advice in the field of engineering, law, planning, traffic, design, finance, and court reporters.

I/We the applicant(s) understand that when the services of a consultant are utilized in accordance with the above section for research, investigation, professional opinion or other assistance, I/we shall pay all costs incurred within ten (10) days of submission of a bill by the Village of Itasca.

Kurt Koefmann
 Name of Applicant

824 S. Maple St.
 Street Address

Itasca IL 60143
 City State Zip

630-201-8786
 Telephone

Kurt@itascagov.com
 E-Mail

Kurt Koefmann
 Signature of Applicant

 Agent or Attorney (if applicable)

 Street Address

 City State Zip

 Telephone

 E-Mail

Date: _____

Please indicate who the bills for the costs incurred for the petition should be sent to.

Applicant: Agent: Other:

If other, please complete the below information.

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____ E-Mail: _____

8/4/2020

Dear Mr. Khan,

My name is Jason Tayler, I am the property owner along with my wife Joanne Tayler at 435 South Oak Street, Itasca. We also own the property at 398 E. Tall Oaks Lane, Itasca. We are also part owners of OL USA which is at One Pierce Place, Itasca. Our contribution to Itasca via Taxes is substantial. We are also good citizens. We have spent a lot of money to upgrade the look of our home to keep up with the aesthetics of our home on our street.

We purchased our home in 2016 with a Platt Survey showing the Basketball Court we currently have. Our Intention was to eventually remove the court and put within that space a smaller patio and a 24' round above ground swimming pool. This was part of the reason for buying this house. We would be occupying less than the space we currently use now with the Basketball Court and increasing our GREEN SPACE.

We have a **Narrow** property at only 50' wide. We are limited to what we can do due to the regulations set in place by the village. This is putting a hardship on our family to achieve our goal of having a pool for our family.

My point is we are using the space that currently exists within the space of where our Basketball Court is. Increasing our green space. We will be

27' from the Garage to (west side) Pool's Edge

12' from North Fence to Pool's Edge

18' from Back Fence to Pool's Edge

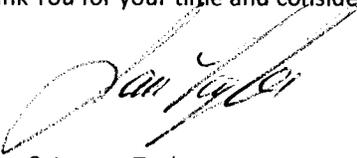
15' from South Fence to Pool's Edge

Installing 24' Round above Ground Pool

Installing 29' x 27' Concrete Patio between Garage & West Pools Edge.

We are hoping you will approve our request upon removing the Basketball Court to add the smaller 27x29' Patio. Install the 24' Round Above Ground Pool all within the current space being used for the Basketball Court while **improving the green space up to 10% on our property**. I look forward to further discussions. Please see attached current Platt Survey showing the Basketball Court. My drawing showing what we will do with measurements within that exact same space....

Thank You for your time and consideration. Let me know if you need anything else.


Jason & Joanne Tayler,

435 S. Oak Street, Itasca IL 60143

630-310-2371 Mobile

jason.tayler11@yahoo.com



RECEIVED

9-2-2020
PC 20-015

Village of Itasca
Attn: Mo Khan / PC 20-15
550 W. Irving Park Rd.
Itasca, IL 60143

To whom it may concern,

We live near 435 S. Oak Street, and were notified by Certified Mail of the "Petition for Variances" at that address.

A variance to the maximum lot coverage should not be given. Residents know the extensive existing problems with water runoff. Decreases in arable land, increasingly covered by structures & impermeable surfaces, add to this problem for all of us.

No variance should be given to required set-back, which when established, considered safety, accessibility, appearance, and protection of neighbor's rights of privacy.

Additionally, the reduction of sight lines by tall fences is diminishes our community. And the recent significant increase of outdoor lighting, broadcasting too brightly & well beyond the owner's property, is an ecological problem (light pollution, see <https://www.darksky.org/>) and decidedly un-neighborly.

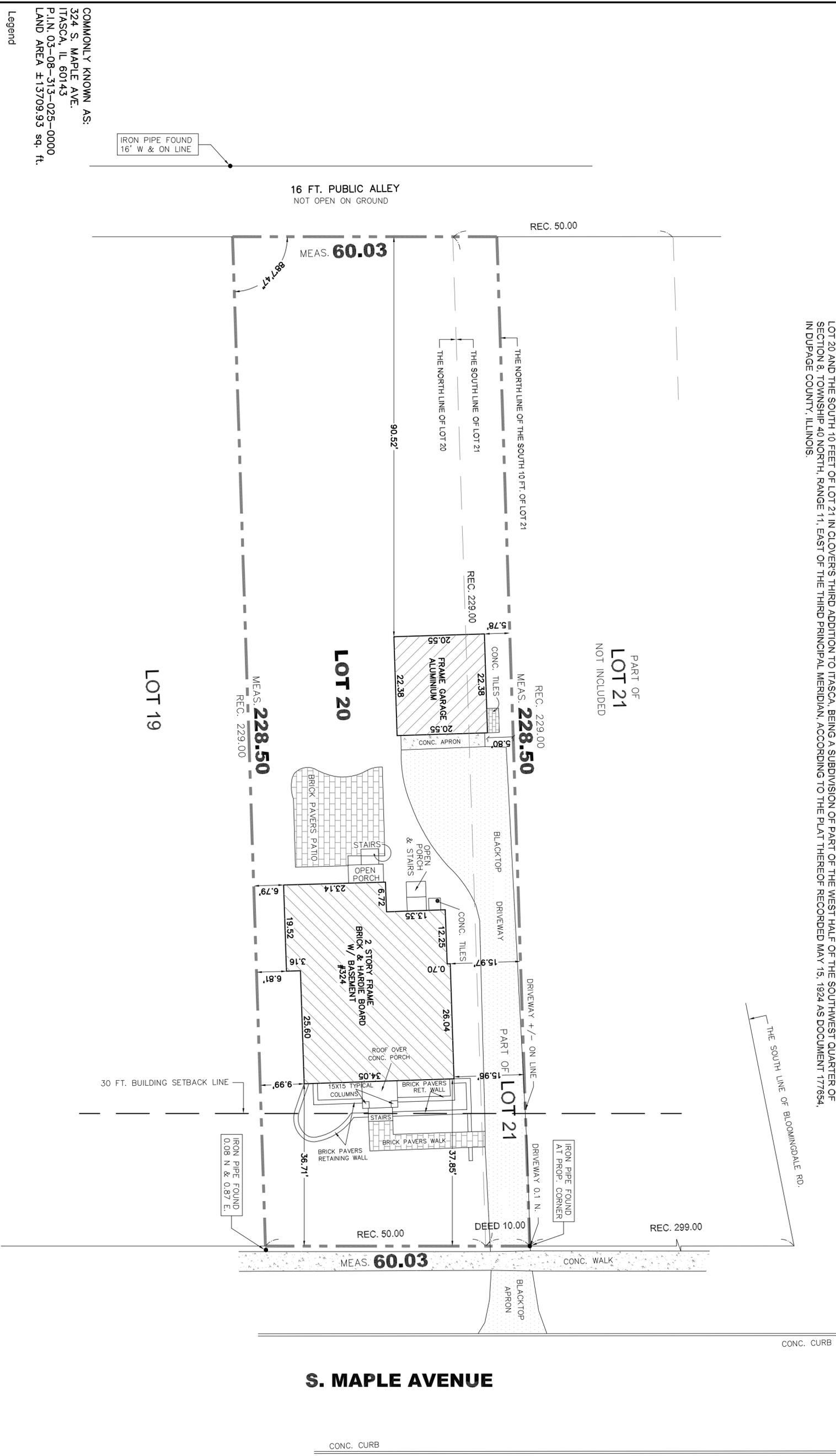
All residents of Itasca rely on the Planning Committee to provide strong guidance, acting as gatekeeper for the short and long-term common good. Most residents understand the importance and very much appreciate the valuable work you do.

Thank You.

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

LOT 20 AND THE SOUTH 10 FEET OF LOT 21 IN CLOVERS THIRD ADDITION TO ITASCA, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1924 AS DOCUMENT 177654, IN DUPAGE COUNTY, ILLINOIS.



S. MAPLE AVENUE



COMMONLY KNOWN AS:
324 S. MAPLE AVE.
ITASCA, IL 60143
P.I.N. 03-08-313-025-0000
LAND AREA ±13709.93 sq. ft.

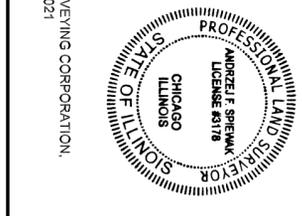
Legend

- WD = WOOD FENCE, CL = CHAIN LINK
- N.F. = NORTH FACE, S.F. = SOUTH FACE
- W.F. = WEST FACE, E.F. = EAST FACE
- I.P. = IRON PIPE, I.R. = IRON ROD
- I.F. = IRON FENCE
- WB = WOOD BRICK REC., REC'D
- WB = WOOD BRICK REC., REC'D
- IR = IRON ROD FOUND, O = IRON ROD SET
- IR = IRON PIPE FOUND, O = IRON PIPE SET
- CR = CROSS FOUND & SET
- PR = PROPERTY LINE

SCALE: 1 INCH EQUALS 15 FEET.
DIMENSIONS ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.
ORDERED BY: KURT KAUFFMAN
COMPANY OR ORGANIZATION: _____
SURVEYED BY: AFS & BS
DRAWN BY: AFS & BS
CHECKED BY: AFS
PROJECT NO.: 202-20

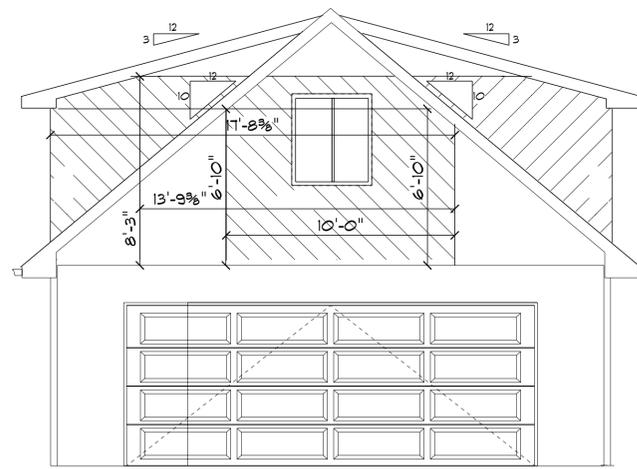
THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

STATE OF ILLINOIS, S.S.
COUNTY OF COOK, S.S.
ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE NO.: 184-008518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
FIELD WORK WAS COMPLETED ON 27TH DAY OF JULY A.D. 2020.
CHICAGO, ILLINOIS, DATE OF PLAT 21ST DAY OF JULY A.D. 2020.

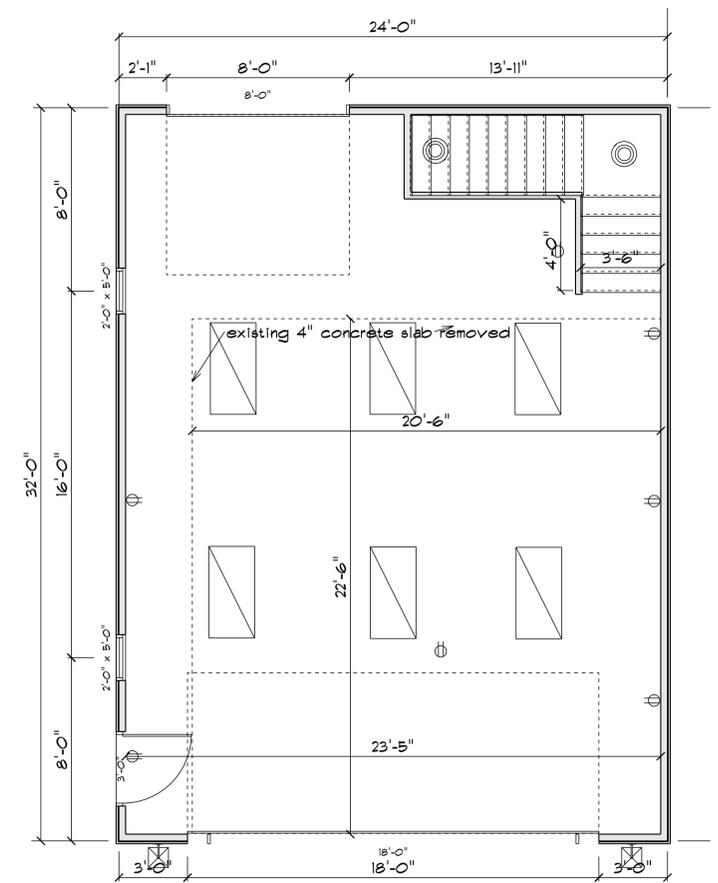


BY: Andrew F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDREW F. SPIEWAK LICENSE NO. 035-003178
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,
LICENSE NO. 184-008518 EXPIRES 04/30/2021

Kaufmann Detached Garage



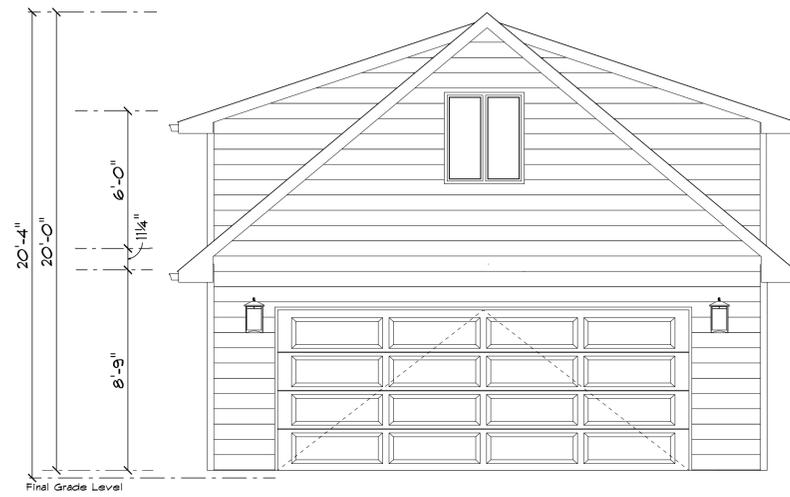
Attic Truss Space 10.1 Double Dormer
SCALE: 1/4" = 1'-0"



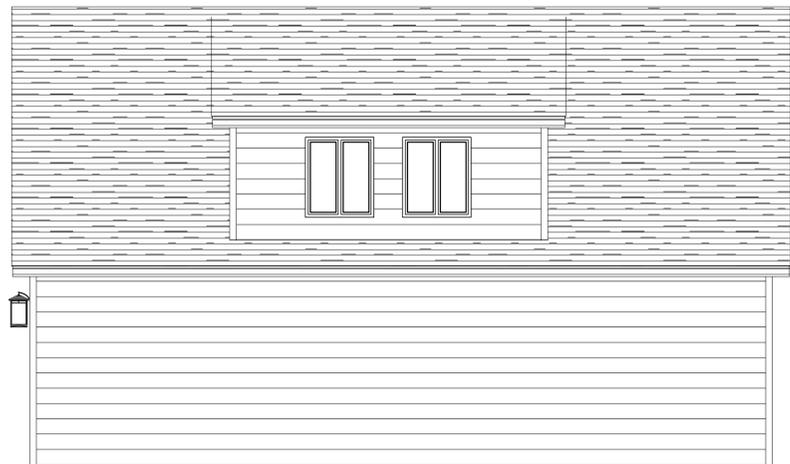
Detached Garage
SCALE: 1/4" = 1'-0"



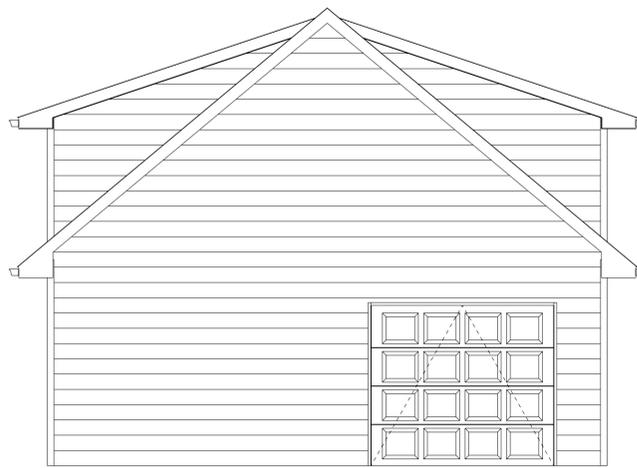
Garage Left 10.1 Double Dormer
SCALE: 1/4" = 1'-0"



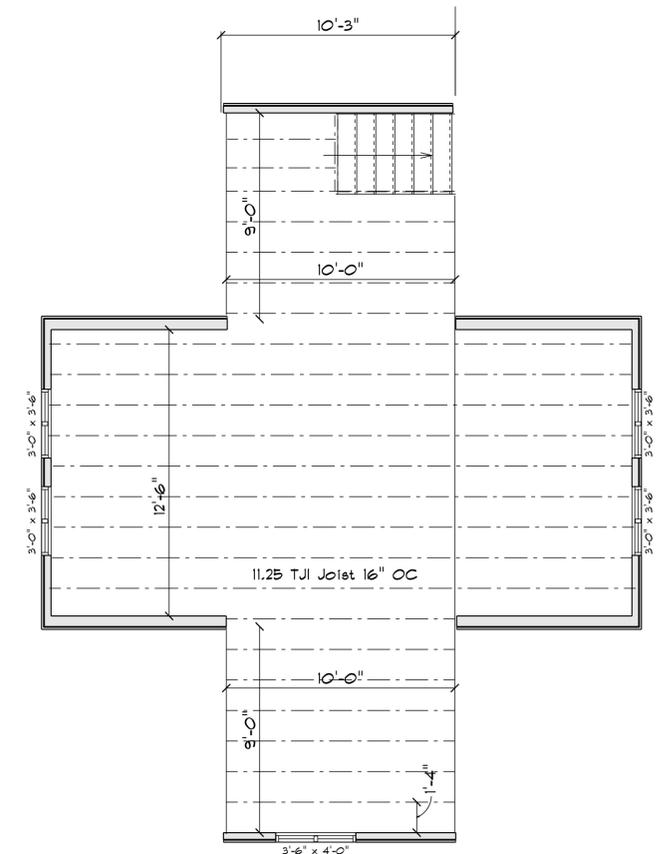
Garage Front 10.1 Double Dormer
SCALE: 1/4" = 1'-0"



Garage Right 10.1 Double Dormer
SCALE: 1/4" = 1'-0"



Garage Rear 10.1 Double Dormer
SCALE: 1/4" = 1'-0"



Detached Garage 2nd floor double Dormer
SCALE: 1/4" = 1'-0"

not for construction