



**VILLAGE PRESIDENT**

JEFFERY J. PRUYN

**VILLAGE CLERK**

JODY A. CONIDI

**VILLAGE ADMINISTRATOR**

CARIE ANNE ERGO

**VILLAGE TRUSTEES**

JEFF AIANI

MELISSA CHRISTENSEN

BRENDAN DALY

DINO GAVANES

ELLEN LEAHY

PATRICK POWERS

**MEMORANDUM**

**TO:** Carie Anne Ergo, Village Administrator  
**FROM:** Natalie Crown, Community Development Planner  
**THROUGH:** Kurtis Pozsgay, Community Development Director  
**DATE:** January 6, 2026  
**SUBJECT:** Variances for a Single-Family home for 19W076 Granville Avenue

**RECOMMENDED MOTION:** Move to Continue to the January 20, 2026 Village Board meeting.

**UPDATED SUMMARY:**

After initial review at the December 2, 2025 Village Board meeting, the Board continued the case to the first meeting in January. The Board was not satisfied with the requests for side yard setback and front yard fence variations and asked staff to work with the applicant to find alternative solutions. Staff and the applicant's consultant team have met several times since and believe there is a path forward that will satisfy all parties involved. The applicant is requesting more time to put the new plans together. After reviewing with legal, this request satisfies Village code 14.10.7.c:

- c. If an application or a proposed amendment is not acted upon finally by the Village Board within (90) days of the date the Board receives the Plan Commission's recommendations, and such time is not extended by mutual consent of the Village Board and petitioner, it shall be deemed to have been denied.

**INTRODUCTION**

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The case first went to the Plan Commission in October. After initial discussion and review by the Plan Commission, the recommended motion for the October 15th meeting was to table the case so that adjustments to the plan could be made based on the Plan Commission's recommendation, and for questions raised at the

meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

## **DISCUSSION**

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

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

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

Originally, the front-yard setback request was for a 0-foot setback to allow a fence on the property line. Staff recommended denial of the front yard setback and, therefore, denial of the front yard fence. The variance was adjusted at the Plan Commission to allow a fence setback 8 feet from the front property line.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

## **PUBLIC COMMENT**

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

At the November meeting, the neighbors to the east had concerns about flooding on their property caused by a change in grade on 19W076 Granville Ave. The neighbors experience significant flooding on their lot and expressed concern that the driveway on the east of the property would cause more flooding.

The neighbor to the west was concerned about flooding as they also flood on their lot, the safety of the front fence, and about the proximity of the home, landscaping, A/C units, and window well to the west lot line. The neighbor noted that it looked like it would be difficult to access the rear of the property through the west side-yard.

A neighbor to the south echoed concerns about flooding, citing existing flooding on their lot. They were concerned that the development would negatively contribute to flooding in the area.

## **FISCAL IMPACT**

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

## **AFTER ACTION STEPS**

Staff will help facilitate building permits.

## **STAFF RECOMMENDATION**

Staff recommend variances be forwarded to Village Board for First Reading on January 20, 2026.

## **ATTACHMENTS**

1. Plan Commission Packet, which includes:
  - a. Petition for Development Review
  - b. Applicant's Variance Request Narrative
  - c. Letter from Applicant to Plan Commission
  - d. Plat of Annexation
  - e. Engineering Plans
  - f. Architectural Plans
  - g. Public hearing notice
2. Plan Commission Presentation
3. Draft Ordinance



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## MEMORANDUM

**TO:** Carie Anne Ergo, Village Administrator  
**FROM:** Natalie Crown, Community Development Planner  
**THROUGH:** Kurtis Pozsgay, Community Development Director  
**DATE:** December 2, 2025  
**SUBJECT:** Variances for a Single-Family home for 19W076 Granville Avenue

**RECOMMENDED MOTION:** Move to Approve the variances for the development of a single-family home for 19W076 Granville Avenue, PC Case 25-018.

### INTRODUCTION

The property is owned by the Chicago Title Land Trust Company, and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot, which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently in unincorporated DuPage County. The proposal is to annex the property into the Village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story, single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The case first went to the Plan Commission in October. After initial discussion and review by the Plan Commission, the recommended motion for the October 15th meeting was to table the case so that adjustments to the plan could be made based on the Plan Commission's recommendation, and for questions raised at the meeting to be researched. At the November 19 Plan Commission meeting, the Plan Commission recommended approval of all variances with conditions and adjusted one variance at the meeting.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, an additional 6.5% of lot coverage, and a fence in the front-yard with gates for driveway access.

### DISCUSSION

The lot will be zoned R-1 Single Family Residence District upon annexation into the Village. The lot is .91 acres with 100 ft. of frontage along Granville Avenue. The rear of the lot backs up to a Tollway-owned

property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue, which serves as a one-way exit ramp for IL 390.

The approval of the following variances with conditions are a condition of the annexation agreement:

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

Variances subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer's recommendations is provided and approved at permitting.

Originally, the front-yard setback request was for a 0-foot setback to allow a fence on the property line. Staff recommended denial of the front yard setback and, therefore, denial of the front yard fence. The variance was adjusted at the Plan Commission to allow a fence setback 8 feet from the front property line.

The property does not have a private well or private septic system. The property owner will follow all procedures and requirements to tie into the Village of Itasca water and sewer systems and retain water connections to DuPage County for landscaping purposes as permitted by the Itasca Code.

## **PUBLIC COMMENT**

Public comments were made at both the October and November meetings. In October, four residents expressed concern about the front fence, both as an aesthetic and safety issue; expressed concern about flooding; cited a history of flooding on lots in the area; and expressed concern about the use of the side driveway, which is located with a 0-foot setback from the east property line. During the meeting, two residents submitted a letter and photographs of flooding in the area.

At the November meeting, the neighbors to the east had concerns about flooding on their property caused by a change in grade on 19W076 Granville Ave. The neighbors experience significant flooding on their lot and expressed concern that the driveway on the east of the property would cause more flooding.

The neighbor to the west was concerned about flooding as they also flood on their lot, the safety of the front fence, and about the proximity of the home, landscaping, A/C units, and window well to the west lot line. The neighbor noted that it looked like it would be difficult to access the rear of the property through the west side-yard.

A neighbor to the south echoed concerns about flooding, citing existing flooding on their lot. They were concerned that the development would negatively contribute to flooding in the area.

### **FISCAL IMPACT**

The annexation would increase the property tax base for the Village, and additional taxable value is anticipated, dependent on the future submittal and approval of future development.

### **AFTER ACTION STEPS**

Staff will help facilitate building permits.

### **STAFF RECOMMENDATION**

Staff recommend variances be forwarded to Village Board for First Reading on December 2, 2025.

### **ATTACHMENTS**

1. Plan Commission Packet, which includes:
  - a. Petition for Development Review
  - b. Applicant's Variance Request Narrative
  - c. Letter from Applicant to Plan Commission
  - d. Plat of Annexation
  - e. Engineering Plans
  - f. Architectural Plans
  - g. Public hearing notice
2. Plan Commission Presentation
3. Draft Ordinance





# Village of Itasca Community Development Department

550 W. Irving Park Road, Itasca, IL 60143  
PHONE: 630-773-5568 | FAX: 630-773-0852  
[www.itasca.com](http://www.itasca.com)

**PUBLIC HEARING DATE: November 19, 2025**

**PC 25-018**

**TO:** Village of Itasca Plan Commission  
**FROM:** Natalie Crown, Community Development Planner  
**DATE:** November 14, 2025  
**SUBJECT:** Application for annexation and variations for a single-family home and accessory structures

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## GENERAL INFORMATION:

**Applicants/Owners:** Mario Gullo

**Purpose:** To annex 19W076 into the Village of Itasca boundaries and permit variations for new single-family development

**Address:** 19W076 Granville Ave.

**PIN:** #03-05-405-015

**Zoning District:** Unincorporated Itasca (Becoming R-1 Single Family Residence District)

## LOCATION MAP:



## **BACKGROUND**

PC 25-018 was heard at the October 15, 2025 Plan Commission hearing and continued to the November 19, 2025 meeting. Major discussion points from the October meeting were Stormwater management and drainage concerns, concerns with a fence on the front property line, discussion of need for two driveways, and requests for clarification on the following items: setbacks of items on West side of property, location of future public sidewalk in relation to a front fence, implementation of dry wells in Itasca, definition of accessory structure square footage. Responses to some of these items are provided in a new letter to Plan Commission from the applicant and staff's response is below:

- AC units are 4 feet from the West property line, which is permitted by section 4.06 of Itasca Code.
- Window well is 3 feet from the West property line and is generally considered an allowed encroachment
- Accessory Structures are measured by the square footage of the roof, as accessory structures are defined by Itasca code as anything under a roof and the intent of this regulation is to preserve open space and character
- A public sidewalk would be located within the public right of way typically 1 foot from the property line
- Dry Wells have been a Best Management Practice under DuPage County since 2008. Itasca is a partial waiver community, meaning the village follows DuPage County's stormwater management regulations. Dry wells are not required but are one of several options residents can use to provide necessary stormwater management

## **PROPOSAL**

The property is owned by the Chicago Title Land Trust Company and Mario Gullo is the sole beneficiary of the trust. The current property has one existing home on the lot which will be torn down to allow for the development of the new single-family home. The existing home is in a state of disrepair.

The property is currently unincorporated DuPage County. The proposal is to annex the property into the village with variances to allow the development of the proposed single-family home with accessory structures. The proposed home is a two-story single-family residence with an attached garage. In the rear of the property, a cabana, pool, patio, and sport court are proposed. The proposal also includes a U-shaped driveway that extends along the east side-yard of the property.

The applicant will be seeking an annexation agreement with the village which will go before village board. This is to ensure water connections to the village and to DuPage County for landscaping purposes are preserved, and that the applicant is able to proceed with the proposed development in a way that both the applicant and village agree upon. After initial discussion and review by plan commission, the recommended motion for the October 15<sup>th</sup> meeting is to table the case so that adjustments to the plan can be made based on plan commission recommendation, and so that the Annexation Agreement may be approved by Village Board.

The variances being requested will allow for the U-shaped drive, a driveway on the east side of the property, a guard rail for stairs on the east side of the property, accessory structures beyond the square footage limit, additional 6.5% of lot coverage, and a fence on the front property line with gates for driveway access.

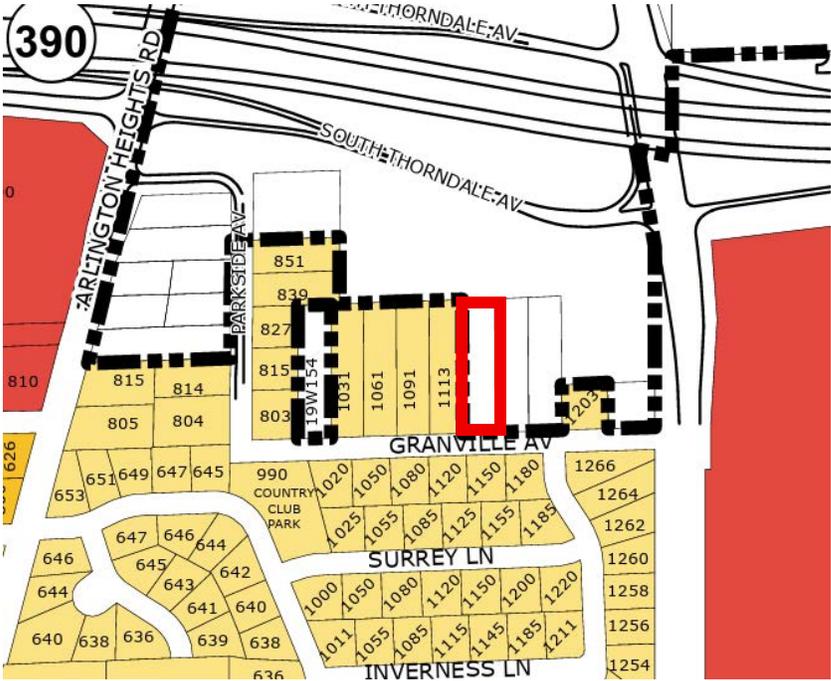
**ZONING ANALYSIS**

Characteristics of the subject property include:

- The lot is zoned R-1 Single Family Residence District.
- The lot is 40,000 s.f. in area with 100 ft. of frontage along Granville Avenue.
- The rear of the lot backs up to a Tollway owned property with no current or planned development on it. The Tollway property has frontage on Thorndale Avenue which serves as a one-way exit ramp for IL 390.

Characteristics of the surrounding area include:

- There are 8 properties with elongated lot lengths along Granville. 6 of those properties back up to the Tollway property
- The neighboring property to the West (1113 Granville Ave) was annexed into the village in 2012 and has a lot coverage of approximately 31%. The property has approximately 1,366 s.f. of accessory structures.
- The unincorporated neighboring property to the East has a lot of coverage of approximately 17%



**VARIANCES**

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

## **ENGINEERING REVIEW**

A preliminary engineering review was completed to assess proposed elevation changes and proposed stormwater management strategies.

- The elevation of the home is 2.23 feet higher than existing grade.
- The elevation of the cabana is 4.03 feet higher than existing grade.
- The elevation of the pool is 3.7 feet higher than the existing grade.
- Retaining walls are provided along the East and West property lines to make up for the change in grade.

The following initial recommendations have been made by the Village Engineer to enhance stormwater detention:

- The retaining walls be a minimum of five feet (5') from the property lines for maintenance and drainage.
- Better defined swales be provided west of the proposed pool and cabana and around the proposed sport court toward the rear yard to the north. Grading should not block flow from the west.
- Enhanced swale is proposed along the east and west property lines toward the rear yard, and the proposed cleanout on the west be swapped for an additional catch basin to assist with drainage capture.

## **PUBLIC HEARING NOTICES**

The required public hearing notices have been provided for this petition: A notice of public hearing was published on September 22, 2025 in the Daily Herald. Notices to property owners within 250 ft. excluding public rights-of-way were mailed by the applicant via certified mail on September 24, 2025.

## **PUBLIC COMMENTS**

As of October 7<sup>th</sup>, 2025 the Village received two public comment submissions before the October 15, 2025 Plan Commission hearing. Both comments demonstrated concern with stormwater management, and concern with the front yard fence. One comment was concerned with the east side driveway and what the proposed use of this would be.

At the October 15, 2025 plan Commission hearing X residents gave public comment. Residents expressed concern toward the front fence both as an aesthetics and safety issue, expressed concern with flooding and cited a history of flooding on lots in the area, and expressed concern toward the use of the side driveway located with a 0 foot setback from the East property line. A letter and photographs of flooding in the area were submitted at the meeting by two residents (Exhibit F and Exhibit G). A complete summary of comments made by residents can be reviewed in the October 15, 2025 Plan Commission meeting minutes.

**REQUIRED STANDARDS FOR VARIATIONS (FINDINGS OF FACT)**

The applicants have provided a “Variance Request Narrative” attached as Exhibit B that addresses the standards for variations in Section 14.09-3 of the Zoning Ordinance. These responses may be accepted and adopted as part of the Plan Commission’s recommendation regarding the variation, as the Findings of Fact.

**STAFF RECCOMENDATION**

Staff recommends approval of 6 of the 7 variations with conditions. Staff is recommending denial of the request to reduce the front yard setback to allow for a fence on the front property line. A fence on the front property line is not recommended due to impact on neighborhood character and potential to create issues with driveway site visibility. Driveway gates set back from the property line will still be considered at permitting if they meet all other requirements.

Staff recommends approval of the other variations with the following conditions:

1. Permeable pavers must be used to construct the driveway in the front-yard and side-yard of the home.
2. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted. This closely follows the model being proposed as a text amendment to the Itasca Zoning Ordinance. It allows 1.5% more lot coverage than the text amendment will allow by right.
3. Driveway width may not exceed 24 feet at the property line.
4. A landscape plan is provided and approved at permitting by the Village.
5. A stormwater management plan following Village Engineer’s recommendations is provided and approved at permitting.

**RECOMMENDED MOTION (Table)**

I move table PC Case 25-018 and to continue the Public Hearing at the November 19, 2025 meeting of the Itasca Plan Commission.

**EXHIBITS ATTACHED**

- A. Petition for Development Review
- B. Applicant’s Variance Request Narrative
- C. Letter from Applicant to Plan Commission
- D. Plat of Annexation
- E. Engineering plans
- F. Architectural Plans
- G. Letter from resident
- H. Photographs of flooding from resident
- I. Public hearing notice



## Petition for Development Review – Village of Itasca

With the submittal of this application, I hereby request that the Village of Itasca grant the approvals as noted for the subject property as described in the attached documents and specifications. In addition, by signing below, I certify the following:

1. All information contained in this application and accompanying documents is true and correct to the best of my knowledge.
2. I am solely responsible for compliance with the provisions of the Village of Itasca Municipal Code, Zoning Ordinance, Development Standards and Specifications, Subdivision Regulations, and any other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of the matters coming before the Plan Commission and Village Board.
3. I permit entrance to the subject property by Village officials and their consulting staff as necessary for the purpose of inspections related to this request.
4. I acknowledge that as the Applicant, I am solely responsible for compliance with the provisions of the Village of Itasca Municipal Code, Zoning Ordinance, Development Standards and Specifications, Subdivision Regulations, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of the matters coming before the Plan Commission and Village Board.
5. I acknowledge that all application fees are non-refundable and that I will be billed for all third-party fees incurred by the Village as part of the review of this application and accompanying documents.

Owner's/ Owner's Agent Printed Name: Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 0002983423

Owner's/ Owner's Agent Signature: 

Subscribed and Sworn to Before Me GREGORY KASPRZYK

This 9th Day Of September, 20 25

  
Notary Public

Trust Offices  
"OFFICIAL SEAL"  
MAURA ELIZABETH MANNING  
Notary Public, State Of Illinois  
Commission No. 984277  
My Commission Expires 12/28 /2027



Petitioner's Printed Name: Mario Gullo

Petitioner's Signature: 

Subscribed and Sworn to Before Me

This 30 Day Of July, 20 25

  
Notary Public

OFFICIAL SEAL  
HEATHER J MALDONADO  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 1/26/26

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

**Mario Gullo Residence  
19W076 Granville Avenue  
Development Review Petition**

**Project Narrative**

Mario Gullo is the “**Applicant**” for a proposed annexation into the Village of Itasca (the “**Proposed Annexation**”) and zoning relief for the subject property located at 19W076 Granville Avenue in unincorporated DuPage County (the “**Subject Property**”). Chicago Title Land Trust Company is the “**Property Owner**” of the Subject Property as Trustee under the provisions of the Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423. The Applicant is the beneficiary of the trust, which has authorized this application.

The Applicant intends to transform the Subject Property—which has been neglected and currently is in a condition of bad repair that adversely affects the value and use of neighboring properties—into a stunning, state-of-the-art single-family estate that will beautify the neighborhood and enhance the value and use of neighboring properties.

**Subject Property**

The Subject Property consists of approximately 40,000 square feet of site area. It is improved with an aging, boarded-up single-family home that contains approximately 2,272 square feet of floor area. The Subject Property is bounded by the Elgin-O’Hare Tollway to the north (including a stormwater detention area for the tollway); a single-story, single-family home in unincorporated DuPage County to the east; Granville Avenue to the south; and a two-story single-family home in the Village of Itasca (the “**Village**”) to the west.

The surrounding area is developed with a mix of the highway and office uses to the north; residential and utility uses to the east; residential uses to the south; and residential and medical uses to the west. The Subject Property is currently zoned as part of the DuPage County R-2 Single Family Residence District. The nearest Village zoning districts include the R-3 General Residence District to the north; the R-1 Single Family Residence District and B-2 Community Business District to the east; the R-1 District to the south; and the R-1 District to the west. Nearby properties to the west are zoned as part of the Village’s R-1, R-2, R-3, and B-2 Districts.

**Proposed Home**

The Applicant proposes to redevelop the Subject Property with a high-quality single-family home measuring approximately 33’-11.5” in height, containing a total of approximately 12,398 square feet of interior floor area, and consisting of a main house with four bedrooms, six bathrooms, two attached garages, and a detached cabana, pool, sport court, and lush landscaping (collectively, the “**Proposed Home**”).

The Proposed Home will feature an attractive front entry with a decorative brick and metal fence, landscaping along Granville Avenue, a semicircular driveway surrounding a landscaped island, landscaped areas lining the east and west sides of the house, and a house with a front elevation consisting of an attractive mix of brick, limestone, other stone, and decorative metal components with a slate shingle roof. The design will complement and be compatible with surrounding homes on the block, many of which feature similar design themes and mixes of building materials.

The Proposed Home will include modern stormwater management infrastructure including grading to divert all stormwater to the north end of the site (away from Granville Avenue and neighboring properties to the east and west) into a dry well that exceeds the Village's detention standards. In the event of a 100-year-plus stormwater event, the dry well is designed to divert stormwater into the tollway detention basin to the north, thereby preventing any excess stormwater at the Subject Property from entering the neighboring residential properties or overburdening the Village's storm sewer system.

### **Proposed Annexation and Variations**

The Applicant seeks annexation of the Subject Property by the Village and, in tandem with the Proposed Annexation, a zoning designation of the Subject Property as part of the Village's R-1 Single-Family Residence District (the "**R-1 District**"). The Proposed Annexation will comply with all Village requirements for annexation. The Proposed Home will conform to all bulk, density, and use requirements under the Itasca Zoning Ordinance (the "**Zoning Ordinance**") for the R-1 District, with the exception of the following requested variations:

- 1) Lot Coverage: A variation from Section 7.04.9 of the Zoning Ordinance to increase the maximum lot coverage from 40.0% to 46.5% to allow a total of approximately 18,632 square feet of lot coverage.<sup>1</sup>
- 2) Accessory Building Area: A variation from Section 4.13.4.d of the Zoning Ordinance to increase the maximum accessory structure square footage from 864 square feet to 1,775 square feet to allow a cabana structure with approximately 852 square feet of enclosed space and 923 square feet of exterior space beneath a roof overhang.
- 3) Front Yard: A variation from Sections 4.20.4.d and 7.04.5.a of the Zoning Ordinance to reduce the minimum front yard setback from 30 feet to 0 feet to allow a decorative brick and metal fence along the front (south) property line.
- 4) Side Yard (West): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum west side yard setback from 8 feet to 6 feet to allow a side stairwell guardrail.
- 5) Side Yard (Combined): A variation from Section 7.04.5.b of the Zoning Ordinance to reduce the minimum combined side yard setback from 20 feet to 6 feet.
- 6) Driveway-Lot Line Proximity: A variation from Section 12.03.7 of the Zoning Ordinance to allow a driveway within 5 feet of the east interior property line.
- 7) Two-Driveway Design: A variation from Section 12.03.7 of the Zoning Ordinance to allow two driveways (as a semi-circular driveway design).

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<sup>1</sup> Approximately 1,388 square feet of the proposed 18,632 square feet of lot coverage (3.5% of the 46.5%) consists of a side access drive necessary to allow vehicular access to the rear of the Subject Property.

As described in the Applicant's Responses to Approval Standards (below), the requested relief is necessary due to the Subject Property's substantial depth and abutting tollway use. The Proposed Home will feature expansive landscaping, screening, and enhanced stormwater infrastructure to prevent any adverse impacts from the requested relief.

The Proposed Annexation and Proposed Home will constitute a natural addition to the Village of contiguous territory, with a zoning designation compatible with that of the immediate surrounding properties, and a new home that will be consistent with and contribute to the aesthetic and single-family residential character of the surrounding block. The proposal will increase the tax base of the Village by adding the Subject Property to the Village's territory and significantly increasing the assessed value of the Subject Property. The development will result in significant investment in the Subject Property that will benefit the entire community by replacing the existing, unsightly building with an attractive new home with new landscaping, stormwater infrastructure, and high-quality architectural elements.

**Mario Gullo Residence  
19W076 Granville Avenue  
Development Review Petition**

**Responses to Approval Standards for Variations**

**Itasca Zoning Ordinance**

**Section 14.09.1 - Variations: *...the Zoning Board of Appeals shall have made a finding of fact based upon the standards herein prescribed that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this [Zoning] Ordinance.***

**Applicant Response:** The Applicant would face practical difficulties constructing the Proposed Home in conformance with the strict letter of the Zoning Ordinance due to the atypical depth of, lack of rear access to, and the nature of the abutting highway use to the rear of the Subject Property.

The Subject Property measures approximately 400 feet in depth, which is an atypical lot depth compared to the majority of the surrounding residential lots in the Village to the south, west, and north. As illustrated in the DuPage County GIS snapshot attached hereto as **Exhibit A**, the surrounding residential lots typically measure between approximately 130 and 250 feet in depth (with the exception of the four lots immediately west of the Property).

The Subject Property is directly bounded by the Elgin-O'Hare Tollway to the rear (north), including a stormwater detention area for the tollway. Furthermore, the north end of the Subject Property is restricted by a 10-foot wide public utility easement. Accordingly, the Subject Property must be developed in a way that allows utility, property maintenance, and emergency vehicles to access the rear of the lot when necessary without encroaching on the rear utility easement and abutting highway/stormwater use.

The atypical depth of the lot and adjacent highway use present practical difficulties in constructing the Proposed Home without the requested variations. The noise and air pollution from the highway use to the rear requires constructing residential improvements disproportionately near the front of the Subject Property. In turn, concentrating the residential improvements in the Proposed Home toward the front of the Subject Property creates the need for the requested front and side yard variations. Denial of the variations would require greater exposure to the highway, posing health and safety concerns.

Relatedly, the proposed west side setback is necessary to provide a safety guardrail for the exterior stairs on the west side of the proposed house. Denial of the west side setback variation would require removal of a staircase that provides an important means of egress from the house (nearest the emergency generator and A/C compressors on the east side) or removal of the guardrail that supports safe use of the staircase, in each case compromising safety.

Furthermore, the atypical lot depth and abutting tollway use require providing all means of site access and access-related improvements from the front of the Subject Property. Residential lots without direct rear access are often shallower and abut uses at the rear of the lot over which rear access can be arranged when necessary or in the case of emergency. Alternatively, residential lots with rear yards that abut an alley or a street have rear access that can provide direct access for property maintenance and emergency vehicles from the rear. By contrast, for

the Subject Property, the proposed east side access drive is necessary to provide safe vehicular access to the rear of the site for stormwater utility, property maintenance, and, when necessary, emergency vehicles and personnel. Unlike many other lots, the Subject Property lacks rear access and the abutting highway and easement effectively eliminate the possibility of rear access over the abutting property to the north. A driveway connecting the front of the lot to the rear of the lot, therefore, is necessary to provide rear access.

The paved area for the proposed side access drive requires the following variations: (1) lot coverage increase; (2) east side setback reduction; (3) driveway-lot line proximity; and (4) two-driveway design. With regard to the lot coverage variation, approximately 1,388 square feet of the proposed 18,632 square feet of lot coverage (3.5% of the 46.5%) consists of the side access drive, which is necessary to provide safe and sufficient means of vehicular access. With regard to the east side setback and driveway-lot line proximity variations, the side access drive must be located within five feet of the east interior lot line because, as explained above, the atypical lot depth and abutting tollway use require orienting both the residential home and the means of access toward the front of the Subject Property. That frontward orientation requires locating the access drive along the east interior lot line. With regard to the two-driveway variation, the Proposed Home features an undivided semicircular driveway design (with two curb cuts) that is treated as two separate driveways under the Zoning Ordinance. The Proposed Home cannot provide sufficient means for vehicular access to the primary house and the rear of the Subject Property for standard property maintenance, stormwater infrastructure maintenance, and potential emergency vehicle access without the proposed driveway design. Specifically, the side access drive must remain accessible for potential utility and emergency vehicles even when residential vehicles are entering or parked near the front of the Subject Property. The semicircular driveway design ensures sufficient access to the rear via the proposed side drive, without the risk of side drive blockage, by providing two curb cuts along Granville Avenue.

The Proposed Home includes design elements that mitigate any potential adverse impacts of the requested variations on the surrounding area. As illustrated on the Site/Landscape Plan included with this application, the Proposed Home features extensive perimeter landscaping and decorative fencing along the front and side property boundaries, providing an aesthetically pleasing buffer that screens other lot improvements from view.

Furthermore, the Proposed Home will feature site grading and a modern on-site dry well designed to ensure: (1) all stormwater from the site drains south toward the rear of the property, into the proposed dry well and the Village's storm/sewer system; (2) sufficient on-site detention will exist to prevent overburdening the Village storm/sewer system in the event of a 100-year storm; and (3) in the event of a 100-plus-year storm, all stormwater will drain into the highway stormwater basin to the north, rather than to the east, west, or south. The modern stormwater infrastructure will prevent any stormwater from the site from draining onto neighboring residential properties or overburdening the Village's storm sewer system.

**Section 14.09.3.a: ...the Zoning Board of Appeals shall have made findings based upon the evidence presented to it in the following specific cases:**

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

Applicant Response: The Applicant intends to reside at the Subject Property upon completion of the Proposed Home, rather than market the site. Accordingly, the Applicant is not seeking a particular return from the development. However, if the requested variations were denied, the Applicant would be forced to substantially reduce the exterior screening, interior living area, and safety-related improvements (including the east side access drive and west side stairway guardrail) to a degree that would render the site practically infeasible for the Applicant's home.

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

Applicant Response: The difficulties faced by the Applicant relate to the Subject Property's unique lot depth and abutting highway use. Those conditions are unique and not generally applicable to residential property in the Village of Itasca or the R-1 District.

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

Applicant Response: The requested variations will not alter the character of the locality. Rather, they will allow a development compatible with the character of the surrounding neighborhood. The area surrounding the Subject Property is characterized by single-family homes featuring a mixture of designs and building materials, including several two-story homes with similar brick, stone, and shingle design components; rear amenities (e.g., pools, sport courts); and two-driveway/semicircular driveway designs with driveways abutting or near interior lot lines. The Proposed Home will replace a vacant, boarded-up single-family house with a new two-story home featuring brick, stone, and shingle exterior components; new perimeter landscaping; rear amenities; and driveway design components that are consistent with and complement the character of the surrounding residential development. In allowing the Proposed Home, the requested variations will reinforce, complement, and enhance the single-family character of the surrounding area.

**Section 14.09.3.b: ...the Zoning Board of Appeals shall also, in making this determination whether there are particular difficulties or particular hardships, take into consideration the extent to the following facts favorable to the applicant, have been established by the evidence:**

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

Applicant Response: The particular physical characteristics and topographical conditions on and surrounding the Subject Property would generate more than mere inconvenience if the Proposed Home could be constructed only in strict compliance with the Zoning Ordinance.

Specifically, the Subject Property is an atypically deep lot (400 feet), which abuts a tollway use and stormwater basin to the rear. As further described in the Applicant's response to Section 14.09.1 of the Zoning Ordinance (above), constructing the Proposed Home on an extra-deep lot with an abutting tollway use to the rear requires providing on-site means of site access that necessitates the proposed lot depth, setback, and driveway location and design variations, without which maintenance and emergency vehicles could not efficiently access the full depth of the site whenever necessary. Furthermore, the rear location of the (stormwater-related) public utility easement and tollway detention area necessitate that the Proposed Home be constructed

with the residential improvements toward the front, with grading and open space to facilitate drainage toward the rear. Finally, the noise and air pollution associated with the tollway use abutting the rear of the Subject Property further reinforces the need to orient residential improvements toward the front of the site. These improvements include the stairway guardrail, side access drive, and front fence that require setback and driveway-lot line proximity variations. Without the requested variations, the Subject Property would not be suitable for the Applicant's intended use, which would impose a particular hardship on the Applicant.

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

Applicant Response: The conditions that pose the practical difficulties on which the requested variations are based are not generally applicable to properties in the R-1 District. The R-1 District includes numerous residential lots that are substantially less than 400 feet deep and do not abut a tollway and stormwater basin to the rear.

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

Applicant Response: The requested variations are not based exclusively on a desire by the Applicant to make more money from the Subject Property or for the convenience of the Applicant. Rather, they are based on a desire by the Applicant to construct a safe and comfortable personal residence for himself and his family. The Applicant intends to live at the Subject Property in the Proposed Home, not to make money from the project. The requested variations are necessary primarily to: (1) buffer the residence from noise and air pollution generated by the highway; (2) allow for effective stormwater management for the protection of adjacent properties and the Village's stormwater system; and (3) provide for (a) a safe and sufficient means of vehicular access to the front and rear of the Subject Property; (b) sufficient access to the Proposed Home's emergency generator and condenser; and (c) a safety guardrail for safe access in/out of the west side of the Proposed Home.

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

Applicant Response: The practical difficulties relate to the lot depth and abutting tollway uses that were not created by the Applicant or Property Owner. Pursuant to the Trustee's Deed attached hereto as **Exhibit B**, the Property Owner acquired the Subject Property on June 17, 2020. Pursuant to the legal description in the Trustee's Deed, the lot that constitutes the Subject Property was established as part of the Leuhring's Lawrence Avenue Gardens subdivision, which was recorded on June 16, 1949. Upon information and belief, the abutting segment of the Elgin O'Hare Tollway was constructed in the mid-1990s.

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

Applicant Response: The requested variations will not be detrimental to public welfare or injurious to property or improvements in the neighborhood. Rather, the Proposed Home will enhance the public welfare and benefit the use and enjoyment of other properties and improvements in the neighborhood. The front setback variation will allow an attractive decorative

metal and brick entry fence that, together with extensive landscaping, will complement and improve the aesthetic character of the neighborhood. The side setback, driveway-lot line proximity, and two-driveway design variations will allow for improvements that are necessary for safety and that will not impact neighboring property owners. Notwithstanding the requested setback/proximity variations, the Proposed Home will be located approximately 53.38 feet from the front property line, well beyond the 30-foot minimum front setback; 12 feet and 8.13 feet from the east and west side property lines, beyond the 8-foot minimum side setback; and 284 feet from the rear property line, well beyond the 40-foot minimum rear setback.

The lot coverage and accessory building area variations relate to improvements that will be screened from neighboring properties by perimeter landscaping and fencing. The proposed stormwater grading and dry well will, in tandem, funnel all on-site stormwater to the rear of the property, effectively detain stormwater up to 100-year flood levels, and in the case of a more-than-100-year flood, direct excess stormwater to the tollway stormwater detention basin rather than the Village's storm sewer.

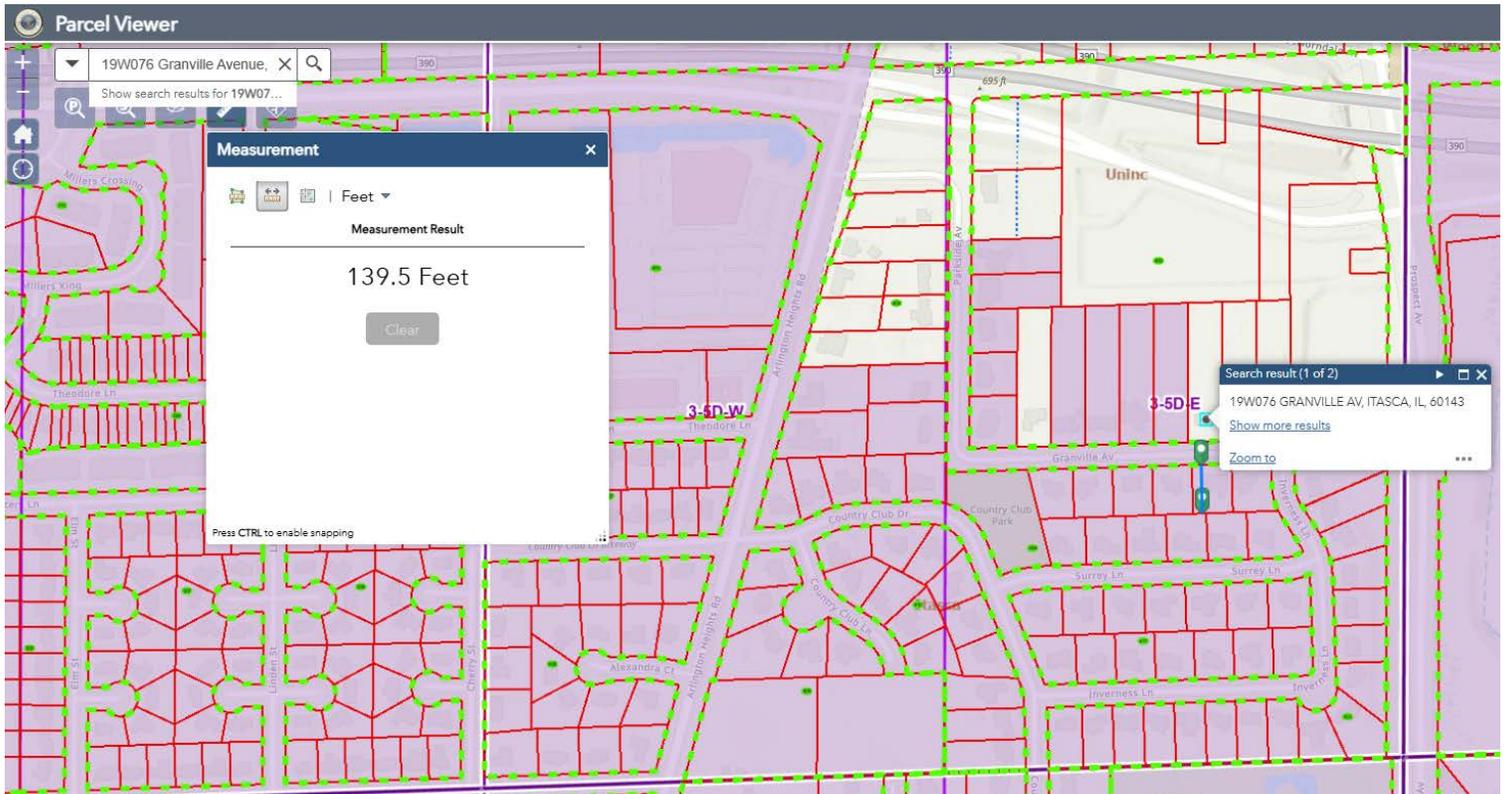
The Proposed Home will result in significant investment in the site to replace a deteriorating and vacant single-family home with a modern new development that will contribute to the Village's tax base and the surrounding community. The Proposed Home, therefore, will benefit both the public and neighboring property owners.

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

Applicant Response: The requested variations will neither impair an adequate supply of light to adjacent properties nor negatively impact fire safety, public safety, or property values in the neighborhood. The bulk of the primary house and accessory cabana structures will, collectively, be set back approximately 53.38 feet from the front (south) property line, 8 feet from the west side property line, and 12 feet from the east side property line—distances sufficient to preserve light to the adjacent properties. The Proposed Home will feature modern stormwater management, fire suppression, and security systems that will not diminish, but rather will enhance, safety at the Subject Property. Furthermore, the Proposed Home will replace a vacant, aging structure with a new home occupied by the Applicant's family, providing additional "eyes on the street" to contribute to public safety. The Proposed Home will otherwise positively contribute to the aesthetic character and quality of improvements in the neighborhood.

## Exhibit A

### DuPage County GIS Snapshot



Dimension shown above is the approximate lot depth of the parcel located at 1150 Granville Avenue, Itasca, IL 60143, directly south of the Subject Property.

**Exhibit C**  
**Trustee's Deed**

**TRUSTEES'S DEED  
(ILLINOIS)**

*07 Dall*  
*206NW332083WH/100*

FRED BUCHOLZ, RECORDER  
DUPAGE COUNTY ILLINOIS  
07/13/2020 09:14 AM

RHSP  
COUNTY TAX STAMP FEE 80.00  
STATE TAX STAMP FEE 160.00

DOCUMENT # R2020-073454

Above Space for Recorder's Use Only

This Agreement made this 17th day of June, 2020, between **John D. Teschke and Kenneth C. Teschke, Co-Trustees of the TESCHKE FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 11, 1999, Grantors, and CHICAGO TITLE LAND TRUST COMPANY** a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated June 19, 2020 and known as Trust Number 8002383423, Grantee,

WITNESSES: The Grantors in consideration of the sum of (\$10.00) Ten and No/100 dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Successor Trustees and of every other power and authority the Grantors hereunto enabling, does hereby convey and quit claim unto the Grantees, in fee simple, the following described real estate, situated in the County of DuPage, State of Illinois, to Wit:

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): **03-05-405-015**

Address(es) of Real Estate: **19W076 GRANVILLE AVENUE, ITASCA, IL 60143**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustees (or Trustees, as the case may be), is invested with the following powers:
  - (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustees. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to

time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustees with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustees, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustees, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustees.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustees herein named, to act, or upon his removal from the County Per the Trust Agreement is then appointed as Successor Trustees herein with like powers and authority as is vested in the Trustees named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor(s), as Co-Trustees as aforesaid, hereunto set their hands and seals the day and year first above written.



**John D. Teschke, Co-Trustee, of the  
TESCHKE FAMILY REVOCABLE  
LIVING TRUST DATED OCTOBER 11,  
1999**

STATE OF ILLINOIS        )  
  )ss  
COUNTY OF DUPAGE     )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that John D. Teschke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument his free voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of June, 2020.



NOTARY PUBLIC



Commission expires 10/31/2021

IN WITNESS WHEREOF, the Grantor(s), as Co- Trustees as aforesaid, hereunto set their hands and seals the day and year first above written.

  
Kenneth C. Teschke, Co-Trustee, of the  
TESCHKE FAMILY REVOCABLE  
LIVING TRUST DATED OCTOBER 11,  
1999

STATE OF OHIO                    )  
  )ss  
COUNTY OF MAHONING    )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Kenneth C. Teschke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument his free voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of June, 2020.



  
NOTARY PUBLIC  
PAMELA BRETKO  
Notary Public, State of Ohio  
Commission expires My Commission Expires  
DECEMBER 6, 2020

This instrument was prepared by: Lisa Knauf, Attorney at Law, Knauf Law Office PC, 221 E. Lake Street, Ste 101, Addison, IL 60101

**MAIL TO:**

Chicago Title Land Trust Co  
  
  
  
 Chicago, IL 60603

**SEND SUBSEQUENT TAX BILLS TO:**

Chicago Title Land Trust  
# 800 238 3423  
10 S. LaSalle St #2750  
Chicago IL 60603

**Karl D. Camillucci**  
312.836.4085  
kcamillucci@taftlaw.com

November 10, 2025

**VIA E-MAIL**

Village of Itasca Plan Commission  
ATTN: Jeffrey Holmes, Chair  
550 West Irving Park Road  
Itasca, Illinois 60143

**Re: 19W076 Granville Avenue – Proposed Variations  
Plan Commission Questions and Comments**

Dear Chair Holmes and Members of the Plan Commission,

As you are aware, we represent Mario Gullo (the “**Petitioner**”), who seeks annexation into the Village of Itasca (the “**Proposed Annexation**”) and certain variations (the “**Proposed Variations**”) to redevelop the property located at 19W076 Granville Avenue in unincorporated DuPage County (the “**Subject Property**”) with a single family home for the Petitioner’s family (the “**Proposed Home**”).

At the Plan Commission hearing on October 15, 2025, members of the Plan Commission and community requested more information regarding aspects of the Proposed Home and Proposed Variations. This letter responds to those requests in advance of the continued public hearing to be held at the November 19, 2025 Plan Commission hearing.

**1. Stormwater Requirement: What is the stormwater detention capacity requirement for the Proposed Home? Will the proposed drywell exceed it?**

**Petitioner Response:** The Project Engineer for the Proposed Home, Raul Castaneda of Cemcon, Ltd., has informed us that the stormwater detention capacity requirement for the Proposed Home is governed by Best Management Practices (the “**BMPs**”) under the DuPage County Stormwater & Floodplain Ordinance (the “**Stormwater Ordinance**”). Specifically, Section 15-64.C.1 of the Stormwater Ordinance provides that the BMP for stormwater “volume control [for all new impervious surfaces at

development sites] shall be calculated as the product of the new impervious area and a 1.25-inch rainfall event.”

As indicated on the Engineering Site Plan attached hereto as **Exhibit A**, the required stormwater detention capacity for the Proposed Home is 1,692 cubic feet pursuant to the following equation: (16,241 square feet of new impervious surface [x] 1.25 inch rainfall event) ÷ 12 months = 1,692 cubic feet. As illustrated on the Engineering Site Plan, the proposed drywell for the Proposed Home will exceed the requirement by providing approximately 1,714 cubic feet (approximately 12,819 gallons) of stormwater detention capacity.

In the Plan Commission Staff Report for PC 25-018 dated October 7, 2025 (the “**Staff Report**”), Community Development staff recommended, as a condition of approval of the Proposed Variations, that the Petitioner provide 1.25 times the amount of proposed stormwater volume for the 6.5% of additional lot coverage to be permitted. The Petitioner would accept that condition if the Proposed Variations are approved.

## **2. Stormwater Drainage: Will the Proposed Home cause any stormwater to run onto neighboring properties?**

**Petitioner Response:** No, the Proposed Home will not cause stormwater to run onto neighboring properties.

As illustrated on the Existing Stormwater Drainage Exhibit attached hereto as **Exhibit B**, stormwater that falls on the Subject Property north of the existing house drains north toward the rear of the site and the adjacent Elgin-O’Hare Tollway property. Stormwater that falls south of the existing house drains south toward Granville Avenue. This is consistent with the stormwater drainage patterns of the adjacent residential properties to the east and west of the Subject Property, except that some stormwater from the adjacent property to the east (19W068 Granville) drains northwest toward the Subject Property, and some stormwater from the adjacent property to the west (19W090 Granville) drains east and northeast toward the Subject Property.

As illustrated on the Proposed Stormwater Drainage Exhibit attached hereto as **Exhibit C** and the Engineering Grading Plan attached hereto as **Exhibit D**, the Proposed Home will: (1) preserve the existing pattern of stormwater drainage at the Subject Property insofar as stormwater will drain to the north (toward the Tollway) and south (toward Granville Avenue) rather than onto any neighboring residential properties; and (2) improve stormwater detention at the Subject Property through drainage, drywell, grading, and swale improvements. The Subject Property does not currently feature a drywell. The Proposed Home will include a new drywell with approximately 1,714 cubic feet (12,819 gallons) of volume. Furthermore, the proposed swales, retaining walls, drainage structures, and positive drainage slopes will be constructed at the Subject Property to

reinforce proper stormwater drainage, including no drainage onto neighboring residential properties. The new improvements will prevent stormwater from draining onto neighboring residential properties. The Staff Report includes recommended conditions of approval related to stormwater detention volume and swale improvements. The Petitioner would accept those conditions if the Proposed Variations are approved.

**3. Future Sidewalk: Would the Proposed Home leave sufficient space for a future sidewalk along Granville Avenue?**

**Petitioner Response:** Yes, the Proposed Home would leave sufficient space for installation of a future sidewalk on the north side of Granville Avenue consistent with Village standards.

As illustrated on the Conceptual Sidewalk Exhibit attached hereto as **Exhibit E**, the Proposed Home will be built entirely within the boundaries of the Subject Property owned by Petitioner, leaving approximately 26.65 feet of unimproved public right-of-way located between the north edge of the pavement on Granville Avenue and the south boundary of the Subject Property.

Pursuant to Section 6.03.A.9 of the Village of Itasca Development Standards & Specifications (the "**Development Standards**"), public sidewalks should be 5 feet in width unless otherwise approved by the Village. As illustrated on Exhibit E, the approximately 26.65 feet of space within the right-of-way between the north edge of the pavement on Granville Avenue and the south lot line of the Subject Property leaves ample room for a five-foot-wide sidewalk. Furthermore, as shown on Exhibit E, sufficient space exists to allow an approximately 17-foot-long car to temporarily stand in the portion of the proposed driveway located to the south of the sidewalk to allow pedestrians to cross the sidewalk before the vehicle enters the Subject Property. Moreover, the proposed gates would open to the north, into the Subject Property, and would not obstruct the sidewalk. Accordingly, the design of the Proposed Home leaves ample space for a future sidewalk on the north side of Granville Avenue and ensures that cars entering the Subject Property would not negatively impact the sidewalk or any pedestrians.

**4. Setbacks and Obstructions: What are the proposed setback dimensions on each side of the Proposed Home? What are the dimensions to permitted obstructions in the proposed setbacks?**

**Response:**

Front Setback (South): The primary house structure will be set back approximately 53.38 feet from the front property line. The minimum front yard setback in the R-1 Single-Family Residence District (the "**R-1 District**") is 30 feet. The proposed front gate and fence, however, would be located on the front property line. Because the fence and gate

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are not permitted obstructions in the setback under Section 4.06.8 of the Itasca Zoning Ordinance (the “**Zoning Ordinance**”), the proposed front yard setback is 0 feet.

Side Setback (East): The primary house structure will be set back approximately 12 feet from the east property line. The minimum side yard setback standard in the R-1 District is 8 feet per side setback and 20 feet combined. Nevertheless, the east side setback is considered 0 feet because, pursuant to Sections 12.03.1.a(3) and 12.03.8 of the Zoning Ordinance, access driveways must be set back at least 5 feet from a side property line. At its easternmost point, the proposed east side access drive would be located adjacent to the east property line.

Side Setback (West): The primary house and cabana structures will be set back approximately 8 feet from the west property line. The minimum side yard setback standard in the R-1 District is 8 feet per side setback and 20 feet combined. The proposed guardrail for the stairwell located west of the house is not a permitted obstruction within the side setback. The guardrail is located 6 feet from the west property line and, therefore, the proposed west side yard setback is 6 feet.

Please note that the proposed AC compressor/generator facilities and the proposed lightwell on the west side of the house will be located approximately 4 feet and 3 feet from the west property line, respectively. Each are permitted obstructions in the side setback. The AC/generator facilities are permitted under Section 4.06.8 of the Zoning Ordinance and the lightwell will be located entirely below grade.

Rear Setback (North): The proposed rear yard setback is 284 feet. The setback is measured from the rear side of the primary house structure because accessory structures, terraces, patios, decks, swimming pools, and adjacent hardscapes are permitted obstructions under Section 4.06.8 of the Zoning Ordinance. The minimum rear yard setback for interior lots in the R-1 District is 40 feet.

For additional setback and obstruction details, see the Architectural Site Plan attached hereto as **Exhibit F**.

## **5. Fence Dimensions and Location:**

**Petitioner Response:** As illustrated on the Architectural Site Plan, the fence for the Proposed Home will consist of a decorative open fence connecting decorative brick piers with stone caps. The fence will provide a primarily transparent design as required under Section 4.20.6.a(3) of the Zoning Ordinance. The fence will be located entirely within the Subject Property and will not encroach onto any other private property or the Granville Avenue right-of-way. The fence will be located adjacent to the front (south), rear (north), and side (east and west) property lines. The fence will include two front driveway gates that will open into the Subject Property.

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The fence will measure a maximum of 6 feet in height as permitted under Section 4.20.6.a(3) of the Zoning Ordinance. On the front (south) side of the Subject Property, the fence piers will measure 6 feet tall, 3 feet wide, and 3 feet deep and will be located on the east and west sides of the proposed driveways to anchor the retractable gates.

On the rear (north), east, and west sides of the Subject Property, the fence piers will measure 6 feet tall, 16 inches wide, and 16 inches deep, and will be interspersed in approximately 17-to-24 feet intervals along the side and rear property lines.

**6. Cabana Roof/Accessory Floor Area: Does the unenclosed area surrounding the proposed cabana, located beneath the cabana roof overhang, count toward the maximum accessory structure square footage standard?**

**Petitioner Response:** Pursuant to Section 4.13.4.d of the Zoning Ordinance, the maximum square footage of an accessory structure in the R-1 District is 864 square feet. The cabana at the Proposed Home will include approximately 852 square feet of fully enclosed space and 923 square feet of unenclosed space beneath the cabana roof overhang, for a total of 1,775 square feet. Although the Petitioner believed that the cabana complied with Section 4.13.4.d of the Zoning Ordinance, on July 9, 2025, Village Community Development staff informed the Petitioner that unenclosed area beneath the roof of a cabana counts toward the maximum accessory structure square footage standard. Accordingly, the Petitioner requested a variation to increase the maximum square footage for an accessory structure from 864 square feet to 1,775 square feet. We understand that the Plan Commission requested that staff review whether the unenclosed space under the cabana roof overhang should be included within the square footage of an accessory structure under Section 4.13.4.d of the Zoning Ordinance. If that unenclosed space is not included, no variation for the square footage of the cabana would be necessary.

Thank you for your attention to this application. Please feel free to contact us if you have any questions or require additional information.

Sincerely,

A solid black rectangular redaction box covering the signature of Karl D. Camillucci.

Karl D. Camillucci

Itasca Plan Commission  
November 10, 2025  
Page 6

KDC

Enclosures

cc: Kurtis Pozsgay, Community Development Director, Village of Itasca  
Natalie Crown, Community Development Planner, Village of Itasca  
Mario Gullo, Petitioner  
Raul Castaneda, Cemcon, Ltd.  
Justin Bucy, Cobu Architecture Studio  
Braeden Lord, Taft Stettinius & Hollister LLP

# PLAT OF ANNEXATION

## TO THE VILLAGE OF ITASCA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

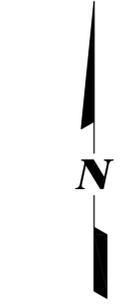
(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

**TOTAL AREA OF ANNEXATION**

0.918 ACRES

(MORE OR LESS)



20 10 0 20

SCALE: 1 INCH = 20 FEET

**PARCEL INDEX NUMBER**

03-05-405-015  
19w076 GRANVILLE AVE,  
ITASCA, IL 60143

**LINE LEGEND**

	- LIMITS OF ANNEXATION (Heavy Solid Line)
	- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
	- EXISTING LIMITS OF THE VILLAGE OF ITASCA (Solid Hatched Lines)

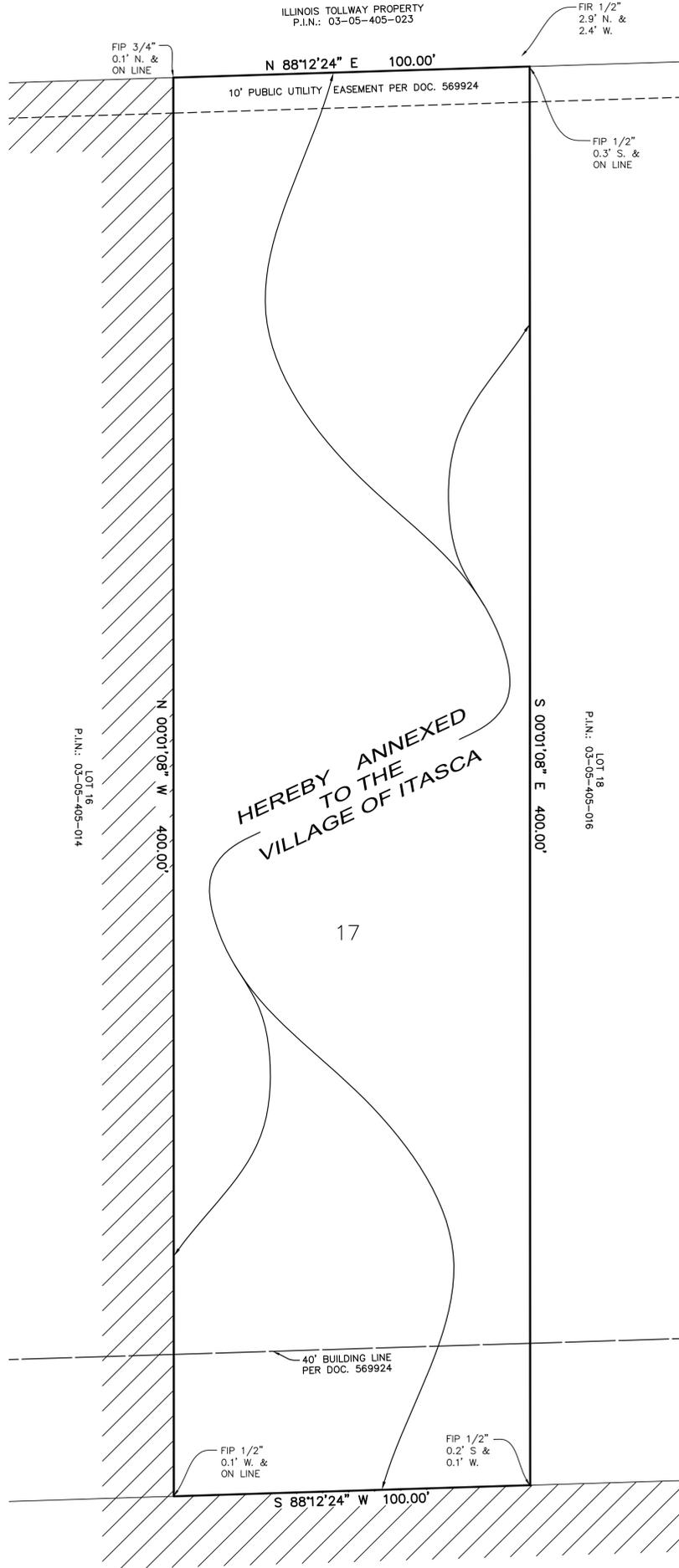
**NOTES**

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAVD 88).

FIP - FOUND IRON PIPE  
FIR - FOUND IRON ROD  
R.O.W. - RIGHT-OF-WAY



**VILLAGE BOARD CERTIFICATE**

STATE OF ILLINOIS )  
                          SS  
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS,  
THIS \_\_\_\_\_ DATE OF \_\_\_\_\_, A.D. 20 \_\_\_\_

BY: \_\_\_\_\_  
                          VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
                          VILLAGE CLERK

**VILLAGE CLERK CERTIFICATE**

STATE OF ILLINOIS )  
                          SS  
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE PLAT OF ANNEXATION WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE OF ITASCA VILLAGE BOARD AT ITS MEETING HELD ON \_\_\_\_\_, A.D. 20 \_\_\_\_.

ORDINANCE NO. \_\_\_\_\_

BY: \_\_\_\_\_  
                          VILLAGE CLERK

**DUPAGE COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
                          SS  
COUNTY OF DUPAGE)

I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
                          SS  
COUNTY OF DUPAGE)

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_  
RECORDER OF DEEDS

**PARCEL DESCRIPTION**

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924, IN DUPAGE COUNTY, ILLINOIS.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
                          SS  
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF ITASCA.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937  
EXPIRATION DATE IS APRIL 30, 2027

GRANVILLE AVE  
(66' R.O.W. HERETOFORE DEDICATED)

PREPARED FOR:  
GMA PROPERTIES

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

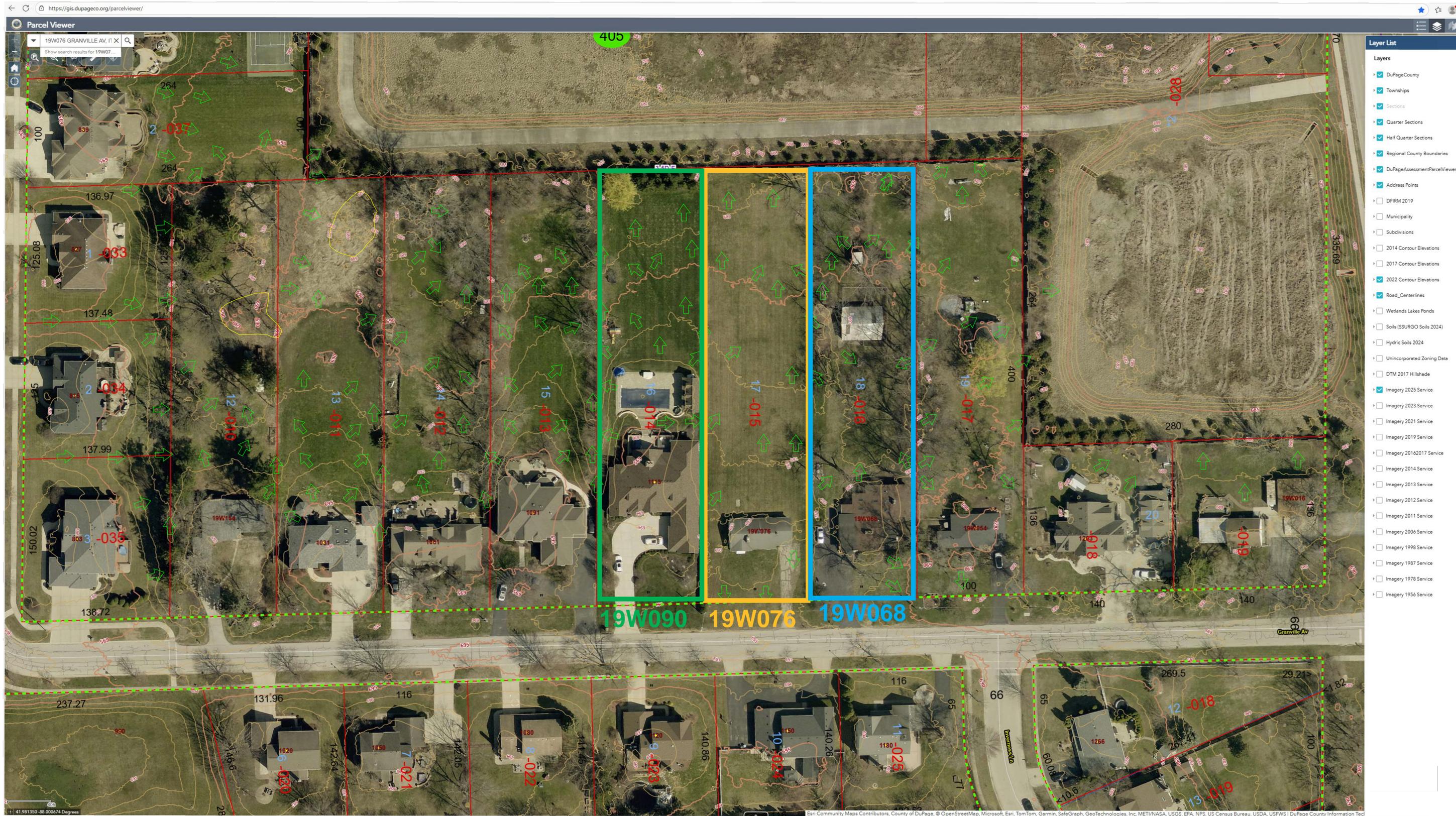
DISC NO.: 8056001 FILE NAME: ANNEXATION  
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 6-4-2025 JOB NO.: 8056.0001  
PROJECT REFERENCE:  
CHECKED BY:  
REVISIONS:

**Exhibit A**  
**Engineering Site Plan**

REDACTED

**Exhibit B**  
**Existing Stormwater Drainage Exhibit**

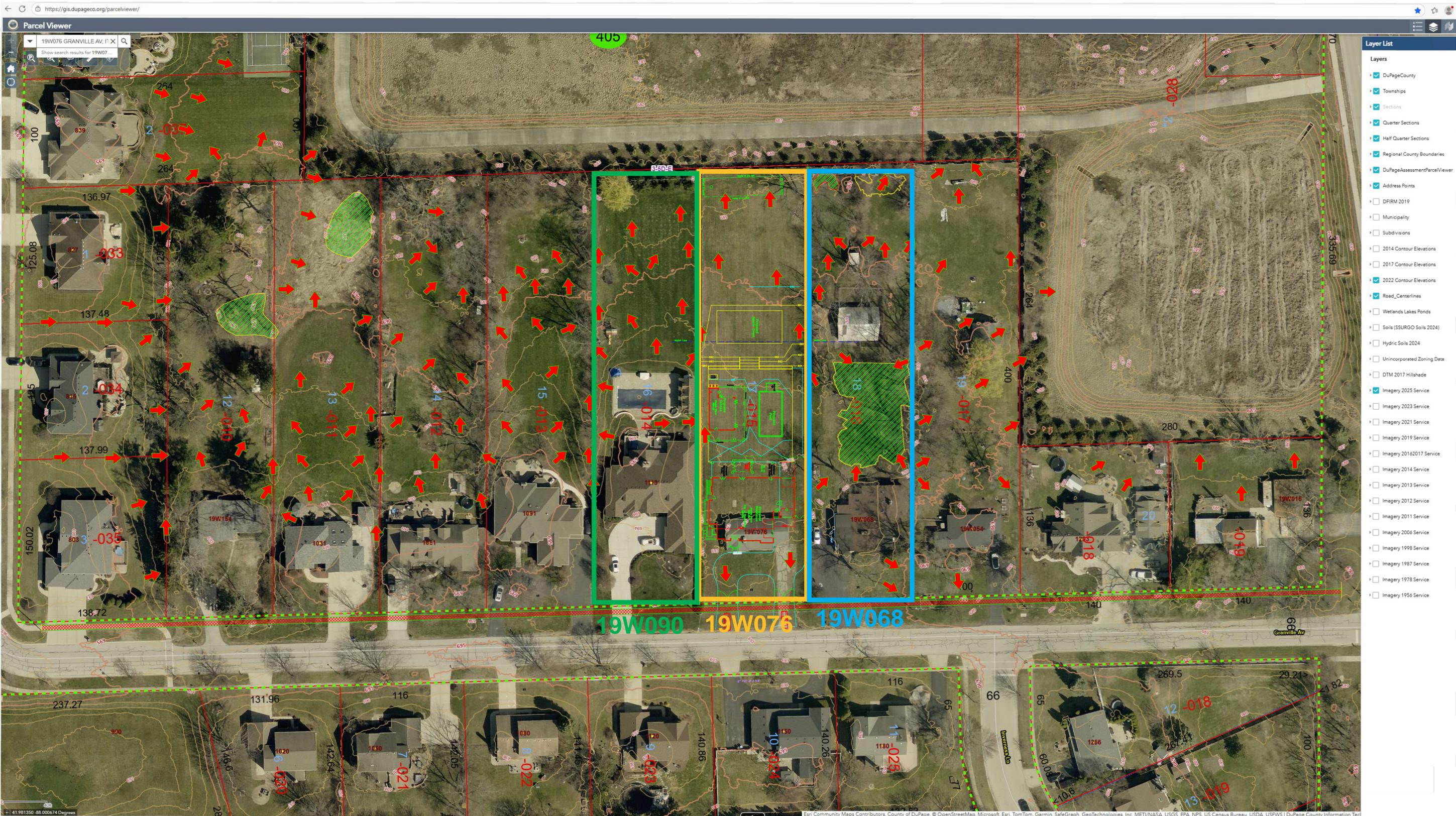
# 19W076



GIS MAP ( <https://gis.dupageco.org/parcelviewer/> )  
Existing Stormwater Subdivion Exhibit

DRAWING PATH: C:\WORK\MARIO\19W076 GRANVILLE AV GIS CONTRIBUTIONS  
PLOT FILE CREATED: 10/29/2025 BY: ADMIN

**Exhibit C**  
**Proposed Stormwater Drainage Exhibit**



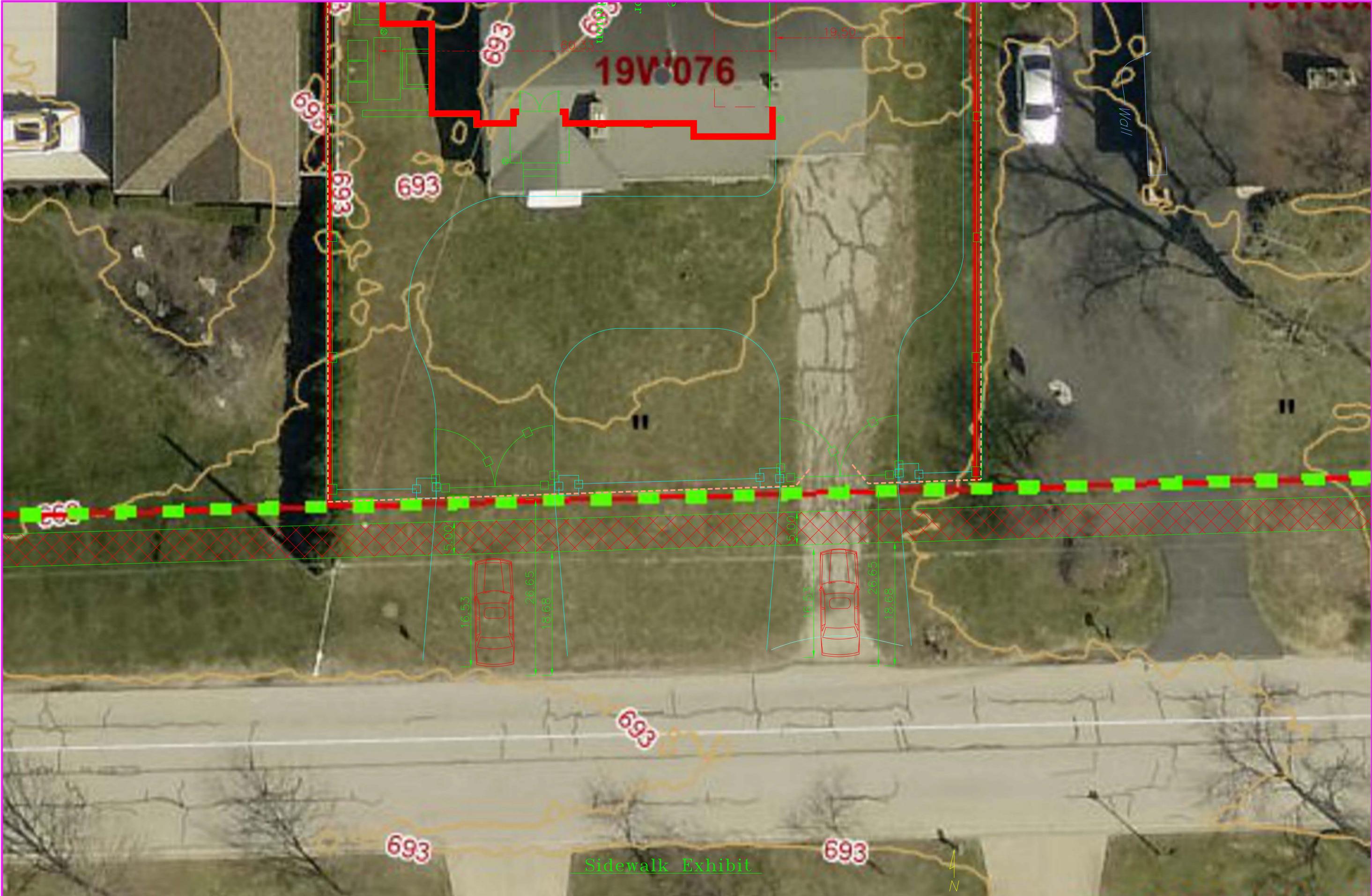
GIS MAP ( <https://gis.dupageco.org/parcelviewer/> )  
 Proposed Stormwater Subdivion Exhibit

DRAWING PATH: C:\USERS\MARIO\19W076 GRANVILLE AVE GIS CONTRIBUTIONS  
 PLOT FILE CREATED: 10/29/2025 BY: ADMIN

**Exhibit D**  
**Engineering Grading Plan**

REDACTED

**Exhibit E**  
**Conceptual Sidewalk Exhibit**



Sidewalk Exhibit

**Exhibit F**  
**Architectural Site Plan**

REDACTED

October 15<sup>th</sup> 2025

To.....Village of Itasca Planning Commission (Community Development Dept.)

From..... Sheila Berlen 1113 Granville Avenue Itasca, IL

Subject.....Concerns regarding variance/construction 19W076 Granville Avenue Itasca, IL

DRAINAGE: Taking up too much land coverage with an infrastructure can cause the following issues:

- Worsening flood damage on surrounding neighborhood properties
- High water tables can lead to basement flooding and ponding, especially when construction compacts ground and further restricts water infiltrations.
- This surge of water can overwhelm the capacity of existing storm water drainage systems and natural channels
- Public systems can no longer handle water issues, that's why there is abundance of flooding regarding overflowing of creeks, rivers, lakes and retention ponds

Variance Requests:

- Maximum lot coverage from 40% to 46.5%
- Accessory Structure is 864 square feet to 1775 square feet which includes all exterior perma-structures, there is more perma-structure than land absorbency
- According to A and B land coverage is going to be over 50%

#### Set Back:

- Front fence with a 0-foot front yard set-back should not be granted, being Itasca is in the process of placing sidewalks on North side of Granville Avenue
- Proper materials for brick paver driveway must be used for correct drainage

#### Variance (West Side):

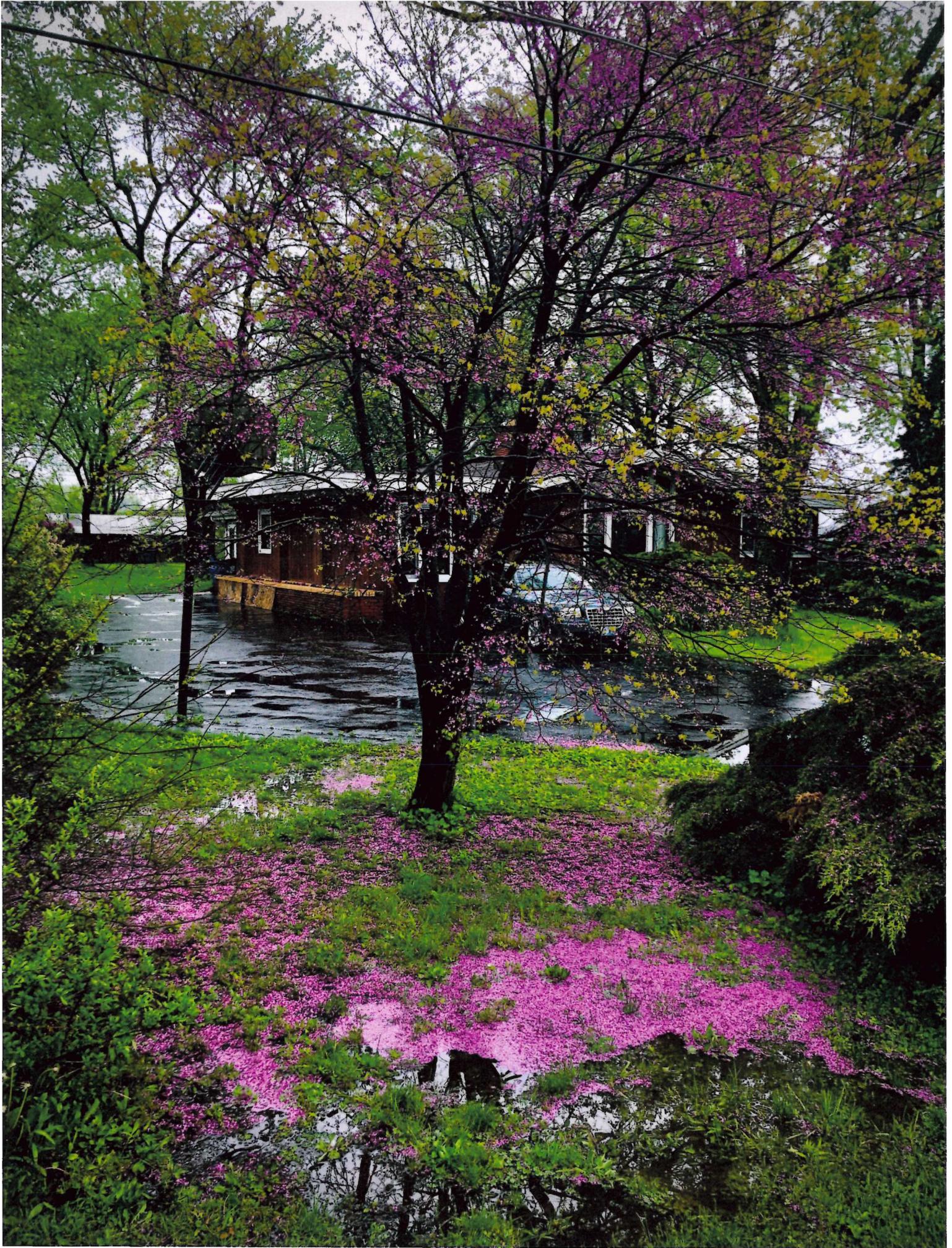
- Partial retaining wall on drawings as being showed should be continuous from front to rear of home to prevent flooding to neighbors
- Request for variance on west side regarding exterior stairs for basement is not a hardship and can be placed in another area
- The large three AC units and oversized generator create an invasion of privacy due to noise and other issues
- Variance causing no walking access due to extension of window well, stairwell guardrail, AC units and large generator. This is an encroachment on the entire west side of the properties
- Our existing fence was installed according to Village of Itasca ordinance to be 2-3 inches off property line. To ensure no issues, we went 5 inches off property line. The new fence to be installed by the new resident on the west side needs to follow the same code without causing any damage to my existing fence (he should not be allowed to place his fence against mine otherwise he would be on my property)

#### Variance (East Side):

- Two ATTACHED garages to a single-family home are against the Village of Itasca ordinances. According to plan drawings it switches from storage to garage.
- There is NO hardship for an extra driveway from front to rear of property for emergency vehicles other maintenance vehicles (no homes in subdivision have this). Emergency vehicles use public streets for parking when they respond to a call)

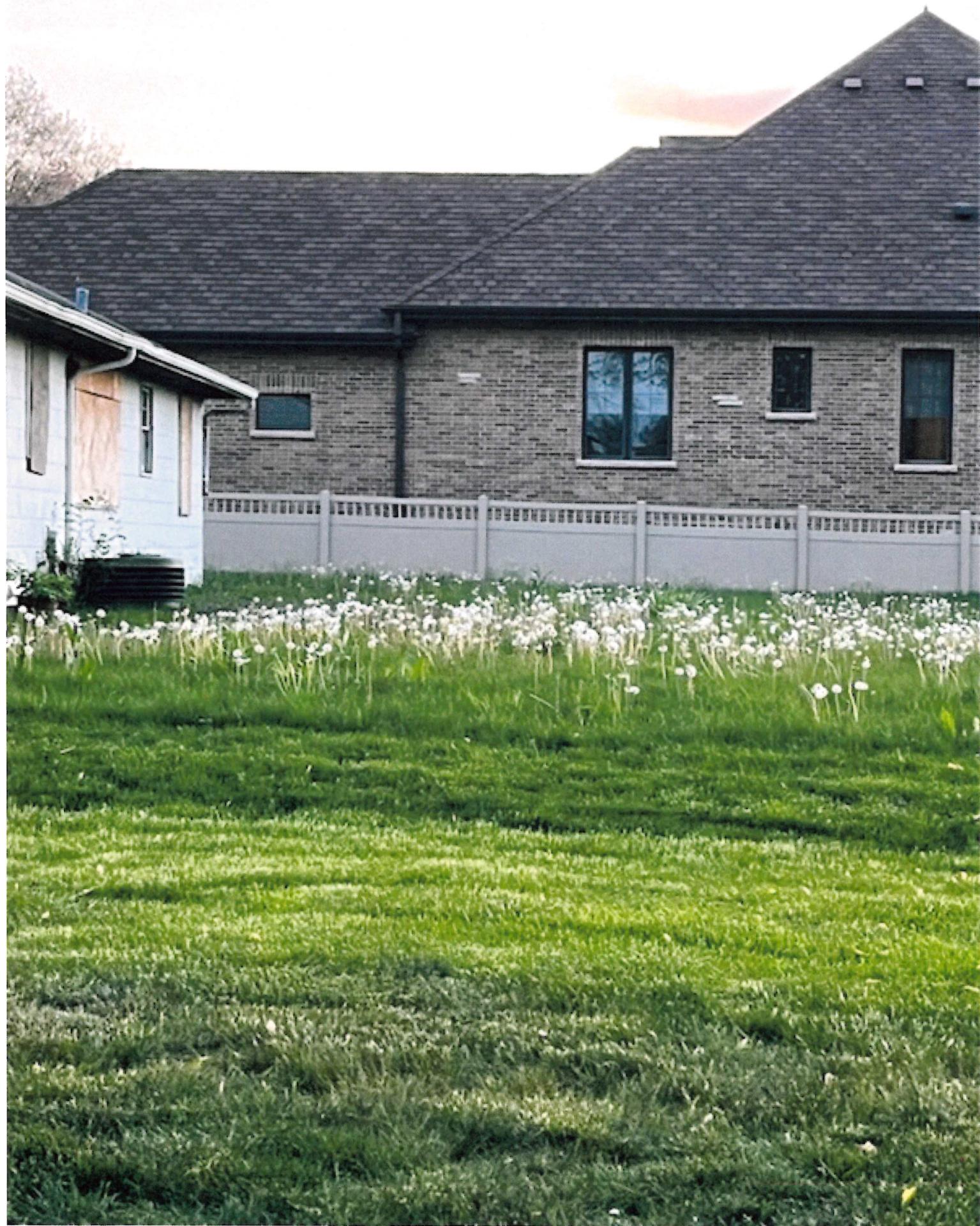
- The extra driveway from front to rear of property should not be permitted, which would reduce the need for other variances on the East and West side of property

Please be advised allowing these variances which can causes numerous issues will set precedence for other construction in our community.











**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY given that the President and Board of Trustees of the Village of Itasca will conduct a public hearing on Tuesday, December 2nd, 2025 at 7:00 p.m., or as soon thereafter as the case may be heard, in the Itasca Village Hall, 550 West Irving Park Road, Itasca, Illinois, to consider the adoption of an Annexation Agreement between the Village of Itasca and the Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 for the property commonly known as 19W076 Granville Ave., Itasca, IL, PIN #03-05-405-015, approximately 39,988 square feet in area, legally described as follows:

LOT 17 IN LEUHRING'S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

The Petitioner is represented by Taft Stettinius & Hollister LLP located at 111 East Wacker Drive, Suite 2600, Chicago, IL 60601. The Petitioner's authorized representative, Karl Camillucci, can be contacted at (312) 836-4085 or kcamillucci@taftlaw.com with questions or to obtain additional information.

All interested people are invited to attend and be heard. The petition and supporting documentation are available for inspection at the Community Development Department at the Itasca Village Hall, 550 West Irving Park Road, Itasca, IL during normal business hours. Written comments, questions, and/or statements can be submitted by email to commdev@itasca.com or by mail addressed to: Village of Itasca

Aftn: Community Development Department  
550 W. Irving Park Road  
Itasca, IL 60143

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

Jody Conidi, Village Clerk  
Published in Daily Herald Nov. 14, 2025 (312805)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**DuPage County  
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/14/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.



Designee of the Publisher of the Daily Herald

Control # 312805 \*DUPAGE\*



**PC 25-018**

19W076 Granville Ave.

PIN: 03-05-405-015



# **PC 25-018**

19W076 Granville Ave.

PIN: 03-05-405-015

## **RESPONSE TO QUESTIONS FROM OCTOBER PC**

- AC units are 4 feet from the West property line - Permitted by right
- Window well is 3 feet from the West property line - Considered an allowed encroachment
- Accessory Structures are measured by the square footage of the roof
- A public sidewalk would be located within the public right of way typically 1 foot from the property line
- Dry Wells have been a Best Management Practice under DuPage County since 2008
- Additional materials provided by petitioner to address questions

# PC 25-018

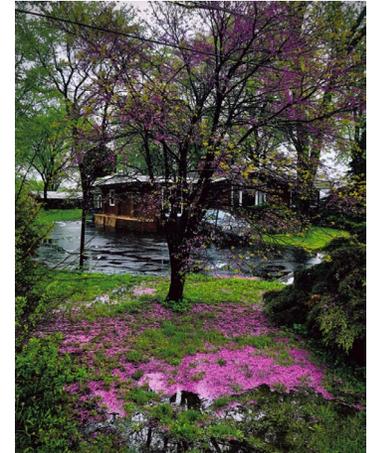
19W076 Granville Ave.

PIN: 03-05-405-015

## RESIDENT FEEDBACK SUMMARY

- Front fence both as an aesthetics and safety issue
- Concern with flooding and cited a history of flooding on lots in the area
- Concern toward the use of the side driveway located with a 0 foot setback from the East property line
- Additional materials provided by petitioner to address concerns
- Letter from neighbor included in staff report exhibits

## PHOTOS PROVIDED BY NEIGHBOR



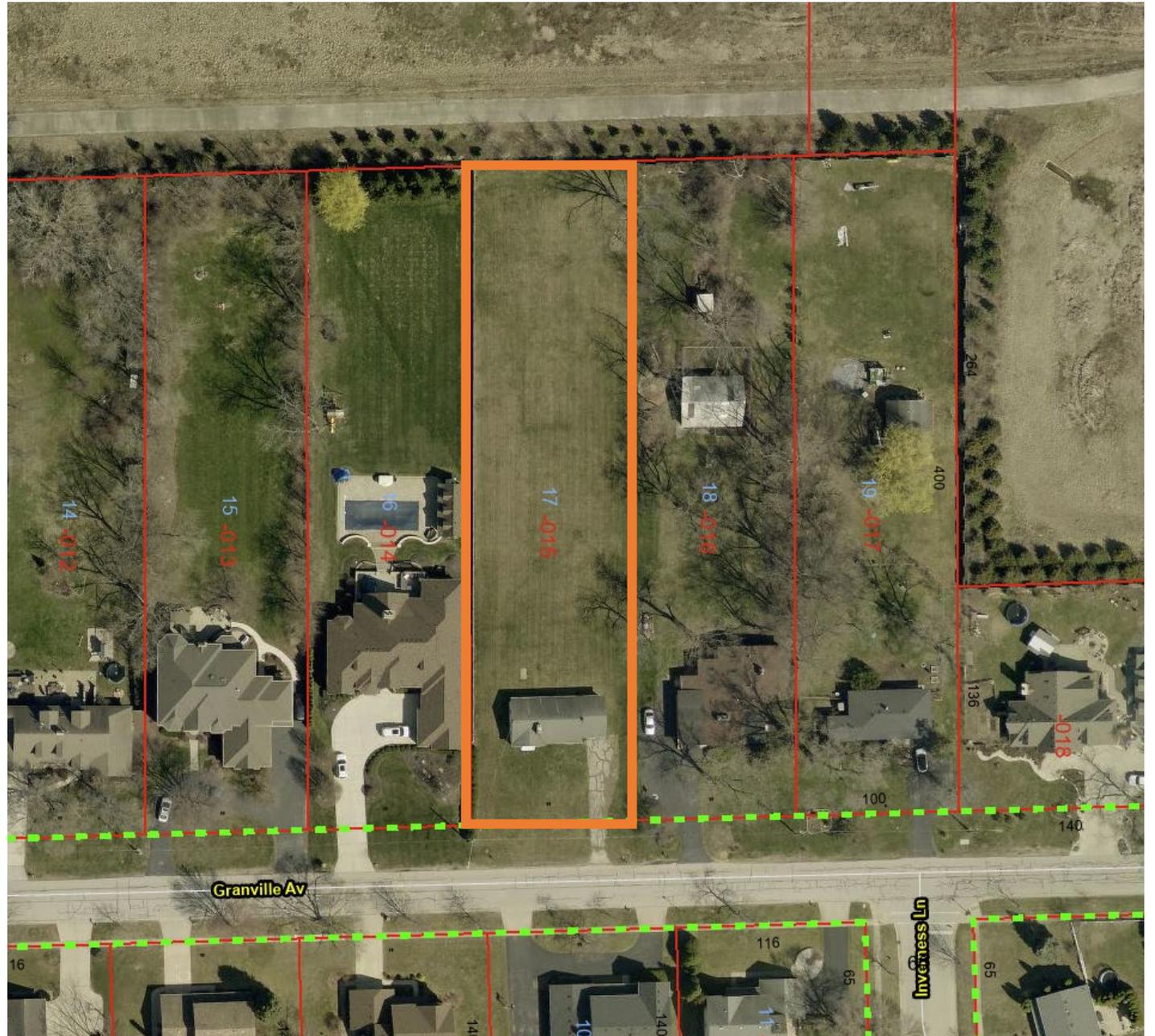
# PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015

## PROPOSAL

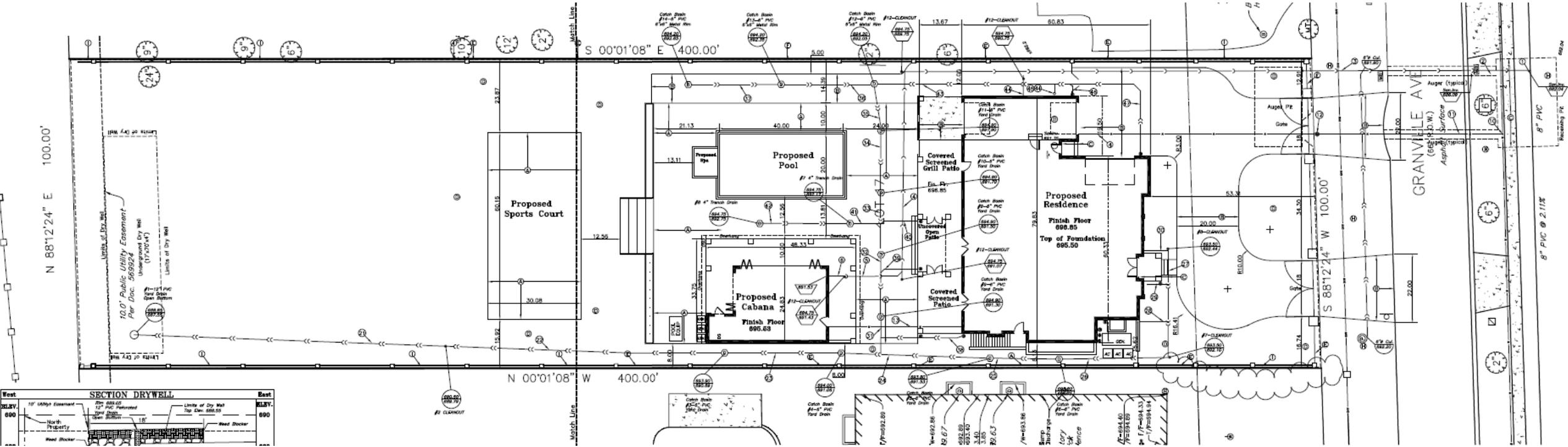
- Two-story single-family residence with an attached garage
- Accessory Structures proposed: cabana, pool, patio, and sport court
- U-Shaped Driveway and side access driveway
- Guardrail for stairs on West side of the property
- Fence with driveway gates on front property line



# PC 25-018

19W076 Granville Ave.

PIN: 03-05-405-015



# Variations 1 & 2

## Variations

1. Variance to Sec. 7.04.9 to permit an increase of the maximum lot coverage from 40% to 46.5%.
2. Variance to Sec. 4.13.4.d to permit an increase of the maximum accessory structure square footage from 864 square feet to 1,775 square feet.

## Overview

- Accessory Structures Count Towards lot coverage
- Total lot coverage being requested is 46.5%
- Maximum accessory structure regulation is intended to balance primary structure and accessory structure sizes
- Accessory Structures include patios, pools, cabanas

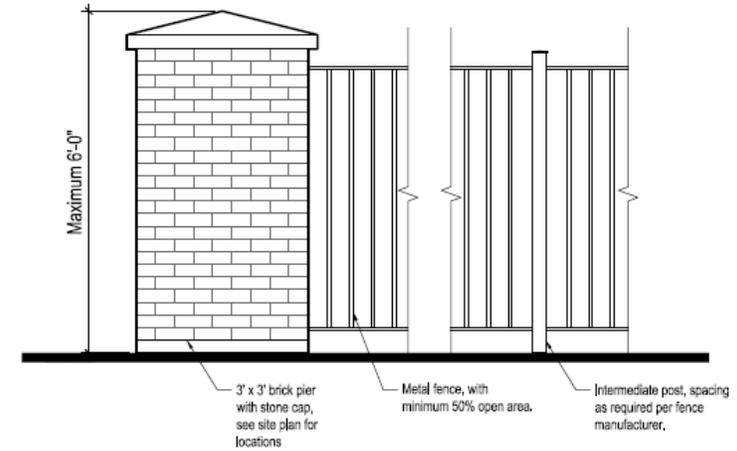
# Variance 3

## Variance

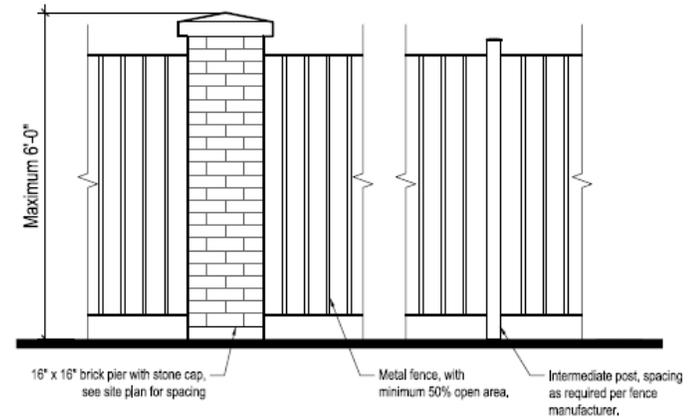
3. Variance to Sec. 4.20.4.d and 7.04.5.a to permit a reduction in the front yard setback for fences to permit a fence with a 0-foot front yard setback.

## Overview

- A fence is proposed on the front property line
- Per code, fences must be in line with the front wall of the house
- The fence continues around the sides of the property – a fence on the property line is permitted by right
- An existing side-yard fence is located on the neighboring property to the west



FRONT YARD  
**2** FENCE WITH BRICK PIERS  
Scale: Not to Scale



REAR AND SIDE YARD  
**3** TYPICAL METAL FENCE  
Scale: Not to Scale

# Variations 4, 5, & 7

## Variations

4. Variance to Sec. 7.04.5.b to permit a reduction of the minimum side yard setback from 8 feet to 6 feet.
5. Variance to Sec. 7.04.5.b to permit a reduction of the minimum combined side yard setback from 20 feet to 6 feet.
7. Variance to Sec. 12.03.7. to allow a driveway drive within 5 feet of the interior property line.

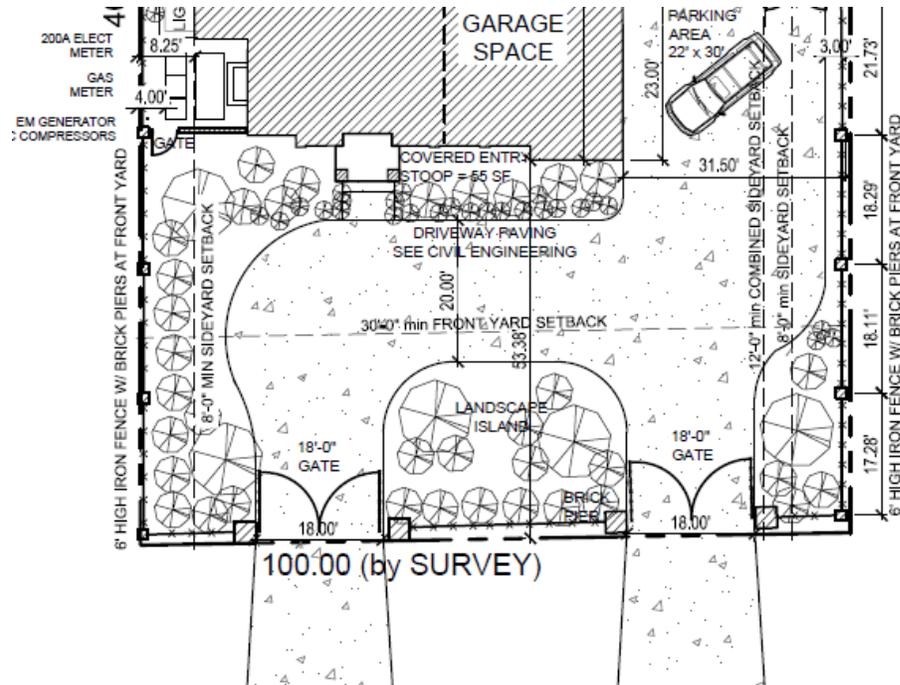
## Overview

- West side yard setback is being reduced from 8 to 6 feet to allow for a guardrail along stairs.
- A side drive 0 feet from the east property line is being requested
- Combined side yard – the total of the west and east sideyard setbacks, is reduced from 20 to 6 feet
  - 6 foot setback on West
  - 0 foot setback on East

# Variance 6

## Variations

6. Variance to Sec. 12.03.7 to allow two driveways.



## Overview

- U-Drive has two entrance ways which qualifies as two driveways
- More than 1 driveway is allowed with plan commission recommendation

# Stormwater Management

## Overview

- An initial stormwater management plan was provided
- Village engineer provided recommendations to enhance stormwater protection
- Recommend any approvals be conditioned on village engineer stormwater recommendations be followed
- Permeable pavers with 1.25 times the stormwater management may be another condition of approval. This closely follows the model being proposed as a text amendment to the Itasca Zoning Ordinance.

**The following initial recommendations have been made by the Village Engineer to enhance stormwater detention:**

- The retaining walls be a minimum of five feet (5') from the property lines for maintenance and drainage.
- Better defined swales be provided west of the proposed pool and cabana and around the proposed sport court toward the rear yard to the north. Grading should not block flow from the west.
- Enhanced swale is proposed along the east and west property lines toward the rear yard, and the proposed cleanout on the west be swapped for an additional catch basin to assist with drainage capture.

# Public Comment received by Staff

## Overview

- Stormwater concerns
- Concern with front fence
- Concern with lot coverage request
- Concern with side driveway

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

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

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

# Findings of Fact Standards paraphrased

- 3.a.1. property cannot yield a reasonable return if no variation permitted
- 3.a.2. plight of the owner is due to unique circumstances
- 3.a.3. variation, if granted, will not alter the essential character of the locality
- 3.b.1. physical surroundings, shape, or topographical conditions of the specific property involved bring a hardship, as distinguished from a mere inconvenience
- 3.b.2. not generally to other property within the same zoning classification
- 3.b.3. not based exclusively upon a desire to make more money, or merely for convenience
- 3.b.4. alleged difficulty or hardship has not been created by any person with present interest in property
- 3.b.5. variation will not be detrimental to the public welfare or injurious to the other property
- 3.b.6. proposed variation will not impair light on adjacent property, substantially increase danger of fire, endanger the public safety, or impair values

## **RECOMMENDED MOTION (Approve with Conditions)**

- I move to recommend denial of the Petition for a Variation from the provisions of **Sec. 4.20.4.d and 7.04.5.a**, and accept and adopt the applicant's Variance Request Narrative attached to this Staff Report as Exhibit B, and the applicant's "Standards of Approval" and "Facts of the Application" attached to this Staff Report as Exhibit C, as well as any relevant testimony received at the Public Hearing, as the Findings of Fact for Section 14.09-3 of the Zoning Ordinance and to recommend approval of the Petition for a Variation from the provisions of **Sec. 7.04.9, Sec. 4.13.4.d, Sec. 7.04.5.b, and Sec. 12.03.7**, of the Zoning Ordinance, subject to the following conditions:
  1. Permeable pavers must be used to construct the driveway in the front-yard and side-yard of the home.
  2. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
  3. Driveway width may not exceed 24 feet at the property line.
  4. A landscape plan is provided and approved at permitting by the Village.
  5. A stormwater management plan following Village Engineer's recommendations is provided and approved at permitting.



**ORDINANCE NO. 2163-25**

**AN ORDINANCE APPROVING VARIANCES FOR THE DEVELOPMENT OF A SINGLE-FAMILY HOME IN THE R-1 RESIDENTIAL DISTRICT AT 19W076 GRANVILLE AVE., CASE PC 25-018**

WHEREAS, Mario Gullo (herein “Petitioner”), on behalf of Chicago Title Land Trust Company as Trustee under the provisions of a certain Trust Agreement dated June 22, 2020 and known as Trust Number 8002383423 (the OWNER), has filed a petition for seven (7) variances for the property located at 19W076 Granville Ave, Itasca, IL 60143 (“Subject Property”), in the R-1 Single Family Residence District, for the following relief:

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

WHEREAS, the Subject Property is identified by PIN #03-05-405-015, is approximately .918 acres in area, and is legally described as follows:

LOT 17 IN LEUHRING’S LAWRENCE AVENUE GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1949 AS DOCUMENT 569924.

WHEREAS, a public hearing was held by the Itasca Plan Commission on November 19, 2025, pursuant to public notice, with respect to Petitioner’s applications; and

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

WHEREAS, the Plan Commission recommended to the Village Board of Trustees that the Petitioner’s requests for the above-mentioned variances be approved subject to the following conditions:

1. 1.25 times the amount of stormwater volume be provided for the 6.5% of additional lot coverage being permitted.
2. Driveway width may not exceed 24 feet at the property line.
3. A landscape plan is provided and approved at permitting by the Village.
4. A stormwater management plan following the Village Engineer’s recommendations is provided and approved at permitting.

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

SECTION ONE: The corporate authorities of the Village of Itasca accept the findings of fact and recommendations of the Itasca Plan Commission concerning Petitioner’s application for seven (7) variances from the provisions of Section 7.04.9, Section 4.13.4.d , Section 4.20.4.d, Section 7.04.5.b, and Section 12.03.7 of the Itasca Zoning Ordinance to permit variances to build a single-family home, subject to the conditions listed above.

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

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

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

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

	Trustee Aiani	Trustee Christensen	Trustee Daly	Trustee Gavanes	Trustee Leahy	Trustee Powers	Mayor Pruyn
Aye	<input type="checkbox"/>						
Nay	<input type="checkbox"/>						
Absent	<input type="checkbox"/>						
Abstain	<input type="checkbox"/>						

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca on the 6<sup>th</sup> day of January, 2026.

APPROVED:

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Village President Jeffery J. Pruyn

ATTEST:

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Village Clerk Jody Conidi