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MEMORANDUM

TO: Carie Anne Ergo, Village Administrator
FROM: Natalie Crown, Community Planner
THROUGH: Kurtis Pozsgay, Community Development Director
DATE: February 20, 2026
SUBJECT: Approving the 2026 Village of Itasca Zoning Map Update

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

INTRODUCTION

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

DISCUSSION

Zoning Approval

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

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

Address Changes

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

Addition of Planned Development Table

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

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

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

Minor clean up

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

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

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

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

STAFF RECOMMENDATION

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

AFTER ACTION STEPS

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

ATTACHMENT

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

VILLAGE OF ITASCA, ILLINOIS 2026 OFFICIAL ZONING MAP

ZONING DISTRICTS

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

LEGEND

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



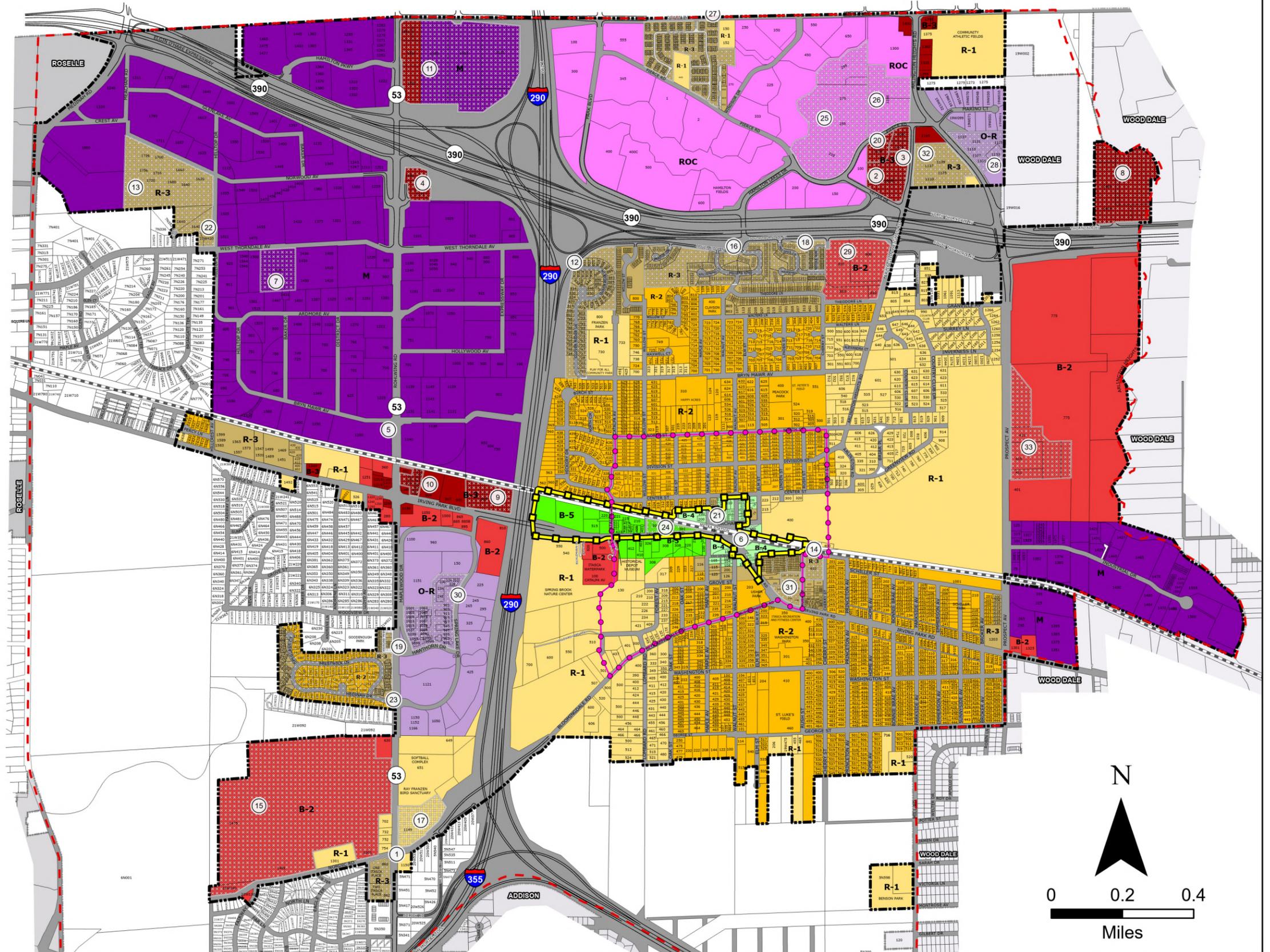
Village of Itasca
550 W. Irving Park Rd.
Itasca, IL 60143
630.773.0835
www.itasca.com

OFFICIAL ZONING MAP OF ITASCA, IL

Approved:
President Jeffrey Pruy

Attest:
Jody Condi, Village Clerk

ORDINANCE: _____ DATE: March 2026
AMENDED: _____



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

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

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Jody Conidi