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MEMORANDUM

TO: Carie Anne Ergo, Village Administrator
FROM: Natalie Crown, Community Development Planner
THROUGH: Kurtis Pozsgay, Community Development Department Director
DATE: February 20, 2026
SUBJECT: Application for a Setback Variation for a pool in a corner-side yard for 438 Hickory Drive

RECOMMENDED MOTION: Move to affirm the of Plan Commission’s recommendation and permit a pool within 3 feet of the property line in a corner-side yard.

INTRODUCTION

On February 18, 2026, the Itasca Plan Commission held a public hearing for PC 26-004, a variation for a pool in a corner side yard for 438 Hickory Drive with a 3-foot setback from the property line.

The Plan Commission voted 6-0 to approve the request.

DISCUSSION

The applicants are proposing to construct a 21-foot diameter above-ground pool that would encroach into the corner side yard of the property. At the Plan Commission meeting, the applicant clarified that the pool was 21 feet in diameter, not 15 feet as stated in the staff report. The proposed pool still follows the same setbacks with the 21-foot diameter.

The home is located with frontage on both Hickory Drive and North Street, with the front yard located along Hickory Drive. It is located within the Itasca Heights Unit 2 subdivision on the outer corner of a cul-de-sac. The pool is proposed to be located along North Street. The yard is fenced in by a 4-foot solid fence with a 2-foot open top.

Per the Village’s Zoning Code, pools are not permitted in the corner side yard of a property. Pools are only permitted in the rear yard of a property with a minimum 5-foot distance from the property line. Due to overhead utilities crossing the yard, the pool cannot be placed in a more central area in the yard, necessitating the request for a reduced property line setback to 3 feet. All pools must be a minimum of 15 feet from overhead utilities. The applicant and the Plan Commission agreed that relocating the utilities underground would not be an ideal solution.

The Plan Commission discussed the choice of the pool size and whether a smaller pool would need a variance, but the location in the corner-side yard would require a variance regardless of the setback. The Plan Commission recommended approval with the pool at 21 feet in diameter.

PLAN COMMISSION RECOMMENDATION

At the February 18, 2026 meeting, by a vote of 6 to 0, the Itasca Plan Commission reviewed and recommended the approval of the application to permit a variation from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, Plan Commission Case #26-004, as set forth in Exhibit A attached to the staff report, subject to the following conditions.

NEXT STEPS

After approval, Community Development Staff will facilitate a building permit.

STAFF RECOMMENDATION

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

ATTACHMENTS

1. Draft Ordinance approving the Variances
2. Plan Commission Agenda packet, which includes:
 - a. Applicant's Variance Request Narrative
 - b. Plat of Survey/site plan showing location of the pool
 - c. Letters of Support from Neighbors
 - d. Pool Details
3. Presentation to Plan Commission, February 18, 2026

PROPOSAL

The applicants are proposing to construct a 15-foot diameter above ground pool that would encroach into the corner-side yard of the property. The home is located with frontage on both Hickory Drive and North Street. The front yard is on Hickory Drive. It is located in the Itasca Heights Unit 2 subdivision on the outer corner of a cul-de-sac. The pool would be located along North Street. The yard is fenced in by a 4-foot solid fence with a 2-foot open top.



Per the village zoning code, pools are not permitted in the corner side yard of a property. Pools are only permitted in the rear yard of a property with a minimum 5-foot distance from the property line.

Due to overhead utilities crossing the yard, the pool cannot be in a more central area in the yard, thus the request for a reduced property line setback to 3 feet. All pools must be a minimum of 15 feet from overhead utilities.



Highlighted Utility Line - Image from 2018 – Pre-fence installation

ZONING ANALYSIS

Characteristics of the subject property include:

- The lot is zoned R-2 Single Family Residents District.
- The lot is 9,425 s.f. in area with 65 ft. of frontage along Hickory Dr. and 145 ft. along North Street.

Characteristics of the surrounding area include:

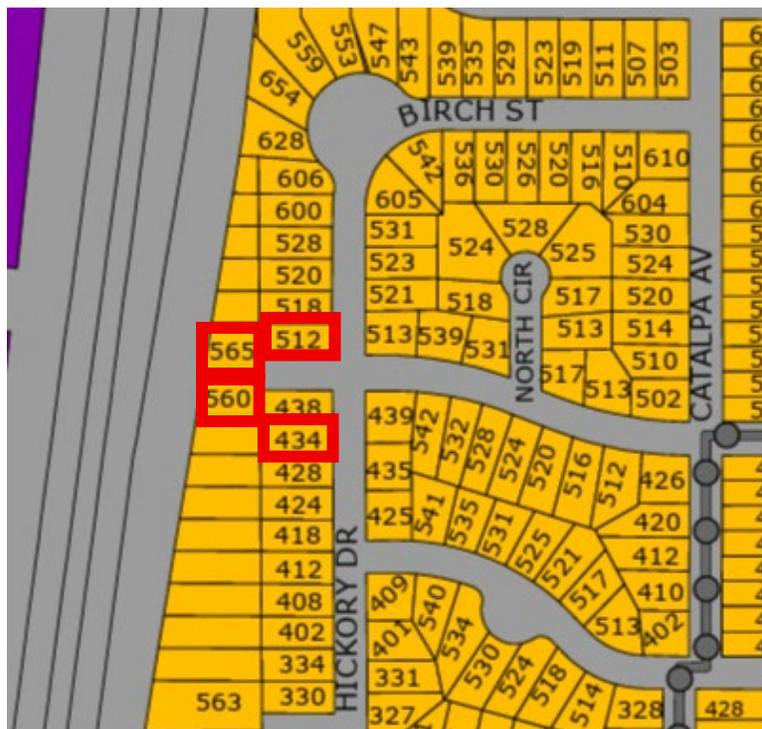
- The lots to the north, east, west and south are zoned R-2 Single Family Residence District.
- The lot is located on the corner end of a cul-de-sac.

PUBLIC HEARING NOTICES

The required public hearing notices have been provided for this petition: The required public hearing notice for the petition was published on January 28, 2026 in the Daily Herald for February 18th Plan Commission meeting. Notices to property owners within 250 ft. excluding public rights-of-way were hand delivered and mailed by the applicants via certified mail.

PUBLIC COMMENTS

The applicant collected letters of support from neighbors at the following addresses: 434 Hickory Dr; 560 W. North St; 565 W. North St; 512 Hickory Dr.



No other public comment has been received at this time.

RECOMMENDED MOTION (Approval)

I move to accept and adopt the applicant's responses to the Variance Standards of Approval, on the second and third pages of their "Variance Request Narrative", attached to the Staff Report as Exhibit B, as the Findings of Fact and to recommend approval of the Petition for a variation from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, subject to the following conditions:

1. The variation is specific to a 15 ft. wide above ground swimming pool on the subject property in general conformance with the plans and drawings depicted in Exhibit C to the Staff Report.
2. All permits issued pursuant to these variations shall conform to the requirements of the Municipal Code. Minor modifications from the plans shown in Exhibit C may be made to conform to the Municipal Code, provided the modifications do not reduce the corner side yard setback for the pool to less than 3 ft.

EXHIBITS ATTACHED

- A. Applicant's Variance Request Narrative
- B. Plat of Survey/site plan showing location of the pool
- C. Letters of Support from Neighbors
- D. Pool Details

PROJECT NARRATIVE

I am requesting approval of a zoning variation to allow an above-ground swimming pool to be installed in the north/front corner side yard of my property. The lot is a corner parcel with a unique layout and limited usable yard area due to the placement of the existing home and detached garage, the existing hardscape, and the overhead electrical service. Because of these site constraints, strict application of the required street setback does not provide a reasonable or safe location for the pool elsewhere on the property.

The proposed pool location is shown on the attached detail drawing. The pool will be set back approximately 3'-0" from the north/front property line (street side) to the closest point of the pool, and approximately 13'-6" from the edge of pavement/curb (where applicable). This placement maintains separation from overhead electrical lines and avoids conflicts with existing driveway, walkway, patio, and utility features while preserving safe access around the pool perimeter.

Key site and installation notes:

- Pool location is shown on the attached survey/detail drawing for Lot 21.
- Pool will be installed on a level sand base with an approximate 18" excavation as needed for grade.
- Electrical to the pool equipment will be run in buried conduit in accordance with code requirements.
- Pool placement avoids overhead electrical service and maintains a safe clearance zone.

Neighbor support has been received from the surrounding properties, and the requested variation will not change the residential character of the neighborhood. The pool will be maintained in a safe and orderly condition, and all work will comply with applicable building and electrical codes.

Village of Itasca – Response to Standards of Approval and Findings of Fact

Development Review Application Packet – Pages 6–7

Project Information

Property Address:	438 Hickory Dr. Itasca, IL 60143
PIN (Parcel Index Number):	03-07-204-001
Zoning District:	R-2
Existing Use:	Single-Family Residential

Instructions: The standards below are copied from the Village packet. Write your project-specific responses under each item. Complete only the sections that apply to your request.

A. Variation

Standards of Approval (Sec. 14.09-3)

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;

Response: The subject property is a corner lot, and the required street setback limits the usable yard area for an above-ground pool. Due to the placement of the existing home and detached garage, along with existing driveway/walkway/patio areas and overhead electrical service, there is no other reasonable or safe location on the lot that would comply with the setback requirements. Without the requested variation, the property cannot reasonably be used for this typical residential accessory improvement.

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

Response: The hardship is due to unique site conditions, including the corner-lot configuration, the existing residence/garage layout, existing hardscape (driveway, walkways, patio), and overhead electrical service. These physical constraints reduce available yard space and restrict safe pool placement.

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

Response: The proposed above-ground pool is a common residential accessory use consistent with the neighborhood's character. The pool will remain within the yard area, will

be maintained in a safe and orderly condition, and will not create adverse impacts on neighboring properties. Neighbor support has been received from surrounding property owners.

Findings of Fact

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;

Response: Strict enforcement of the street setback requirement creates a practical hardship because the corner-lot layout and existing improvements leave no other safe or workable pool location. The proposed pool placement is shown on the attached detail drawing and is positioned approximately 3'-0" from the north/front property line (street side) to the pool's closest point, and approximately 13'-6" from the edge of pavement/curb (where applicable). This location also helps maintain safe clearance from overhead electrical service.

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;

Response: The conditions are specific to this property's corner-lot orientation and the existing placement of the home, detached garage, and hardscape, along with overhead electrical service routing. These combined constraints are not typical of all properties in the same zoning district.

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;

Response: The request is based on practical and safety-related constraints of the site, including limited buildable yard area and the need to avoid overhead electrical service. The purpose is to enable reasonable residential use of the property, not to increase profit or for mere convenience.

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

Response: The hardship is created by the existing lot configuration and site conditions, including the established location of the residence and garage, existing hardscape, and overhead utility placement. These conditions were not created by the current request and are outside the applicant's control.

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

Response: Approval of the variation will not be detrimental to public welfare or neighboring properties. The pool will be installed and maintained in accordance with applicable codes, will not interfere with sidewalks/driveways/utilities, and will be positioned to avoid electrical hazards. Neighbor support letters are available.

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.

Response: The proposed pool location will not impair light or create fire/safety hazards. The placement maintains separation from property boundaries and avoids conflicts with overhead electrical service. The pool is a typical residential improvement and should not negatively affect neighborhood property values.

B. Re-Zoning / Map Amendment

Findings of Fact (Sec. 14.10-6)

1. Compatibility with surrounding land uses and the general area;

Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

2. The zoning classification of property within the general area of the property in question;

Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

3. The suitability of the subject property to the uses permitted under the existing zoning classification;

Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

4. The trend of development, if any, in the general area of the subject property including recent changes, if any, which have taken place in its zoning classification; and

Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

5. The relationship of the existing zoning classification to the official comprehensive plan of Itasca, adopted October 18, 1977 and as amended. The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant; and that either the proposed amendment will correct an existing error or that changing conditions make the proposed amendment necessary.

Response: Not applicable. This petition requests a Variation (zoning variation) only and does not request a zoning map amendment or re-zoning.

C. Special Use

Standards of Approval (Sec. 14.11-4)

1. Is deemed necessary for the public convenience at the location;

Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

2. Is so designated, located and proposed to be operated such that the public health, safety and welfare will be protected;

Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

3. Will not cause substantial injury to the value of other property in the neighborhood in which it is located; and has been recommended by the plan commission and approved by the president and the board of trustees, and conforms, except in the case of a planned development, to the applicable regulations of the district in which it is located.

Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

Findings of Fact (Sec. 14.11-7)

1. The approval of such Special Use is in the public interest and is not solely for the interest of the applicant; and

Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

2. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

3. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity or injurious to property values or improvements in the vicinity; and

Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

4. That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Response: Not applicable. No Special Use approval is being requested with this petition; the request is solely for a Variation (zoning variation).

D. Planned Developments

Standards of Approval (Sec. 14.12-7)

1. The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.

Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

2. The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.

Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

3. That any industrial park areas established in the planned development conform to all requirements therefore, as set forth elsewhere in this Ordinance.

Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

4. That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned development shall be subject to the requirements for each individual classification as established elsewhere in this Ordinance, except as may be specifically varied in the Ordinance granting and establishing a planned development use.

Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

5. When private streets and common driveways are made a part of the planned development or private common open space recreational facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.

Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

6. That any bulk exceptions shall be solely for the purpose of promoting an integrated site plan more beneficial to the residents or occupants of such development as well as neighboring property, that would be obtained under the bulk regulations of this Ordinance for building developed on separate zoning lots.

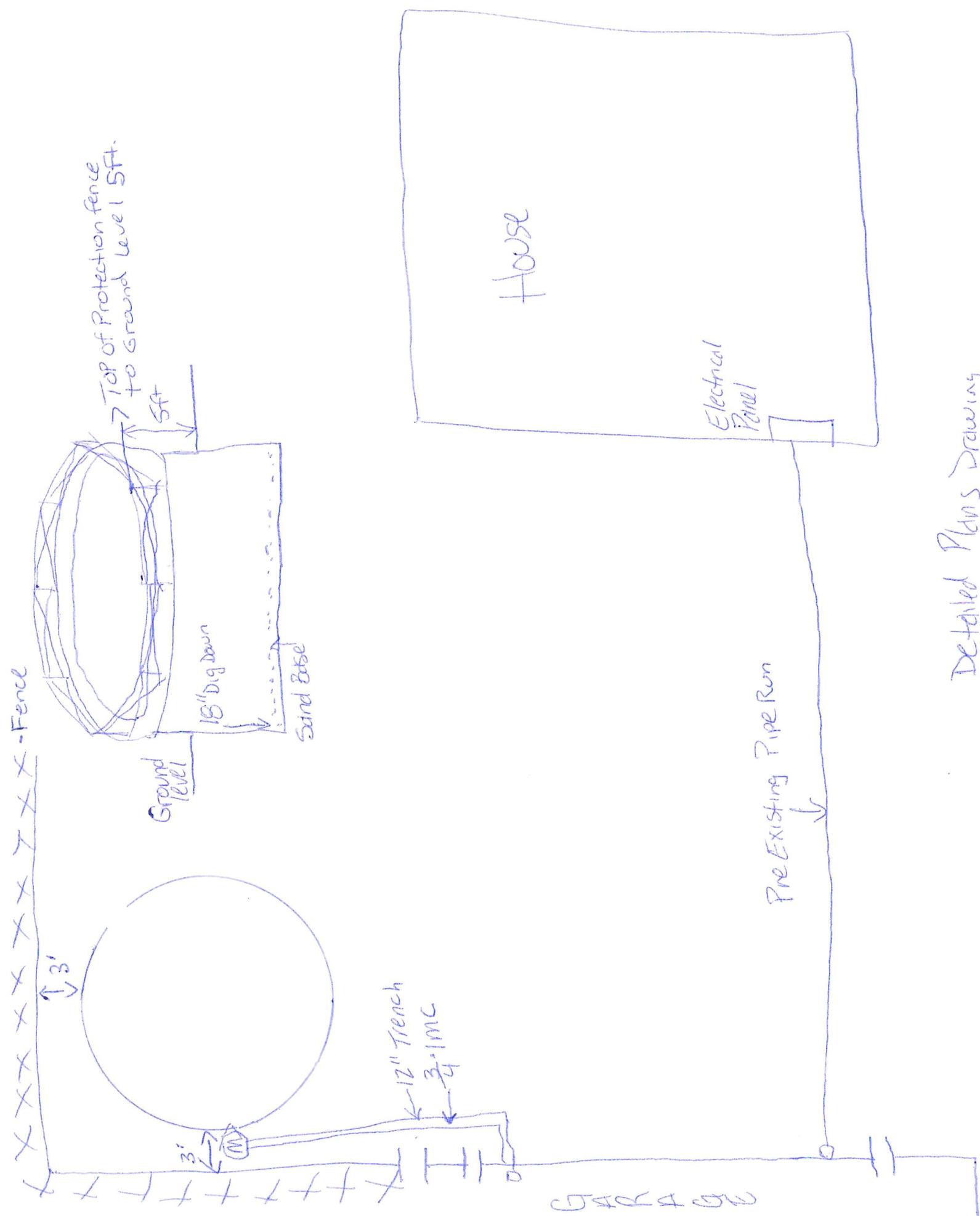
Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

7. Architectural Consistency. The architectural style and features established for an approved planned development shall be maintained throughout the entire project unless otherwise recommended by the Plan Commission and approved by the Village Board.

Response: Not applicable. No Planned Development approval is being requested with this petition; the request is solely for a Variation (zoning variation).

Neighbor Support (addresses provided by petitioner):

- South: 434 Hickory Dr., Itasca, IL 60143
- West (behind): 560 W. North Street, Itasca, IL 60143
- Northwest: 565 W. North Street, Itasca, IL 60143
- North: 512 Hickory Dr., Itasca, IL 60143



Detailed Plans Drawing

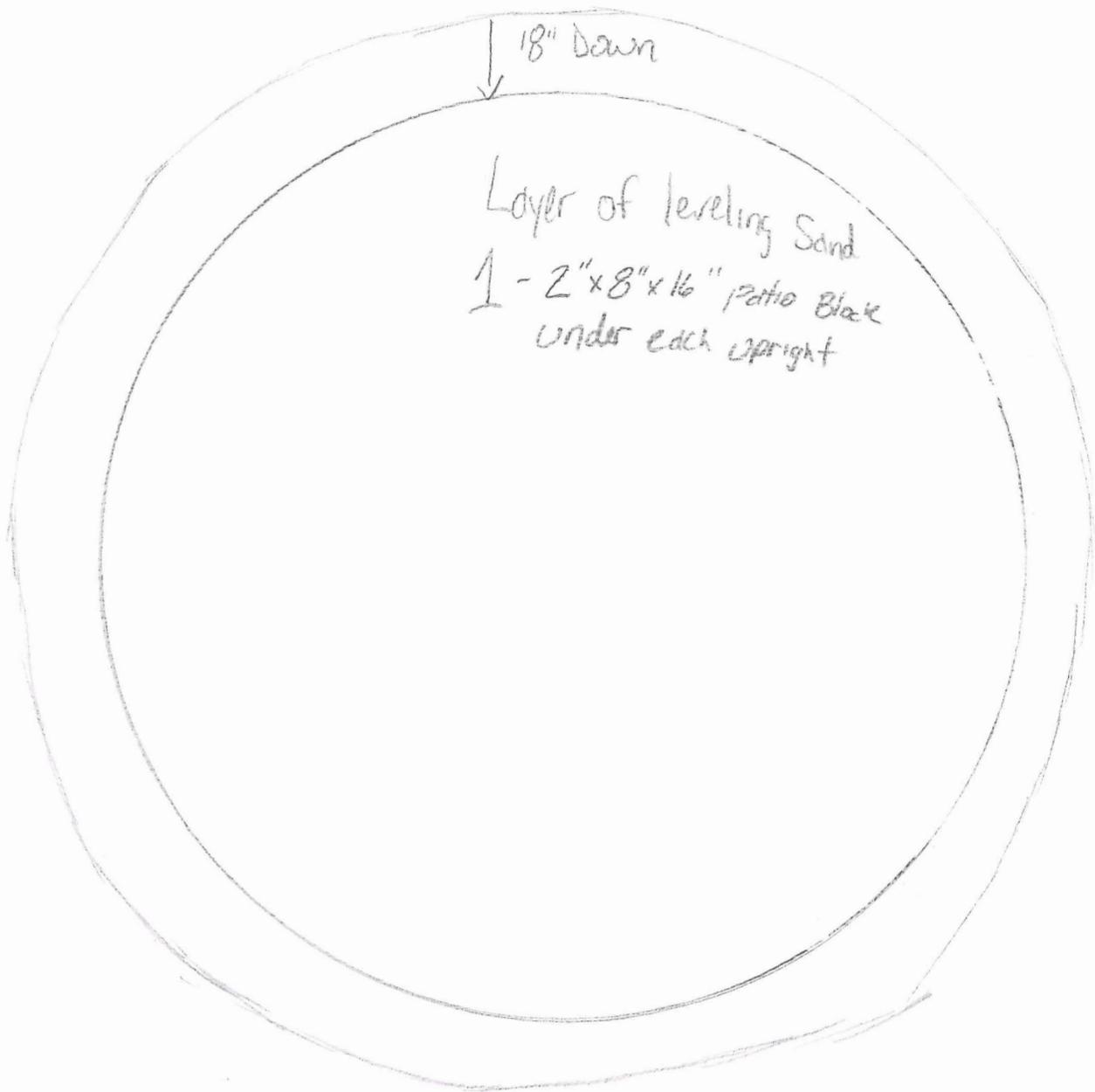
Pool HT - 4'-6"

Protection Fence - 2'

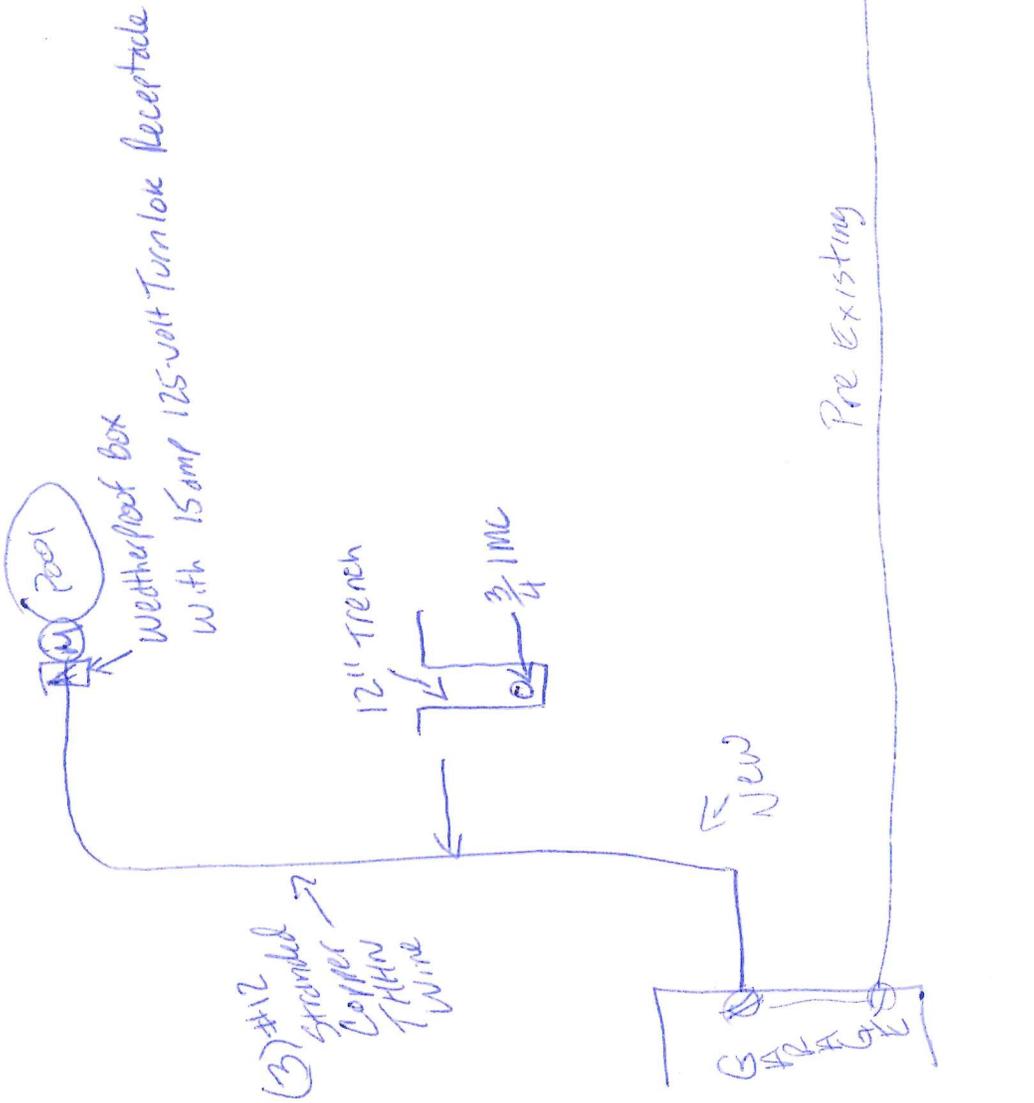
Overall HT - 6'-6"

18" below surface level

HT above ground - 5'



Electrical Drawings



Neighbor Support Letter – Pool Variation/Variance Request

Village of Itasca

Print one copy per neighbor. Each neighbor should complete and sign their own letter.

Date: 1-9-2025

Village of Itasca

Attn: Community Development / Plan Commission / Zoning Administrator

Re: Support for Pool Variation/Variance Request at:

(Applicant Property Address)

To Whom It May Concern,

My name is Brittany Neft and I reside at
438 Hickory Dr. Itasca, IL 60143.

I am writing to state that I support the request for a zoning variation/variance to allow the installation of an above-ground swimming pool at the applicant's property located at 438 Hickory Dr. Itasca, IL 60143.

I understand the general location being requested (as shown on the applicant's submitted site plan) and I have no objection to the pool being installed at that location, provided the installation complies with all applicable building, electrical, and safety requirements.

I do not believe the proposed pool will negatively impact my property, public safety, or the character of the neighborhood.

If you have any questions, I can be reached at the contact information below.

Sincerely,

Signature 

Printed Name: Brittany Nehf

Address: 434 Hickory Dr. Itasca, IL 60143

Phone: 

Email: 

Optional note (neighbor may add):

Neighbor Support Letter – Pool Variation/Variance Request

Village of Itasca

Print one copy per neighbor. Each neighbor should complete and sign their own letter.

Date: January 13, 2026

Village of Itasca

Attn: Community Development / Plan Commission / Zoning Administrator

Re: Support for Pool Variation/Variance Request at:

438 Hickory Drive, Itasca IL 60143

(Applicant Property Address)

To Whom It May Concern,

My name is Douglas Kosar and I reside at
560 West North Street, Itaska IL 60143

I am writing to state that I support the request for a zoning variation/variance to allow the installation of an above-ground swimming pool at the applicant's property located at
438 Hickory DR. ITASCA IL 60143.

I understand the general location being requested (as shown on the applicant's submitted site plan) and I have no objection to the pool being installed at that location, provided the installation complies with all applicable building, electrical, and safety requirements.

I do not believe the proposed pool will negatively impact my property, public safety, or the character of the neighborhood.

If you have any questions, I can be reached at the contact information below.

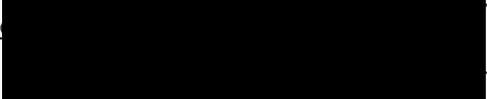
Sincerely,

Signature: 

Printed Name: Douglas Kosar

Address: 560 West North Street, Itasca, IL 60143

Phone: 

Email: 

Optional note (neighbor may add):

Neighbor Support Letter – Pool Variation/Variance Request

Village of Itasca

Print one copy per neighbor. Each neighbor should complete and sign their own letter.

Date: 11/7/25

Village of Itasca

Attn: Community Development / Plan Commission / Zoning Administrator

Re: Support for Pool Variation/Variance Request at:

438 Hickory Drive Itasca, IL 60143

(Applicant Property Address)

To Whom It May Concern,

My name is Francesca Larsen and I reside at
565 W. NORTH ST ITASCA, IL 60143

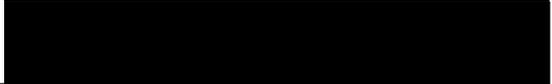
I am writing to state that I support the request for a zoning variation/variance to allow the installation of an above-ground swimming pool at the applicant's property located at 438 HICKORY DR ITASCA IL 60143.

I understand the general location being requested (as shown on the applicant's submitted site plan) and I have no objection to the pool being installed at that location, provided the installation complies with all applicable building, electrical, and safety requirements.

I do not believe the proposed pool will negatively impact my property, public safety, or the character of the neighborhood.

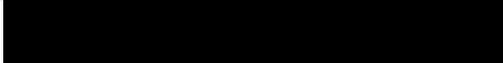
If you have any questions, I can be reached at the contact information below.

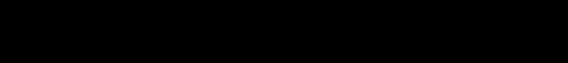
Sincerely,

Signature: 

Printed Name: Francesca Larsen

Address: 565 W. NORTH ST Itasca, IL 60143

Phone: 

Email: 

Optional note (neighbor may add):

Neighbor Support Letter – Pool Variation/Variance Request

Village of Itasca

Print one copy per neighbor. Each neighbor should complete and sign their own letter.

Date: 1-12-2026

Village of Itasca

Attn: Community Development / Plan Commission / Zoning Administrator

Re: Support for Pool Variation/Variance Request at:

(Applicant Property Address)

512 HICKORY DR.

To Whom It May Concern,

My name is SCOTT W. SCHNEIDER and I reside at

~~512 HICKORY DR.~~

I am writing to state that I support the request for a zoning variation/variance to allow the installation of an above-ground swimming pool at the applicant's property located at 438 HICKORY DR. ITASCA, IL 60143

I understand the general location being requested (as shown on the applicant's submitted site plan) and I have no objection to the pool being installed at that location, provided the installation complies with all applicable building, electrical, and safety requirements.

I do not believe the proposed pool will negatively impact my property, public safety, or the character of the neighborhood.

If you have any questions, I can be reached at the contact information below.

Sincerely,

Signature: 

Printed Name: SCOTT W. SCHREIBER

Address: 512 HICKORY DR 

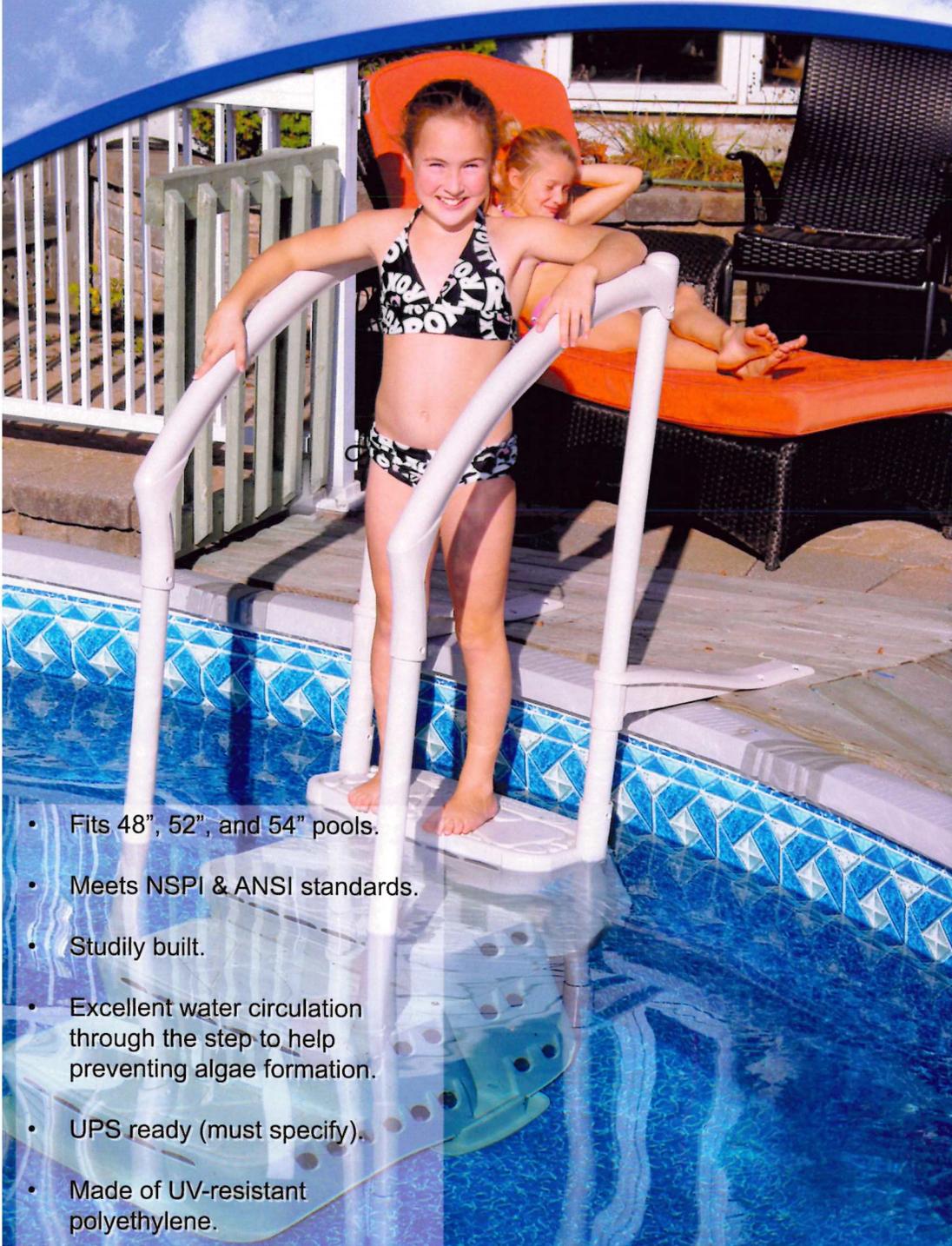
Phone: 

Email: 

Optional note (neighbor may add):

BILT+MORTM 5001

The entrapment free Step & Ladder combo for your pool package



- Fits 48", 52", and 54" pools.
- Meets NSPI & ANSI standards.
- Sturdily built.
- Excellent water circulation through the step to help preventing algae formation.
- UPS ready (must specify).
- Made of UV-resistant polyethylene.

Build your system



PG-9005
Low profile deck attachments.



PG-6003
Classic ladder
Flips up.



PG-9600
Ladder with self latching system.



InnovaPlas

SAFE, STURDIEST BOILER, EASY TO SHIP, HANDLE AND INSTALL

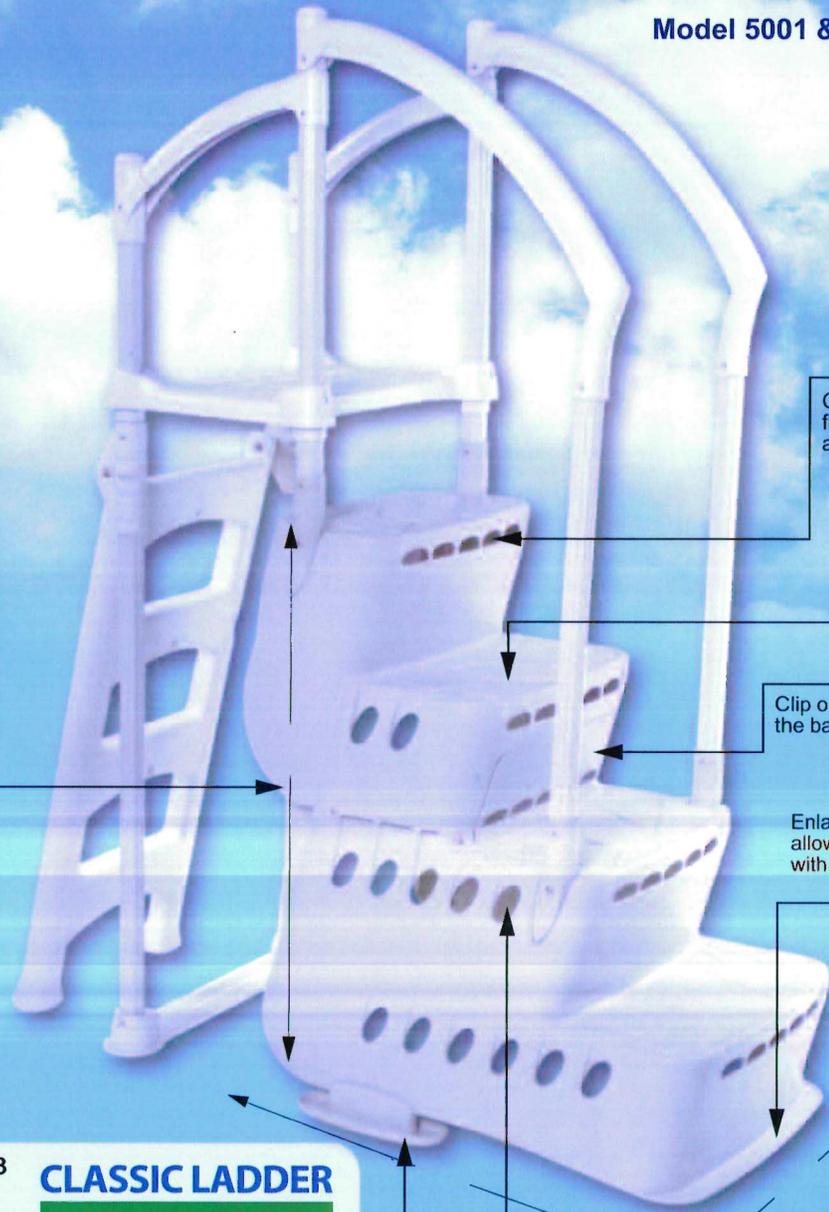
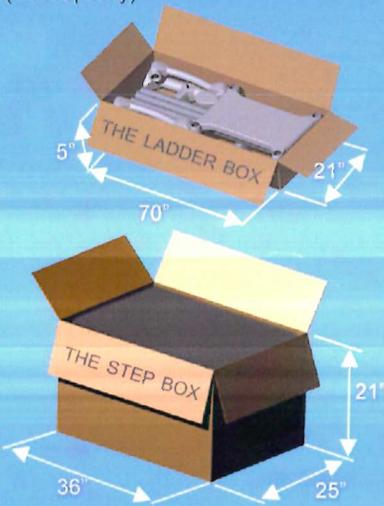
Model 5001 & 6001 shown



21" wide passage over the pool.

Platform for easy installation and removal of ballast.

UPS READY
(must specify)



Continuous water flow to help avoid algae formation.

Enhanced non skid surface.

Clip on panel to access the ballasting system.

Enlarged front lip to allow gentle contact with the pool liner.

Safe closed sides that permit water circulation and prevent child entrapment.

Smooth moon lander feet for greater water flow.



6003

CLASSIC LADDER

The new Classic Ladder is a sturdier ladder with:

- A wider footprint; from 21" to 24"
- 5" deep treads compared to 3" on the previous model.
- Wider tread surface from 14" to 20" long.



InnovaPlas

www.innovaplas.com



SwimPro® Voyager™

»»» Pump/Filter System

ADVANCED FILTRATION TECHNOLOGY
FOR SUPERIOR WATER CLARITY





TOTAL SYSTEMS FOR TOTAL CLARITY

SwimPro® Voyager™ Series Full-Flow Element Filter Systems by Hayward® utilize an EnduraClean element with antimicrobial media to deliver crystal clear water through advanced filtration. Each filter includes a performance-matched pump for a complete backyard system.



MAINTENANCE MADE EASY

Built with extra-large EnduraClean cartridge elements, Voyager filters efficiently trap dirt and debris. Precision-engineered extruded cores ensure maximum flow, helping to reduce filter operation time—and energy costs. Plus, the EnduraClean element is easy to remove and clean, making maintenance simpler than ever.



USER-FRIENDLY TECHNOLOGY

Constructed of durable, non-corrosive material, Voyager filters provide years of trouble-free operation. The EnduraClean element even utilizes a unique color-coded drain plug and cartridge element end cap, making this Hayward filter a clear choice.



SW110 SYSTEM



SW150 SYSTEM



SW175 SYSTEM

PERFORMANCE DATA

MODEL NUMBER	DESCRIPTION	ENDURACLEAN END CAP AND DRAIN COLOR	EFFECTIVE FILTRATION AREA RATE (FT.)	DESIGN FLOW (GPM)	TURNOVER (GALLONS)	
					8 HRS.	10 HRS.
SW110 System	100 ft ² Voyager Element Filter; standard thermoplastic base	● Red	100	80	38,400	48,000
SW150 System	150 ft ² Voyager Element Filter; deluxe thermoplastic base	● Gold	150	120	57,600	72,000
SW175 System	175 ft ² Voyager Element Filter; deluxe thermoplastic base	● Taupe	175	120	57,600	72,000

» hayward.com » 1-888-HAYWARD

Pumps » Filters » Heaters » Cleaners » Sanitization » Automation » Lighting » Water Features » White Goods

SwimPro® LX
by HAYWARD®

SwimPro® Voyager™
by HAYWARD®

ABOVE-GROUND POOL PUMP SERIES



- Designed specifically for the rigors of above-ground and on-ground-type swimming pools
- Provides dependable, energy-efficient performance and quiet operation
- Extra-large debris basket keeps pool maintenance to a minimum
- Clear cover lets you see exactly when the basket needs cleaning





Swim Like a Pro

The SwimPro LX and Voyager pump series are specifically designed for the demands of above-ground pools of all shapes and sizes. Available in a variety of models and with optional accessories such as twist-lock cords and automatic timers, SwimPro pumps provide reliable and consistent performance.

SwimPro LX Specifications

Model	Dim "A"	HP	Inlet/Outlet	Description
SW1110	10 1/8"	1 HP	1 1/2"	SwimPro LX pump
SW1110H	10 1/8"	1 HP	1 1/2"	SwimPro LX pump, horizontal discharge
SW1115	10 5/8"	1 1/2 HP	1 1/2"	SwimPro LX pump
SW1115H	10 5/8"	1 1/2 HP	1 1/2"	SwimPro LX pump, horizontal discharge
SW1115HTL	10 5/8"	1 1/2 HP	1 1/2"	SwimPro LX pump, horiz. discharge, twist-lock cord
SW15851X20TL	10 5/8"	2 HP	1 1/2"	SwimPro LX pump, horiz. discharge, twist-lock cord
SW15851X20FTL	10 5/8"	2 HP	1 1/2"	SwimPro LX pump, horiz. discharge, TL cord, timer

"TL" pump includes 3' twisting lock cord. 

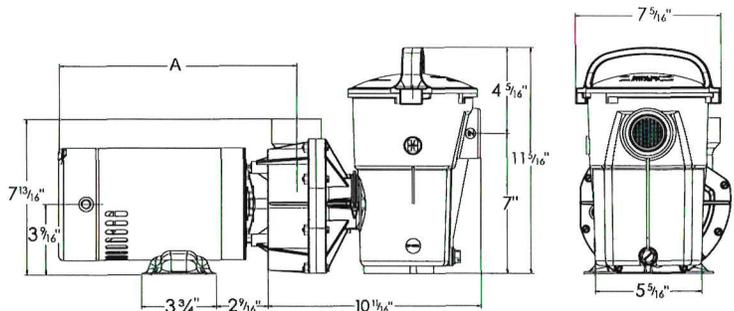
SwimPro Voyager Specifications

Model	Dim "A"	HP	Inlet/Outlet	Description
SW159412STL	12"	"2 HP,	1 1/2"	SwimPro Voyager pump with strainer

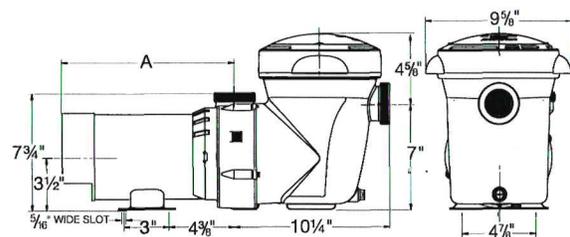
"TL" pump includes 3' twisting lock cord. 

Overall Dimensions

SwimPro LX



SwimPro Voyager



Century®

POOL & SPA MOTOR
1081 POOL PUMP DUTY



SP1520Z1ESC

THERMALLY PROTECTED

PART 7-193554-01

FR R48Y

TYPE SP

ENCL DP

HP 2.0

SF SPL

CODE H

RPM 3450

VOLTS 115

HZ 60

INSUL CLASS B

PH 1

AMPS 15.0

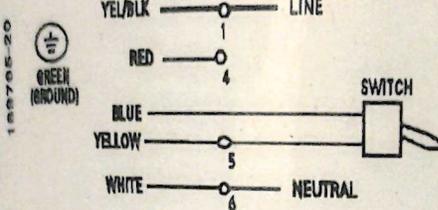
AMB 50 °C

TIME CONT

FORM PHM

SER# 36320J2ML010000336

KW=1.5 PATENT NO. 5,299,350



ACCEPTABLE USE COPPER
FOR FIELD CONDUCTORS
WIRING ONLY 17591-01

WARNING: Electrical Hazard. Failure to follow instructions can result in serious injury or death.

FOR USE WITH SWIMMING POOLS, HOT TUBS AND SPAS

- Disconnect power supply before servicing
- All electrical connections must be performed by qualified personnel in compliance with applicable electrical codes.
- A ground fault circuit interrupter (GFCI) must be installed as required by electrical codes.
- Power source must agree with nameplate.
- Replace all covers before operation.
- Motor must be suitably grounded. Connect ground screw and for cord connected units use properly grounded outlet.
- Use motor bonding lug to connect motor with other bonded parts using a #8 AWG conductor (#6 AWG conductor in Canada) as required by electrical codes.
- Keep fingers and foreign objects away from openings and moving parts.

WARNING

This pool motor is **NOT** equipped with a Safety Vacuum Release System (SVRS). SVRS helps prevent drowning due to body entrapment on underwater drains. In some pool configurations, if a person's body covers the drain, the person can be trapped by suction. Depending on your pool configuration, a SVRS may be required to meet local, state, and federal requirements.



Hayward Industries, Inc.
www.hayward.com



Square D

Homeline 20 Amp

Single-Pole GFCI Circuit
Breaker

★★★★★ (4.7 / 1590)

Model# HOM120GFICP



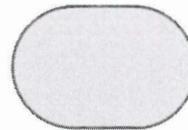
specifications

Height	54"
Top ledge	9" Resin – Soho
Upright	Resin – Soho w/Dark Wood inserts
Bottom rail	Resin – Basalt Grey
Stabilizer	Resin
Bottom plate	Resin
Top plate	Resin
Ledge cover	1 piece – Black
Foot cover	Yes - Black
Oval system	Braceless – YM
Wall	Steel

available sizes



15 | 18 | 21 | 24
27 | 30 | 33



12 x 24 | 15 x 26
15 x 30 | 18 x 33
21 x 43

pool code and wall details

Pool and wall code:

PZIODRI-**54RRDRRRT41-TS
PZIODRI-YM****54RRDRRRT41-TS

Wall pattern:

DRIFTWOOD (WDRI54S-WMS)

Punch and panel:

Wide Mouth, Stainless Panel

PC 26-004

438 Hickory Dr.

#03-07-204-001

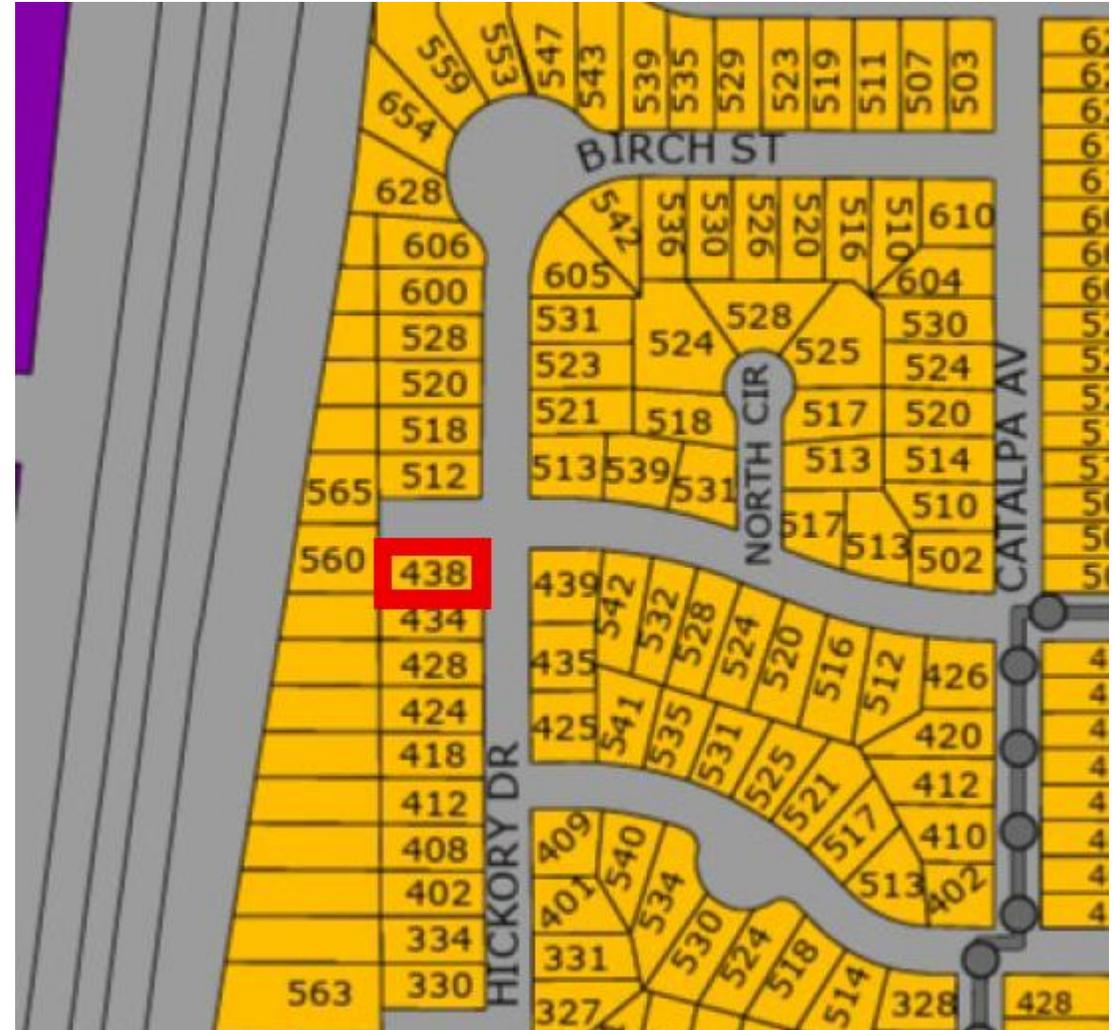
PC 26-004

438 Hickory Dr.

#03-07-204-001

BACKGROUND

- Property is zoned R-2 single family residence
- Property has overhead utilities
- Property has exiting fence that fences the entire backyard area



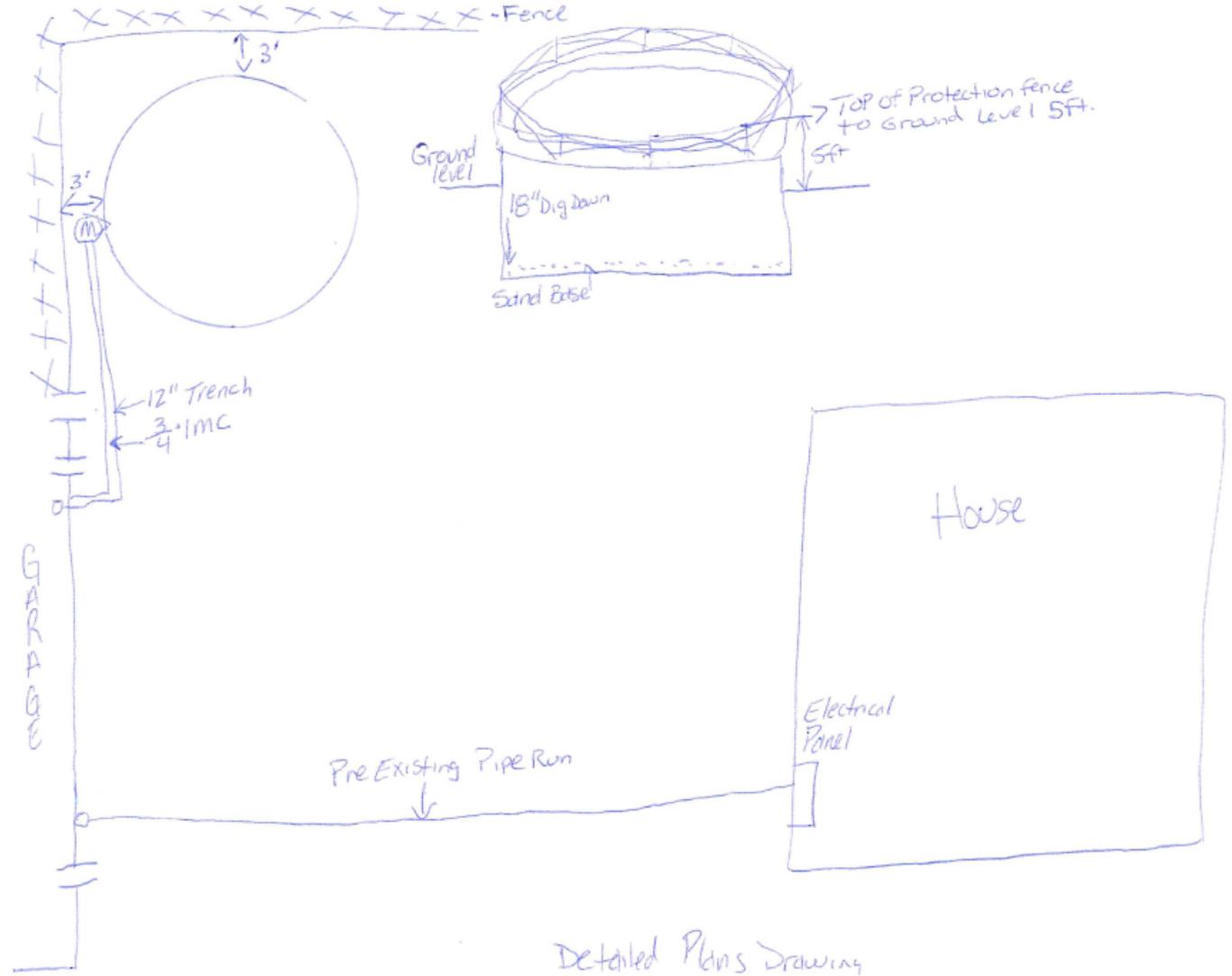
PC 26-004

438 Hickory Dr.

#03-07-204-001

Proposal

- To install an above ground pool in the back yard with a 3' setback front the north side property line
- The pool will be 15' from overhead utilities
- Current fence follows code for pool fence regulations



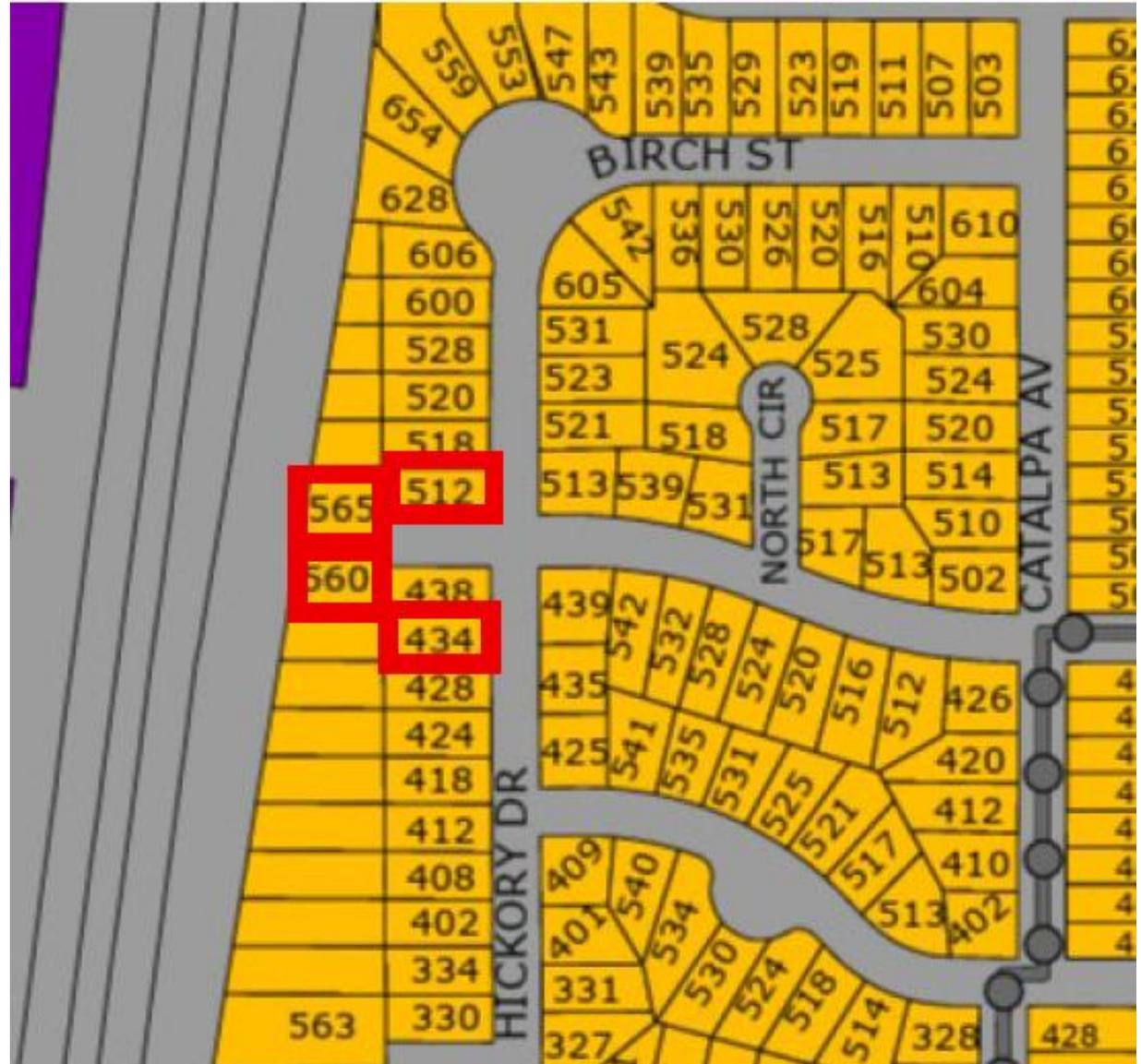
PC 26-004

438 Hickory Dr.

#03-07-204-001

Public Comment

The applicant collected letters of support from neighbors at the following addresses: 434 Hickory Dr; 560 W. North St; 565 W. North St; 512 Hickory Dr.



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

Exhibit A – 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

- I move to accept and adopt the applicant's responses to the Variance Standards of Approval, on the second and third pages of their "Variance Request Narrative", attached to the Staff Report as Exhibit A, as the Findings of Fact and to recommend approval of the Petition for a variation from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, subject to the following conditions:
 - The variation is specific to a 15 ft. wide above ground swimming pool on the subject property in general conformance with the plans and drawings depicted in Exhibit C to the Staff Report.
 - All permits issued pursuant to these variations shall conform to the requirements of the Municipal Code. Minor modifications from the plans shown in Exhibit C may be made to conform to the Municipal Code, provided the modifications do not reduce the corner side yard setback for the pool to less than 3 ft.

ORDINANCE NO. 2169-26

AN ORDINANCE APPROVING A VARIANCE TO PERMIT A POOL IN A CORNER SIDE YARD WITH A 3 FOOT SETBACK FROM THE PROPERTY LINE INSTEAD OF THE REQUIRED 5 FOOT SETBACK, IN THE R-2 RESIDENTIAL DISTRICT AT 438 HICKORY DR, CASE PC 26-004

WHEREAS, Robert and Carla Muir, (herein “Petitioners”), have requested a variance for the property located at 438 Hickory Dr, Itasca, IL 60143 (Case PC 26-004):

1. Request for Variance to Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines.

WHEREAS, the Subject Property is identified by PIN #03-07-204-001, approximately 9,425 square feet in area, and is legally described as follows:

LOT 21 IN ITASCA HEIGHTS UNIT 2, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED MAY 8, 1956 AS DOCUMENT NUMBER 799549, AND CERTIFICATE OF CORRECTION RECORDED JULY 2, 1956 AS DOCUMENT NUMBER 806290, AND CERTIFICATE OF CORECTION RECORDED DECEMBER 9, 1957 AS DOCUMENT NUMBER 865182, IN DU PAGE COUNTY, ILLINOIS.

WHEREAS, a public hearing was held by the Itasca Plan Commission on February 18, 2026, 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 Petitioner’s request for one (1) variance from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, be approved subject to the following conditions:

1. The variation is specific to a 21 ft. wide above ground swimming pool on the subject property in general conformance with the plans and drawings depicted in Exhibit A to the Staff Report.
2. All permits issued pursuant to these variations shall conform to the requirements of the Municipal Code. Minor modifications from the plans shown in Exhibit A may be made to conform to the Municipal Code, provided the modifications do not reduce the corner side yard setback for the pool to less than 3 ft.

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 accept the findings of fact and recommendations of the Itasca Plan Commission concerning Petitioner’s application for (1) variance from the provisions of Section 4.06.8 of the Itasca Zoning Ordinance to permit a pool in a corner-side yard with a 3 foot setback from the front property line, whereas pools are typically not allowed in a corner-side yard and must maintain a 5 foot setback from property lines, 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 Gavaness	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 this 16th day of March, 2026.

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Jody Conidi