



## Village of Itasca Community Development Department

550 WEST IRVING PARK RD. ITASCA, IL 60143

PHONE: 630/773-5568 FAX: 630/773-0852

www.itasca.com

### MEMORANDUM

**TO:** President Jeff Pruyn  
Village Board of Trustees

**RE:** 2019 Zoning Map Update

**FROM:** Shannon Malik Jarmusz, AICP  
Interim CD Director

**COTW** March 5, 2019

**CC:** File

**ENCL:** Draft Zoning Map Update

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### BACKGROUND

State Statute requires that Illinois municipalities annually update their Zoning Map no later than March 31<sup>st</sup> of each year. In order to comply with this law, an updated map has been prepared and is attached for your review. Please note that the review copy measures 11x17 and the insets do not appear in order to retain legibility. A full sized copy is available for review in the Community Development Department and copies will be printed and distributed following adoption.

### SUMMARY OF CHANGES TO DATE

The draft of the updated map includes the following changes:

1. Map title updated to 2019
2. Signature panel updated to March 2019 and current Village Clerk's name
3. Minor right-of-way adjustments for consistency with County GIS records
4. 1365 N. Arlington Heights Rd.- H20 Auto Spa rezoning from R-1 to B-3 and lot consolidation
5. 618 Country Club Ln. subdivision to divide one lot into two for single family redevelopment with new addresses 610 and 620
6. Minor adjustments where County has recorded parcel number and geometry changes:

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- Two Itasca Place- previously 2 parcels that were merged into one
  - 345 Park Blvd.- American Academy of pediatrics minor geometry change due to dedication
  - 416 E. Division St. parcel consolidation
  - 714 E. North St. minor adjustment to lot line
  - 717 E. North St. minor adjustment to lot line

**REQUESTED ACTION:**

- Discussion of first draft at the March 5, 2019 Village Board meeting
- Adoption of final draft at the March 19, 2019 meeting

# VILLAGE OF ITASCA, ILLINOIS 2019 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 NORTH DISTRICT
- B-5** TRADITIONAL DOWNTOWN SOUTH DISTRICT
- B-6** 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
- HISTORIC DISTRICT
- PRIVATE ROADS



Village of Itasca  
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## OFFICIAL ZONING MAP OF ITASCA, IL

Approved:   
President Jeffrey Pruy

Attest:   
Jodi Condi, Village Clerk

ORDINANCE: \_\_\_\_\_ DATE: March 2019  
AMENDED: \_\_\_\_\_

