

**ORDINANCE NO. 1889-18**

**AN ORDINANCE APPROVING THE REZONING, A PRELIMINARY PLANNED DEVELOPMENT BY SPECIAL USE, VARIANCES, A PRELIMINARY PLAT OF SUBDIVISION, AND A CLASS I SITE PLAN FOR SOUTHEAST CORNER OF ROUTE 53 (ROHLWING ROAD) AND DEVON AVENUE (Bridge Itasca, LLC)**

WHEREAS, Bridge Industrial Acquisition, LLC (Bridge Itasca, LLC) and CBS Radio East, LLC (hereinafter jointly referred to as “Petitioner”) has filed a Petition requesting (1) rezoning; (2) a preliminary planned development by special use to allow for three industrial buildings, a commercial area fronting Route 53/Rohlwing Road with a multitenant retail building and two free-standing restaurants, a hotel, and stormwater/common open space; (3) variances from the Itasca Zoning Ordinance; (4) approval of a preliminary plat of subdivision; and (5) approval of a Class I Site Plan for the property of located on the southeast corner of Route 53 (Rohlwing Road) and Devon Avenue, west of I-290 and north of IL-390 in the Village of Itasca (hereinafter “Subject Property”); and

WHEREAS, Petitioner seeks rezoning of the Subject Property from B-3 Service Business District to B-3 Service Business District and M-Limited Manufacturing District; and

WHEREAS, Petitioner seeks approval of a preliminary planned development by special use; and

WHEREAS, Petitioner seeks certain variances and relief from the Itasca Zoning Ordinance as follows:

1. Relief from Section 12.05(2)(e)(2) of the Zoning Ordinance to permit 8 vehicle stacking spaces for the drive through dining establishments where space for 20 is required.
2. Relief from Section 11.06 of the Zoning Ordinance to permit a building height of 70 feet on the hotel or similar business where a maximum of 45-feet or 3 stories is permitted.
3. Relief from Section 11.06 of the Zoning Ordinance to permit a building height of 46-48 feet for the three industrial buildings where a maximum of 30-feet is permitted.

WHEREAS, Petitioner seeks approval of a preliminary plat of subdivision, attached hereto as Exhibit A and incorporated herein by reference, to resubdivide two parcels into six lots of record; and

WHEREAS, Petitioner proposes a Class I Site Plan, attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, Petitioner submitted an application, attached hereto as Exhibit C and incorporated herein by reference, for the rezoning, preliminary planned development by special use, variances from the Itasca Zoning Ordinance, approval of a preliminary plat of subdivision; and approval of a Class I Site Plan, and a public hearing was held by the Itasca Plan Commission which closed on June 20, 2018, pursuant to public notice as required by law, with respect to Petitioner's application; and

WHEREAS the Plan Commission made the following findings of fact with respect to Petitioner's application for the rezoning of the Subject Property:

1. The proposed rezoning of the Subject Property is compatible with the surrounding land uses and the general area;
2. The proposed rezoning of the Subject Property within the general area of the property in question is suitable and appropriate;
3. The suitability of the Subject Property to the uses permitted in the existing zoning classification supports the rezoning of the property;
4. The trend of development in the general area of the Subject Property supports the rezoning of the property;
5. The rezoning of the Subject Property is compatible with the official Comprehensive Plan of the Village of Itasca, adopted in October 1997, as amended;
6. The proposed rezoning is in the public interest and is not solely in the interest of the Petitioner; and,
7. The proposed rezoning of the Subject Property will correct an existing error or changing conditions, which make the proposed rezoning necessary and desirable.

WHEREAS, the Plan Commission made the following findings of facts with respect to the preliminary planned development by special use:

1. The approval of the special use is in the public interest and not solely for the interest of the applicant.
2. The proposed use at the 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.
3. Such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

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

WHEREAS, the Plan Commission made the following findings of fact with respect to the recommended variances:

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

WHEREAS, the Plan Commission recommended that the Village Board of Trustees (1) rezone the Subject Property from B-3 Service Business District to B-3 Service Business District and M Limited Manufacturing District; (2) grant the preliminary planned development by special use (3) grant variances from the Itasca Zoning Ordinance; (4) approve the preliminary plat of subdivision; and (5) approve the Class I Site Plan, subject to 29 conditions, which are attached hereto as Exhibit D; and

WHEREAS, since the Plan Commission's hearing, Village staff and the Petitioner have obtained new information concerning the conditions recommended by the Plan Commission and have modified the conditions accordingly.

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

SECTION ONE: The corporate authorities accept the findings of fact and recommendation of the Itasca Plan Commission concerning Petitioner's application for rezoning,

and hereby rezone the Subject Property from B-3 Service Business District to B-3 Service Business District and M Limited Manufacturing District subject to the conditions below.

SECTION TWO: The corporate authorities accept the findings of fact and recommendation of the Itasca Plan Commission and hereby grant Petitioner a preliminary planned development by special use, subject to the conditions below, to allow for three industrial buildings, a commercial area fronting Route 53/Rohlwing Road with multitenant retail building and two free-standing restaurants, a hotel, and stormwater/common open space on the Subject Property.

SECTION THREE: The corporate authorities accept the findings of fact and recommendation of the Itasca Plan Commission and hereby grant Petitioner variances, subject to the conditions below, from the following:

1. Relief from Section 12.05(2)(e)(2) of the Zoning Ordinance to permit 8 vehicle stacking spaces for the drive through dining establishments where space for 20 is required.
2. Relief from Section 11.06 of the Zoning Ordinance to permit a building height of 70 feet on the hotel or similar business where a maximum of 45-feet or 3 stories is permitted.
3. Relief from Section 11.06 of the Zoning Ordinance to permit a building height of 46-48 feet for the three industrial buildings where a maximum of 30-feet is permitted

SECTION FOUR: The corporate authorities hereby approve Petitioner's preliminary plat of subdivision, attached hereto and incorporated herein as Exhibit A.

SECTION FIVE: The corporate authorities hereby approve Petitioner's Class I Site Plan, attached hereto and incorporated herein as Exhibit B.

SECTION SIX: The rezoning, special use and variance approved in Sections One, Two and Three are subject to the following conditions:

1. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, Standards Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
2. Any favorable recommendation is subject to final engineering approval.
3. A development agreement is required for this proposal within 90 days of this Ordinance.
4. The project must substantially comply with the previously issued review comments including:

- i. Engineering review comments from Amy S. McKenna, PE, Robinson Engineering dated June 13, 2018 and any forthcoming review comments.
  - ii. Itasca Fire District review comments in memos from Michael Lisek, Fire Prevention Bureau Director dated June 11, 2018 and any forthcoming review comments.
  - iii. Public Works review comments in memo from Ross Hitchcock, Director of Public Works and Mike Subers, Public Utilities Superintendent, dated June 12, 2018 and any forthcoming review comments.
5. The phasing schedule and timeline of the proposed development shall be determined within the Development Agreement. If the construction does not commence within three years of Village Board approval, the petition must return to the Board for reauthorization. If for any reason the Developers are not able to complete this project, any future assignees shall be required to obtain Village Board approval to amend the approvals for the new ownership entity.
6. Planned Development and Subdivision approval for this project will be a two-part process. The Developers will need to refine the plans and schedule a Final Planned Development and Final Plat of Subdivision appearance before the Plan Commission and Village Board when appropriate. Further, the commercial portion of the project may seek Final Planned Development approval on a lot by lot basis as tenants are determined.
7. Approval is subject to the conditions of KLOA Traffic Impact Study, dated June 8, 2018, insofar as they do not conflict with the requirements of final engineering, Village Ordinances, and IDOT or Cook County Department of Transportation regulations.
8. All business shall be conducted, and material shall be stored within a completely enclosed building pursuant to the Zoning Ordinance.
9. All business conducted on the portion of the development zoned M Limited Manufacturing District is subject to the Performance Standards for M District properties as described in Section 11.02 of the Zoning Ordinance.
10. Multi-use paths 10-feet in width are required along the frontage of Route 53/Rohlwing Road and Devon Avenue where they are not provided, and in addition to Village acceptance of the site plan, the approval for this work of IDOT on Rohlwing Rd. and the Cook County Department of Transportation on Devon Ave. is required. The multi-use paths may be partially located with the zoning setback on the Subject Property within public easements.

11. Street trees are required every 50' within the right-of-way and must measure a minimum caliper of 2" measured 1' from the ground at time of installation. In addition to Village acceptance of the landscape plan, the approval for this work of IDOT on Rohlwing Rd. and the Cook County Department of Transportation on Devon Ave. is required.
12. The Developer shall complete construction on entire project (industrial and commercial) within thirty-six (36) months from the issuance of the first permit. A reasonable extension of time may be granted by the Village Administrator on good cause shown at the written request of the Developer.
13. An architectural elevation/perspective exhibit is required for the proposed retaining wall along east property line adjacent to I-290 showing proposed height, color, materials, and design.
14. A color landscaping site plan and perspective drawings are required. This must be submitted as part of Final Planned Development approval. This plan must include a variety of species with seasonal interest, foundation plantings, retaining wall plantings, and indicate the specific plant material and size.
15. A tree survey of all existing trees 6" in diameter or greater when measured above grade should be submitted as part of Final Planned Development approval. Include tree condition, species, plans to retain or remove, and include replacement trees on landscaping plan.
16. A photometric plan is required as part of Final Planned Development approval.
17. Color architectural plans including elevations, floor plans, and building materials are required as part of Final Planned Development approval. This includes the to-be-determined commercial buildings and site specific architectural plans for the industrial buildings.
18. Proposed site signage was not known at the time of Preliminary Planned Development approval. Proposed signage is governed by Section 13 of the Zoning Ordinance. Any signage which does not meet the requirements of this section of the Code will require a public hearing before the Plan Commission.
19. Extended stay class hotels are a prohibited use within this Planned Development. Business class national flag hotel brands are permitted and encouraged and may have continuous occupancy for up to 30 days.
20. Conformance with the Zoning Ordinance parking and bicycle requirements for hotels will be verified once the final design is known.
21. Revise site plan to show interior pedestrian circulation and pedestrian connectivity to the commercial portion of site which ensure interior pedestrian

site circulation avoids potential for conflict with vehicles and avoids substantial grade differences.

22. The Developer will make reasonable efforts to revise site plan to show walking path amenity along north portion of stormwater detention area which ensure interior pedestrian site circulation avoids potential for conflict with vehicles and avoids substantial grade differences.
23. Revise site plan to add a table showing the lot area of each use (including open space) compared to the entire redevelopment area. Include square footage and percentage. See Section 14.12(7)(e)(2) of the Zoning Ordinance.
24. Revise site plan to add a table showing floor-area-ratio for each lot and for the site as a whole.
25. Submit Kane-DuPage Soil & Water Conservation District report with permit application for site improvements.
26. Submit IDNR EcoCAT report with permit application for site improvements.
27. The Village is in the process of updating adopted building codes and will require conformance with the 2015 International Codes. The Developer should anticipate that current local amendments will be maintained and amended.
28. The Developer shall provide Village of Itasca gateway signage at the northwest and southeast corner of the site. The Developer should be familiar with Section 13 of the Zoning Ordinance so that a clear line of site triangle is retained for the intersection conflicts between any Village gateway signage and private signage meant to benefit the development can be avoided. The Village must approve the gateway signage at the northwest and southeast corners of the site before construction of the signs commences.
29. All revised plans shall be submitted to scale.
30. The Developer must apply for final planned development approval for one lot within the Subject Property within one (1) year of approval of this Ordinance.

SECTION SEVEN: 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, Itasca Development Standards and Specifications and Subdivision Ordinance, unless otherwise modified by ordinance.

SECTION EIGHT: 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 NINE: 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 TEN: 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.

AYES: Hower, Leahy, Aiani, Latoria, Santorsola

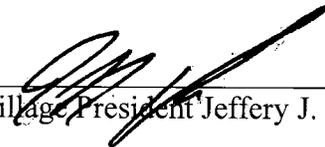
NAYS: —

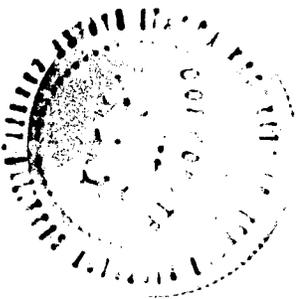
ABSENT: Madaras

ABSTAIN: —

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 24 day of July, 2018.

APPROVED:

  
\_\_\_\_\_  
Village President Jeffery J. Pruyn



ATTEST:

  
\_\_\_\_\_  
Village Clerk Jody Conidi

**ORDINANCE NO. 1893.3-19**

**AN ORDINANCE APPROVING THE FINAL PLANNED DEVELOPMENT BY SPECIAL USE, A FINAL PLAT OF SUBDIVISION, AND A FINAL CLASS I SITE PLAN FOR THE SOUTHEAST CORNER OF ROUTE 53 (ROHLWING ROAD) AND DEVON AVENUE (BRIDGE ITASCA, LLC)**

WHEREAS, Bridge Itasca, LLC (Bridge) has filed a Petition requesting (1) a final planned development by special use to allow for three industrial buildings, a commercial area fronting Route 53/Rohlwing Road with a multitenant retail building and two free-standing restaurants, a hotel, and stormwater/common open space; (2) approval of a final plat of subdivision; and (3) approval of a final Class I Site Plan for the property located on the southeast corner of Route 53 (Rohlwing Road) and Devon Avenue, west of I-290 and north of IL-390 in the Village of Itasca (hereinafter "Subject Property"); and

WHEREAS, on July 24, 2018, the Village approved Ordinance 1889-18, which approved the Petitioner's preliminary zoning, preliminary planned development by special use, variances, preliminary plat of subdivision and Class I site plan approval subject to certain conditions; and

WHEREAS, Petitioner now seeks approval of a final planned development by special use; and

WHEREAS, Petitioner now seeks approval of a final plat of subdivision, attached hereto as Exhibit A and incorporated herein by reference, to resubdivide two parcels into six lots of record; and

WHEREAS, Petitioner proposes a Class I Site Plan, attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, Petitioner submitted an application, attached hereto as Exhibit C and incorporated herein by reference, for these requests and a public hearing was held by the Itasca Plan Commission on May 15, 2018, pursuant to public notice as required by law, with respect to Petitioner's application; and

WHEREAS, the Plan Commission found that the final development plan by special use was in conformity with the previously approved preliminary development plan and recommended approval of the final development plan subject to certain conditions; and

WHEREAS, since the hearing before the Plan Commission, Petitioner met with Village staff to address outstanding issues previously identified in the list of conditions adopted by the Village Board (Ordinance 1889-18) and issues identified in the Village Engineer's report, dated May 29, 2019, and Village staff recommends modifying the conditions accordingly.

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

SECTION ONE: The corporate authorities accept the findings of fact and recommendation of the Itasca Plan Commission and approve Petitioner's final planned development by special use, subject to the conditions below, to allow for three industrial buildings, a commercial area fronting Route 53/Rohlwing Road with multitenant retail building and two free-standing restaurants, a hotel, and stormwater/common open space on the Subject Property.

SECTION TWO: The corporate authorities hereby approve Petitioner's final plat of subdivision, attached hereto and incorporated herein as Exhibit A.

SECTION THREE: The corporate authorities hereby approve Petitioner's final Class I Site Plan, attached hereto and incorporated herein as Exhibit B.

SECTION FOUR: The final planned development by special use, final plat of subdivision and final Class I Site Plan approved in Sections One, Two and Three are subject to the following conditions:

1. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, Standards Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
2. Any favorable recommendation is subject to final building permit approval.
3. The proposal is subject to adherence to previously issued review comments.
4. Phasing schedule and timeline must conform with the Development Agreement, approved on May \_\_, 2019 (Ordinance \_\_\_-19), and must commence within three years of approval of this Ordinance. If for any reason, Bridge Itasca, LLC or Shorewood Development is not able to complete this project, any future assignees will be required to obtain Village Board approval to amend the approvals for the new ownership entity.
5. The commercial portion of the project will require separate review and approval on a lot by lot basis as tenants are determined.
6. All business shall be conducted, and material shall be stored within a completely enclosed building pursuant to the Zoning Ordinance.
7. All business conducted on the portion of the development zoned M Limited Manufacturing District is subject to the Performance Standards for M District properties as described in Section 11.02 of the Zoning Ordinance.
8. Compliance with Staff comments in the landscaping plan section of this report. Street trees in the right-of-way require the approval of IDOT and Cook County Department of Transportation. In the event these agencies do not approve planting within the public right-of-way the landscaping will be moved onto the subject property.

9. The proposed retaining wall along the east property line adjacent to I-290 is proposed to consist of a grey colored Allan block manufactured masonry product. The Petitioner will work with staff to determine the appropriate color, materials and final design of the wall.
10. Proposed site signage was not provided at the time of Final Planned Development application and will be submitted as a separate application subject to Village approval. The final sign plan will include the design and location of the Village gateway signage as determined by the Village.
11. Extended stay class hotels providing for occupancy of more than 30 days are prohibited uses as provided in the final Development Agreement.
12. Conformance with the Zoning Ordinance parking and bicycle requirements for all commercial uses and hotels shall be approved and reviewed by the Plan Commission and Village Board once the final design is known.
13. Petitioner must provide architectural designs for all elevations for all three industrial buildings with building permit application.
14. The Village is in the process of updating adopted building codes and will require conformance with the 2015 International Codes. The Petitioner must anticipate that current local amendments will be maintained and amended.
15. The planned easement for Village of Itasca gateway signage at the northwest corner of the site should be clearly indicated with dimensions called out on the site plan.

**SECTION FIVE:** 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, Itasca Development Standards and Specifications and Subdivision Ordinance, unless otherwise modified by ordinance.

**SECTION SIX: 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 SEVEN: 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 EIGHT: 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.

AYES: Trustees Atani, Gavanes, Latoria, Leahy, Linsner

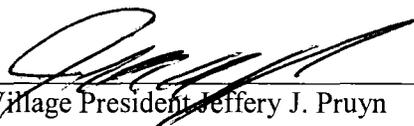
NAYS: None

ABSENT: Trustee Madaras

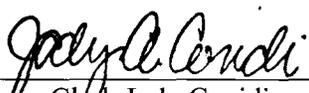
ABSTAIN: None

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 18<sup>th</sup> day of June, 2019.

APPROVED:

  
Village President Jeffery J. Pruyn

ATTEST:

  
Village Clerk Jody Conidi

**ORDINANCE NO. 1946-20**

**AN ORDINANCE APPROVING A PLANNED DEVELOPMENT BY  
SPECIAL USE WITH EXCEPTIONS, CLASS I SITE PLAN REVIEW, AND  
APPROVAL OF FINAL PLAT (BSTP MIDWEST, LLC)**

WHEREAS, BSTP Midwest, LLC (hereinafter referred to as “Petitioner”) has filed a Petition requesting approval for (1) a planned development by special use to allow for the construction of a hotel, gas station, and multi-tenant retail/restaurant building; (2) a Class I Site Plan; and (3) a final plat of subdivision for the property located on the southeast corner of Route 53 (Rohlwing Road) and Devon Avenue, west of I-290 and north of IL-390, in the Village of Itasca (hereinafter “Subject Property”); and

WHEREAS, Petitioner submitted an application, attached hereto as Exhibit A, for the approval of the planned development by special use; and

WHEREAS, Petitioner proposed a Class I Site Plan, attached hereto as Exhibit B; and

WHEREAS, Petitioner seeks approval of a Final Plat of Subdivision, attached hereto as Exhibit C, to divide the Subject Property into three lots; and

WHEREAS, a public hearing was held by the Itasca Plan Commission on July 15, 2020, on Petitioner’s application, pursuant to public notice as required by law, with respect to Petitioner’s application; and

WHEREAS, during the hearing, the Petitioner withdrew its requests for exceptions to § 13.03(2)(b)(8) to allow for a pole sign, and the Plan Commission accepted this withdrawal; and

WHEREAS, the Plan Commission made the following findings of facts with respect to the preliminary planned development by special use:

1. The approval of the special use is in the public interest and not solely for the interest of the applicant.
2. The proposed use at the 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.
3. Such use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
4. The proposed use will comply with the regulations and conditions specified in the Zoning Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

WHEREAS, the Plan Commission recommended to the Village Board of Trustees that Petitioner's request for (1) a planned development by special use to allow for the construction of a hotel, gas station, and multi-tenant retail/restaurant building (Exhibit A); (2) a Class I Site Plan (Exhibit B); and (3) a final plat of subdivision Preliminary Plat of Subdivision (Exhibit C) be approved subject to the following conditions:

1. Final Plat of Subdivision, Final Engineering Plans, and Final Building Elevations must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. Final Plat of Subdivision shall be reviewed and approved by Village's Community Development and Engineering Staff prior to recording the Plat with DuPage County's Recorder's Office.
3. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, Standards Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
4. The project must comply with the approved Development Agreement (Ord. # 1889-18) governing this mixed-use industrial and commercial site.
5. Any favorable recommendation is subject to final building permit approval.
6. The proposal is subject to adherence to previously issued review comments.
7. Ordinarily, project approvals of this nature are conditioned to be valid for one year. Staff recommends that the phasing schedule and timeline of the proposed development be consistent with the approved Development Agreement.
5. If the project does not commence within three years of Village Board approval, the requests shall return to the Board for reauthorization. Furthermore, if for any reason BSTP Midwest, LLC is not able to complete this project, any future assignees will be required to obtain Village Board approval to amend the approvals for the new ownership entity.

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

SECTION ONE: The corporate authorities accept the findings of fact and recommendation of the Itasca Plan Commission concerning Petitioner's application for approval of (1) a planned development by special use to allow for the construction of a hotel, gas station, and multi-tenant retail/restaurant building (Exhibit A); (2) a Class I Site Plan (Exhibit B); and (3) a final plat of subdivision Preliminary Plat of Subdivision (Exhibit C) be approved, subject to the conditions listed above.

SECTION TWO: 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 THREE: 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 FOUR: 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.

AYES: TRUSTEE GAUANES, LATORIA, LEAHY, LINSNER, MADARAS

NAYS: TRUSTEE AIANI

ABSENT: NONE.

ABSTAIN: NONE.

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 15<sup>th</sup> day of September, 2020.

APPROVED:

  
\_\_\_\_\_  
Village President Jeffery J. Pruyn

ATTEST:

  
\_\_\_\_\_  
Village Clerk Jody Conidi





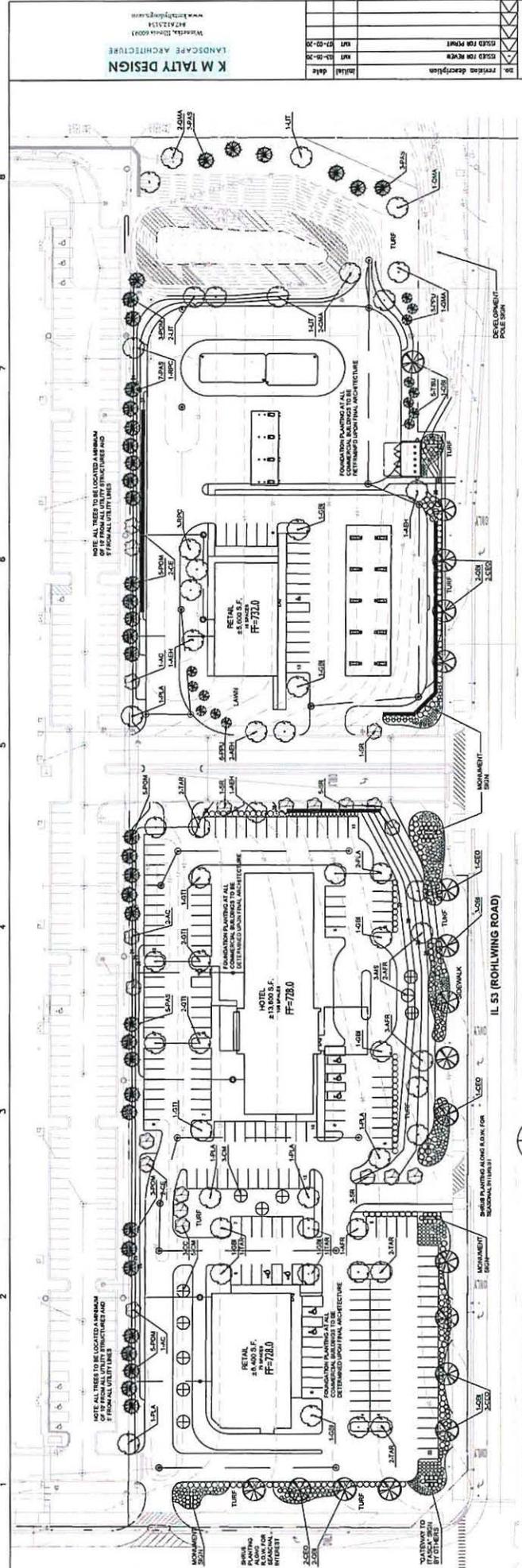
DATE: 11.14.14  
 SHEET NO. L1  
 PROJECT NO. 20040

CONCEPTUAL LANDSCAPE PLAN  
 PRELIMINARY SCHEDULE  
 PLANNING SCHEDULE  
 NOTES & DETAILS

RETAIL AREA  
 BRIDGE POINT ITASCA  
 ITASCA, ILLINOIS

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11-13-14
2	ISSUED FOR REVIEW	11-13-14

K M TALTY DESIGN  
 LANDSCAPE ARCHITECTURE  
 4842 N. STATE ST.  
 WILMINGTON, ILLINOIS 62704  
 WWW.KMTALTYDESIGN.COM

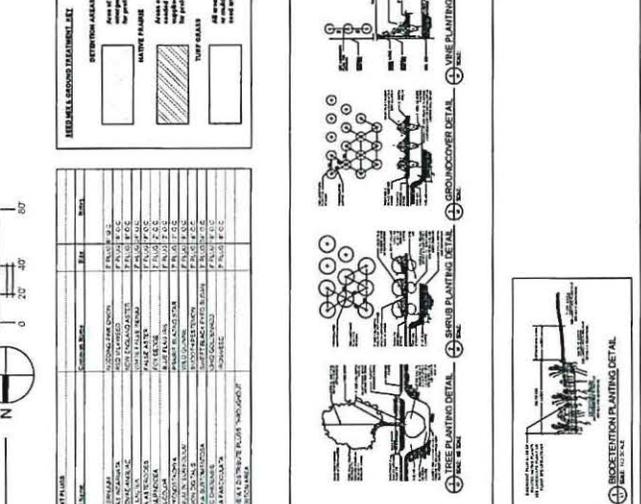


PLANTING ITEM	QUANTITY	PLANT SPECIES	PLANT SIZE	PLANTING DATE	PLANTING METHOD
1	10	PLUM TREE	12" DBH	F 15	PLANT IN PLACE
2	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
3	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
4	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
5	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
6	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
7	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
8	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
9	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
10	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
11	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
12	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
13	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
14	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
15	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
16	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
17	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
18	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
19	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
20	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE

**RETAIL AREA - BOTTOM OF SLAB**  
 Area of retention below the slab shall be planted with 10" DBH PLUM TREE and 10" DBH DOGWOOD. The plants shall be planted in a 2' x 2' grid pattern. The plants shall be planted in a 2' x 2' grid pattern. The plants shall be planted in a 2' x 2' grid pattern.

**WALKWAY PLANTING**  
 Areas of retention below the slab shall be planted with 10" DBH PLUM TREE and 10" DBH DOGWOOD. The plants shall be planted in a 2' x 2' grid pattern. The plants shall be planted in a 2' x 2' grid pattern. The plants shall be planted in a 2' x 2' grid pattern.

**TURF GRASS**  
 All areas of retention, not designated to be planted with trees or shrubs, shall be planted with turf grass. The turf grass shall be planted in a 2' x 2' grid pattern. The turf grass shall be planted in a 2' x 2' grid pattern. The turf grass shall be planted in a 2' x 2' grid pattern.



PLANTING ITEM	QUANTITY	PLANT SPECIES	PLANT SIZE	PLANTING DATE	PLANTING METHOD
1	10	PLUM TREE	12" DBH	F 15	PLANT IN PLACE
2	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
3	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
4	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
5	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
6	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
7	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
8	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
9	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
10	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
11	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
12	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
13	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
14	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
15	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
16	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
17	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
18	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
19	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE
20	10	DOGWOOD	12" DBH	F 15	PLANT IN PLACE

FOR REFERENCE ONLY; SEE ADDITIONAL SHEETS FOR MORE DETAIL

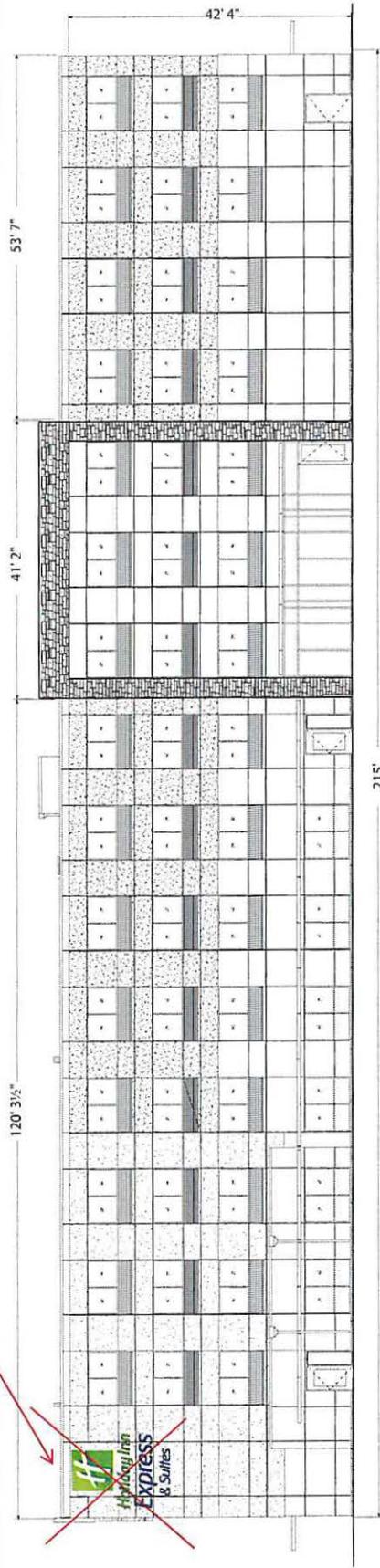
Exterior

9

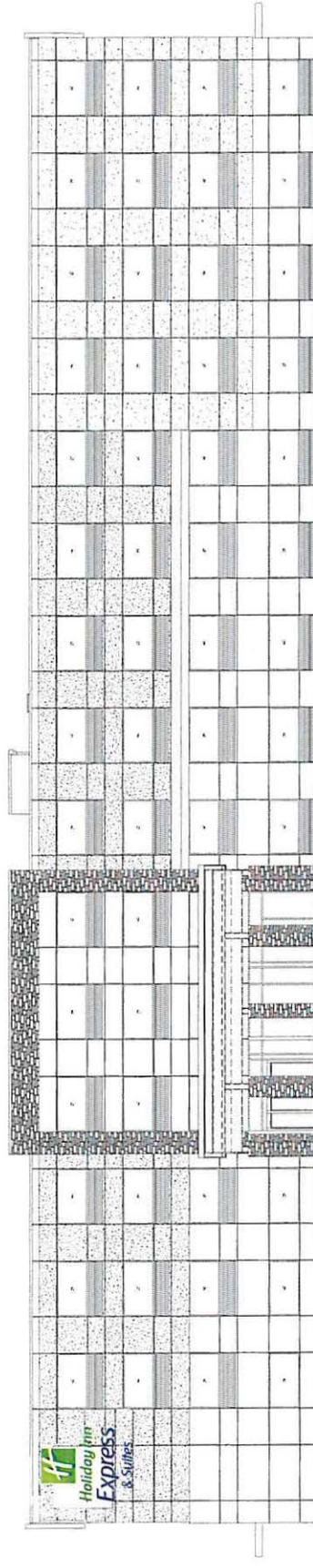


# Exterior Elevations

Note: This sign is not proposed and is not included in the signaga calculations as it faces the industrial buildings



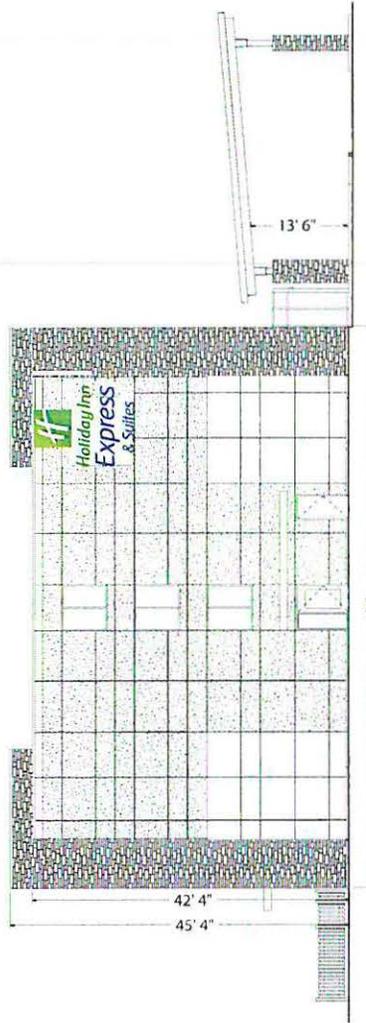
East Elevation



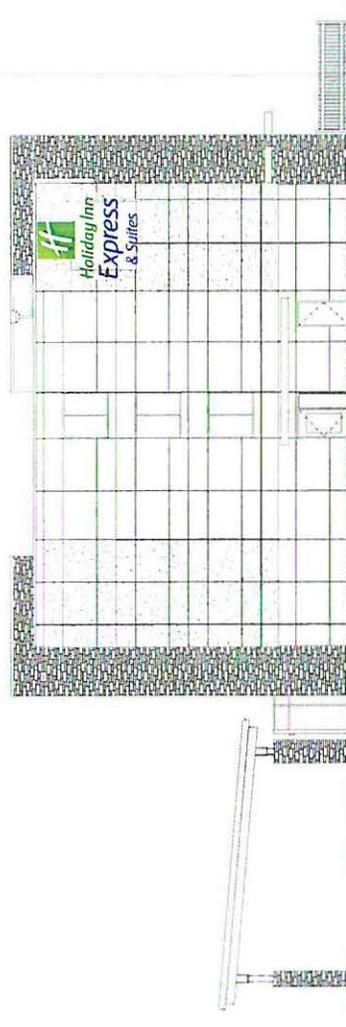
West Elevation

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Formula Blue™ Prototype Book



North Elevation



South Elevation

# Holiday Inn Express Building Summary

## GUESTROOMS

Guestroom Types	Totals	SF	Total SF	Room Size
King	46	325	14,950	26'-0" x 12'-6"
Double Queen	22	325	7,150	26'-0" x 12'-6"
King Suite	9	381	3,429	30'-6" x 12'-6"
King X Wide	4	385	1,540	26'-0" x 16'-0"
QQ Suite	7	381	2,667	30'-6" x 12'-6"
Accessible King	2	416	832	26'-0" x 16'-0"
Accessible QQ	1	381	381	30'-6" x 12'-6"
Accessible King Suite	1	381	381	30'-6" x 12'-6"
Accessible Queen Suite	1	403	403	26'-0" x 12'-6"
<b>TOTAL</b>	<b>93</b>	<b>3,378</b>	<b>31,733</b>	

## PUBLIC AREAS 1<sup>ST</sup> FLOOR

	SF
Breakfast Bar Room	325
Business Center	172
Registration Area	177
Corridor	351
Corridor	287
Corridor	805
Elev. Lobby	173
Fitness Center	511
Guest Laundry	93
Great Room	1,875
Market	90
Meeting Room	345
Indoor Pool	1,170
Pool-Vest.	157
Toilet Mens	60
Toilet Womens	60
Vestibule	128
<b>TOTAL</b>	<b>6,779</b>

## SITE SUMMARY

Lot Parking	1.79 Acres
Typical Space	103
Accessible Space	5
<b>Total Spaces</b>	<b>108</b>

## BACK OF HOUSE 1<sup>ST</sup> FLOOR

	SF
Break Room	89
Laundry Chute	17
Electrical Room	11
Elevator	118
Elev. Equip.	107
Eng/Maint	97
Laundry Equip.	59
General Manager Office	116
Laundry	212
Market Storage	36
Mech/Elec	327
Pantry	336
Pool Equip. Room	124
Sales Office	121
Server Room	46
Stairs	350
Storage	224
Employee Restroom	38
Work Area	193
<b>TOTAL</b>	<b>2,621</b>

## BACK OF HOUSE UPPER FLOORS

	Per Floor	SF Per Floor	Total SF
Laundry Chute	1	28	84
Elec	1	11	33
Housekeeping	1	152	456
PBX/Storage	1	82	246
Corridor	1	1,479	4,437
Elevator Shaft	1	118	354
Stairs	2	336	1008
<b>TOTAL</b>		<b>1,797</b>	<b>6,618</b>

## TOTALS

	Total SF
Guestrooms Total	31,733
Public Areas Total	6,779
BOH 1st Floor Total	2,621
BOH Upper Floors	6,618
Walls, Shafts, Etc.	6,482

## GROSS BUILDING

	Total SF	Total Gross SF	Gross SF Per Key
Level 1	13,797		
Level 2	13,501		
Level 3	13,443		
Level 4	13,493		
	54,233		
<b>TOTAL</b>	<b>584</b>		