



**ITASCA FIRE PROTECTION DISTRICT NO. 1**  
520 W. IRVING PARK ROAD, ITASCA, IL 60143

Administration: 630-773-1223  
Fire Prev. Bur: 630-773-1240  
Fax: 630-773-338

June 27, 2024

**RE: NOTICE OF PUBLIC HEARING  
ITASCA PLAN COMMISSION**

Dear Neighbor:

NOTICE IS HEREBY given that on Wednesday **July 17, 2024, at 7:00 p.m.**, or as soon thereafter as the case may be heard, at the Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143, Chris Kunze (Petitioner) on behalf of Itasca Fire Protection District) (Owner) shall appear before the Itasca Plan Commission for a Public Hearing on the following request for the property located at **1295 N. Arlington Heights Road**, Itasca, IL 60143. The Plan Commission case number is PC 24-005.

At the Public Hearing, the Plan Commission will consider a request for:

1. Rezoning and Map Amendment from R-1 Single Family Residence District to B-3 Service Business District.
2. Special Use for Fire Station per 8.05.2(a) and Section 14.11 of the Itasca Zoning Ordinance.
3. Class I Site Plan Review, per Section 14.13 of the Itasca Zoning Ordinance.
4. Variance, per Section 14.09, from the following regulations of the Zoning Ordinance
  - a. Section 12.03.10c Parking Lot Screening and Landscaping to reduce and relocate the required parking lot landscape screening.
  - b. Section 12.03.1a(3) and 12.03.08 Use of Parking Facilities-General Limitations to reduce the setback of parking facilities from 5' to 1' from the east property line, 5' to 2' from the south property line, and 25' to 2' from the west property line.
  - c. Section 12.06 Off Street Parking Drive Aisle Width to reduce the width of the drive aisle from 24' to 23' for the parking facility at the east portion of the property, 24' to 22' for the parking facility at the west portion of the property and 24' to 18' for the drive aisle along the south property line.
  - d. Section 12.03.10d Lighting and Other Equipment to reduce the lighting level from 0.5 foot-candle to 0.1 foot-candle for the parking stalls along the east property line.

The Subject Property is identified by the following PIN: 03-05-201-008.

The above petition is open to inspection at Itasca Village Hall, Community Development Department, 550 W. Irving Park Road, Itasca, IL 60143. The proposed site plan is enclosed.

Sincerely,

Chris Kunze  
President, Itasca Fire Protection District  
520 West Irving Park Road

