



**REGULAR MEETING  
VILLAGE OF BURR RIDGE  
PLAN COMMISSION**

**February 15, 2016  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Robert Grela**

**Luisa Hoch  
Greg Scott  
Mary Praxmarer  
Jim Broline, Alternate**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A.** December 7, 2015 Plan Commission Regular Meeting

**III. PUBLIC HEARINGS**

- A. Z-01-2016: 16W331 South Frontage Road (Molis); Special Use and Findings of Fact**

Requests special use approval as per Sections X.F.2.j of the Burr Ridge Zoning Ordinance to permit the construction of a building and parking lot for a dental office.

- B. V-01-2016: 16W380 93rd Place (Dlugopolski); Variations and Findings of Fact**

Requests variations from Sections VI.F.3.a of the Burr Ridge Zoning Ordinance to permit the resubdivision of three parcels into two lots fronting on 93rd Place with the proposed lots being 13,813 square feet in area and 92 feet in width rather than the required 20,000 square feet in area and 100 feet in width.

**IV. CORRESPONDENCE**

- A.** Board Report – December 14, 2015 to February 8, 2016  
**B.** Building Report – 2015 Annual Report  
**C.** Subdivision Report – February, 2016

**V. OTHER CONSIDERATIONS**

- A. Preliminary Plat of Subdivision – Dlugopolski – 16W380 93<sup>rd</sup> Place**
- B. PC-01-2016: Annual Zoning Review**

**VI. FUTURE SCHEDULED MEETINGS**

- A. March 7, 2016:** The filing deadline for this meeting is February 15, 2016
- B. March 21, 2016:** The filing deadline for this meeting is February 29, 2016.

**VII. ADJOURNMENT**

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**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their February 22, 2016 Regular Meeting beginning at 7:00 P.M. Commissioner Hoch is the scheduled Plan Commission representative for the February 22, 2016 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**December 7, 2015**

**I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 P.M. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 5 – Hoch, Grunsten, Praxmarer, Scott, and Trzupek

**ABSENT:** 3 – Stratis, Grela, and Broline

Also present was Community Development Director Doug Pollock. In the audience was Trustee Tony Schiappa.

**II. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Hoch asked that the minutes be amended to add that she and Commissioner Grela asked about snow removal at County Line Square during the hearing for the Cycle Bar and County Line Square parking.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to approve the minutes of the November 16, 2015 Plan Commission meeting with the addition noted above.

**ROLL CALL VOTE** was as follows:

**AYES:** 2 – Hoch and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 3 – Grunsten, Praxmarer, and Scott

**MOTION CARRIED** by a vote of 2-0.

**III. PUBLIC HEARINGS**

Chairman Trzupek confirmed all those wishing to speak during the public hearing on the agenda for tonight's meeting.

**A. Z-18-2015: 8310-8350 Madison Street (McCormick III, LLC); Variation and Findings of Fact**

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: The petitioner owns the building at 8310-8350 Madison Street. One of the current tenants, Soaring Eagle Academy, is moving out. A potential new tenant (a call center) would like more parking spaces than are currently available. To accommodate the new tenant, the petitioner proposes to construct 160 additional parking spaces. The parking spaces would be located in front of the building and the Zoning Ordinance prohibits parking in any yard abutting a street. There is already parking in front of the building due to a 1986 variation. This variation would expand the previously approved parking.

Mr. Pollock added that the petitioner also seeks a variation from the required 8 foot side yard setback for the parking. That parking would be located adjacent to the south lot line. There is legal non-conforming parking located south of the building that does not have the 8 foot setback. That parking was built prior to the requirement for an 8 foot setback and is, therefore, legally non-conforming.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Tony Marino was present on behalf of the property owner. Mr. Marino is the property manager. He said that they are pursuing a tenant that would occupy the 50,000 square feet vacated by Soaring Eagle Academy. The tenant is a call center and wants nine parking spaces for each 1,000 square feet of floor area. He said the plan calls for adding 145 new parking spaces for a total parking of approximately 315 spaces.

There were no comments from the public. Chairman Trzupek asked for questions and comments from the Commissioners.

Commissioner Scott asked about the distance between the street and the proposed parking. It was determined that there is 72 feet plus the parkway which Mr. Pollock estimated to be about 15 feet.

Commissioner Praxmarer said she was okay with the added front yard parking with the landscaping berm but was concerned about the side yard parking encroaching into the front yard.

Commissioner Grunsten said she agrees but would like to see more landscaping. Mr. Marino explained that the landscaping plan is preliminary and they would add more evergreen landscaping if desired.

Commissioner Hoch asked about the number of businesses already in the building and said she is concerned about peak hour traffic. She confirmed that the driveway will not become more narrow, and Mr. Marino said they have looked at drainage and will address drainage as necessary.

Chairman Trzupek said that the eastern most parking spaces on the south side of the drive are a problem because they encroach beyond the setback of the proposed parking lot. He also suggested that the 10 foot island proposed adjacent to the existing parking lot be removed and the parking lot shifted to the west to provide a larger front yard setback.

Commissioner Scott said he was concerned about traffic flow at the entryway. Chairman Trzupek suggested they add a left turn lane.

Commissioner Scott said he was concerned about timing and did not want to see the parking lot built if it is not needed. Mr. Marino said that they would not build the parking lot unless the tenant signs a lease. Mr. Pollock added that the variation will expire if a permit is not issued within one year.

Chairman Trzupek summarized suggested modifications to the parking lot including removing the north-south island at the west end of the new parking and shifting the parking lot to the west; removing the eastern most parking spaces along the south lot line to the point where they have the same front yard setback as the proposed parking lot; and adding a left turn lane at the entry drive.

There being no further questions, Chairman Trzupek asked for a motion to close the hearing.

At 8:02 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Praxmarer to close the hearing for Z-18-2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Grunsten, Praxmarer, Hoch, Scott, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to adopt the petitioner's findings of fact and to recommend that the Board of Trustees approve a variation from the Zoning Ordinance to permit the construction of additional parking in the front of the building and a variation from said Ordinance to permit parking along the south lot line located less than the required 8 feet from the side lot line subject to the following conditions:

- A. The north-south landscaping island at the west end of the new parking lot shall be removed, and the new parking lot shall be shifted to the west to increase the front yard setback.
- B. Parking spaces along the south lot line shall be removed to the point where they have the same front yard setback as the proposed parking lot.
- C. The petitioner shall provide a left turn lane at the entry drive unless staff determines that the left turn lane is not needed.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Scott, Praxmarer, Hoch, Scott, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**B. Z-19-2015: 7100 Grant Street (Com Ed); Special Use, Variation and Findings of Fact**

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: Commonwealth Edison has an electrical substation on 71st Street between Madison Street and Harvester Park. They are proposing to upgrade the station to be a "Smart Substation." The upgrade requires the construction of an additional building to house equipment. A utility substation is a special use in the R-1 District, and the petitioner requests a variation to allow the building to be less than 100 feet from the front lot line.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Steve McCleary, engineer for Com Ed, described the benefits of converting this substation into a smart station. He stated that Com Ed has determined that the Option 3 location for the equipment building is preferred by Com Ed.

There were no comments from the public. Chairman Trzupek asked for questions and comments from the Commissioners.

Commissioner Hoch said she prefers the option 3 location. She said she agrees that paving is not necessary due to the lack of traffic. She would prefer to see more landscaping and better fencing.

Commissioner Grunsten asked about the fencing and referenced the photograph submitted showing fencing and landscaping. Mr. McCleary said the photo is only to show landscaping. He said they are proposing to install high quality slats in the existing 6 foot high fence.

Commissioner Praxmarer said the added landscaping and fencing will be an improvement to the property. She asked if there will be more traffic to the site. Mr. McCleary said there will actually be less traffic as the upgraded substation will not require as much maintenance.

Commissioner Scott asked for clarification regarding the fence at the northeast corner of the property. Mr. McCleary said they cannot move that fence as recommended by staff because of existing equipment. Commissioner Scott suggested an 8 foot fence at least in this area if landscaping cannot be done.

Chairman Trzupek said he is okay with a 6 foot fence as he does not believe the 2 foot difference will make that much difference given the height of the structures inside the substation.

Commissioner Scott said he would like to see an 8 foot slatted fence although he said he is not as concerned about the south side of the property.

Commissioner Hoch said she agrees with Commissioner Scott that an 8 foot slatted fence is preferable.

Chairman Trzupek suggested requiring an 8 foot chain link fence with slats all around the property and allowing less landscaping than recommended by staff in consideration of the additional fencing.

There being no further questions, Chairman Trzupek asked for a motion to close the hearing.

At 8:27 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to close the hearing for Z-19-2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Grunsten, Praxmarer, Scott and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and to recommend that the Board of Trustees grant special use approval and approve a variation for the construction of a building for the Com Ed substation with a reduction in the required front yard setback subject to the following conditions:

- A. Chain link fencing a minimum of 8 feet in height and with solid slat screening shall be provided around the perimeter of the property.
- B. Landscaping shall be provided around the perimeter of the property subject to staff review and approval but reduced from the amount of landscaping recommended in the staff summary.
- C. Final fencing and landscaping plans shall be subject to staff review and approval prior to issuance of a building permit.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Scott, Grunsten, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **IV. CORRESPONDENCE**

There was no discussion regarding the Building Report or the Board Report.

#### **V. OTHER CONSIDERATIONS**

##### **A. S-01-2015: 150 Harvester Drive (Brookfield); Sign Variation**

Mr. Pollock described this petition as follows: The petitioner is seeking approval for a 50 square foot wall sign to be erected on the three story office building at 150 Harvester Drive. The building is part of a Planned Unit Development that includes shared parking and access for two existing office buildings and a planned third office building. This same sign was approved in 2013; but due to the failure to obtain a permit, the approval has expired.

Chairman Trzupek asked if there was any way to control the intensity of the lighting. Mr. Bill Barry, sign contractor for the petitioner, stated that the sign letters would be opaque and the lighting would only be silhouetted behind the letters.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and to recommend that the Board of Trustees approve conditional sign approval as per S-01-2015.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Scott, Grunsten, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **VI. FUTURE SCHEDULED MEETINGS**

Mr. Pollock said the filing deadline for the December 21, 2015 meeting has passed and there are no hearings scheduled.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to cancel the December 21, 2015 meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Scott, Grunsten, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

## **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to **ADJOURN** the meeting at 8:42 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:42 p.m.

**Respectfully  
Submitted:**

**January 18, 2016**

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J. Douglas Pollock, AICP





**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

**Z-01-2016; 16W331 South Frontage Road (Molis); Requests special use approval as per Section X.F.2.j of the Burr Ridge Zoning Ordinance to permit the construction of a building and parking lot for a dental office.**

**Prepared For:** Village of Burr Ridge Plan Commission / Zoning Board of Appeals  
Greg Trzupek, Chairman

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Hearing:** February 15, 2016

**GENERAL INFORMATION**

**Petitioner:** Ryan Molis

**Property Owner:** Carol Cheney

**Petitioner's Status:** Contract Purchaser

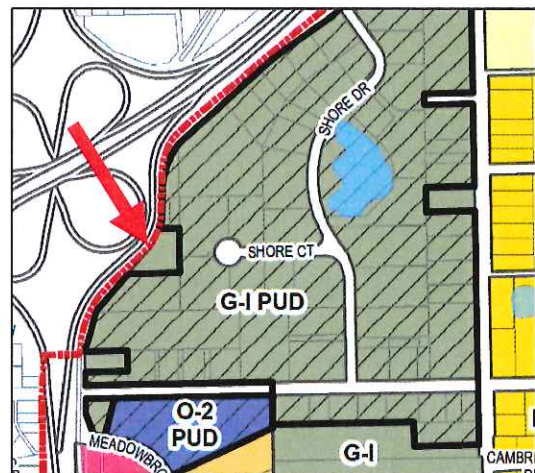
**Land Use Plan:** Recommends Light Industrial Uses

**Existing Zoning:** G-I General Industrial

**Existing Land Use:** Vacant

**Site Area:** 1.34 Acres

**Subdivision:** Hinsdale Industrial Park



### **SUMMARY**

The subject property is a vacant lot located at the periphery of the Hinsdale Industrial Park. The petitioner is a dentist seeking a location for his dental practice. The petitioner plans to construct a 5,000 square foot building for his dental office with space for other general office users to be determined.

The Zoning Ordinance classifies "Medical or Dental Clinics" as a special use in the G-I General Industrial District. The petitioner is requesting a special use for a dentist office on the subject property. Within the Manufacturing (R-A, L-I and G-I) Districts, most non-industrial uses are classified as special uses. The intent of the special use classification for offices and other users which cater to customers and clients, is to limit traffic conflicts within industrial parks and to preserve industrial properties for industrial uses. The subject property is not within an industrial park and South Frontage Road is an arterial street (as opposed to a local street such as Shore Drive or Tower Drive).

Other zoning regulations of note pertaining to this property include the following:

- The lot is a platted lot that is less than the minimum lot area required for new lots in the G-I District (2 Acre minimum required). As such, it is a legal non-conforming lot relative to lot area and is considered a buildable lot.
- The Zoning Ordinance does not require site plan review for new buildings or building additions in the Manufacturing Districts. The petitioner has provided a site plan as evidence that a 5,000 square foot office building can be built on the property.
- A 5,000 square foot office building requires 20 parking spaces for general office users (one space per 250 square feet). A dentist office requires 6 spaces per doctor. The site plan provides for more than 40 parking spaces. The number of doctors for the dentist office will be limited by the number of parking spaces and the floor area devoted to other office users.
- The site plan shows a small encroachment of the parking lot into the 40 foot front yard setback. The encroachment will have to be eliminated.
- The driveway will need to be adjusted to be perpendicular to the street.
- Stormwater management facilities will be required on the property.
- A landscaping plan that includes landscaping around the perimeter of the parking lot will be required prior to issuance of a building permit.
- The building façade will be reviewed prior to issuance of a permit for compliance with Section X.B.10 of the Zoning Ordinance relative to the limited use of stucco as an exterior building material.

### **Findings of Fact and Recommendations**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. The petition is limited to a request for a special use for a dentist office on the subject property. If approved, the petitioner intends to proceed with the purchase of the property and the construction of a 5,000 square foot office building in which his dentist office will be located.



## FINDINGS OF FACT

### FOR A SPECIAL USE PERMIT PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a special use to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

Currently I own Mols Dental which is 3 blocks south of the property I would like to build at. I would like to stay in Burr Ridge, but I need to expand. I currently treat around 6,500 patients at my facility.

- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

no - having a dental office will not endanger anyone.

- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.

The beautiful building I put up will increase property value, not decrease it.

- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

no - it will not.

- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.

This will be a normal commercial building. I will follow all of Burr Ridge codes for what is required.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

We see 3-4 patients at a time. This will not congest traffic.

- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

No - it is not.

- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

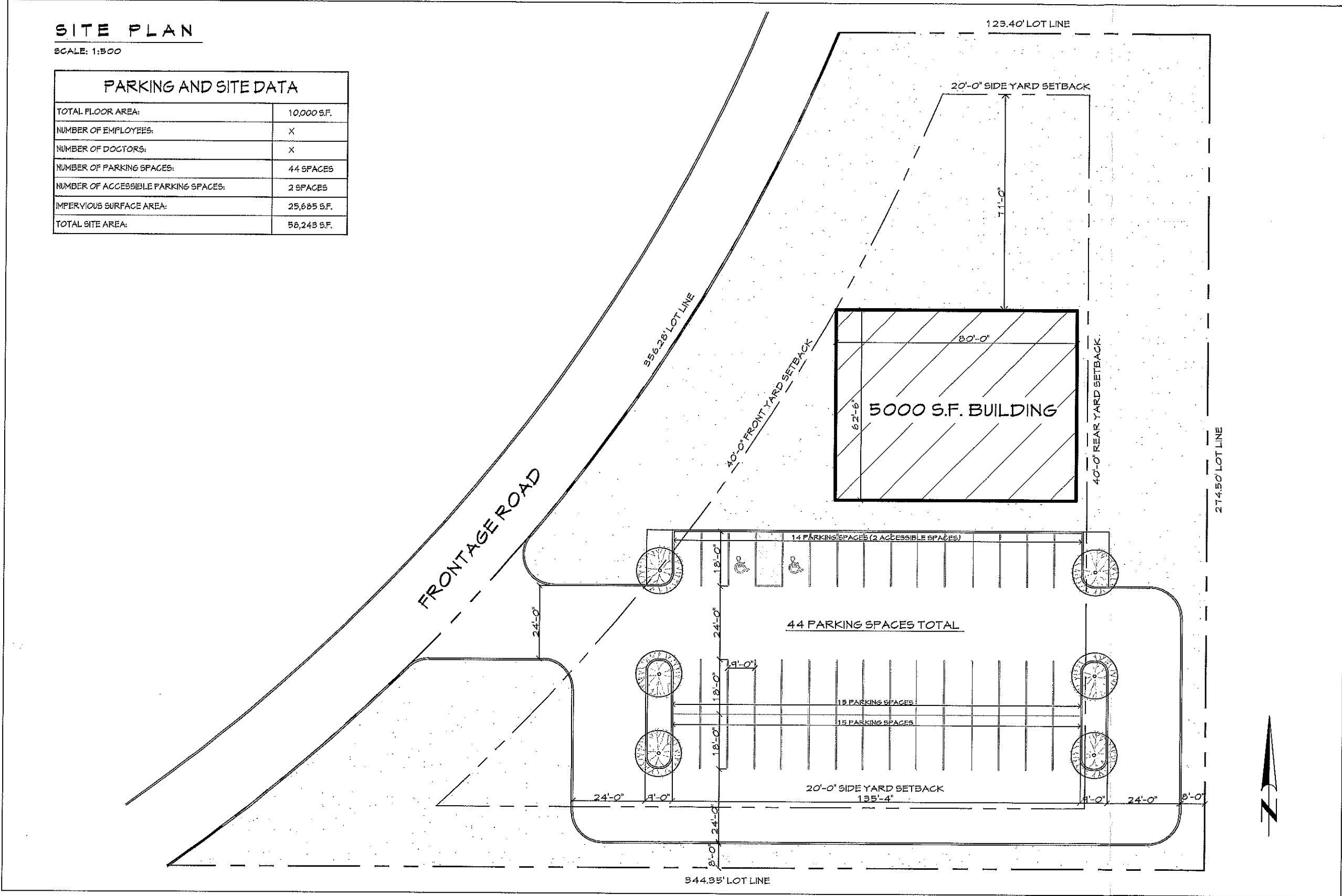
I will listen to the Plan commission's recommendations.

(Please transcribe or attach additional pages as necessary)

SITE PLAN

SCALE: 1:500

PARKING AND SITE DATA	
TOTAL FLOOR AREA:	10,000 S.F.
NUMBER OF EMPLOYEES:	X
NUMBER OF DOCTORS:	X
NUMBER OF PARKING SPACES:	44 SPACES
NUMBER OF ACCESSIBLE PARKING SPACES:	2 SPACES
IMPERVIOUS SURFACE AREA:	25,685 S.F.
TOTAL SITE AREA:	58,243 S.F.



DRAWING:  
Schematic Site Plan  
DATE:  
12.17.15  
PROJECT NO:

Molis Dental  
9 S. 261 Route 83  
Burr Ridge, Illinois

MICHAEL ABRAHAM  
ARCHITECTURE





**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

**V-01-2016; 16W380 93<sup>rd</sup> Place (Dlugopolski); Requests variations from Section VI.F.3.a of the Burr Ridge Zoning Ordinance to permit the resubdivision of three parcels into two lots fronting on 93<sup>rd</sup> Place with the proposed lots being 13,813 square feet in area and 92 feet in width rather than the required 20,000 square feet in area and 100 feet in width.**

**Prepared For:** Village of Burr Ridge Plan Commission / Zoning Board of Appeals  
Greg Trzupek, Chairman

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Hearing:** February 15, 2016

**GENERAL INFORMATION**

**Petitioner:** Jozef Dlugopolski

**Property Owner:** Jozef Dlugopolski

**Petitioner's Status:** Property Owner

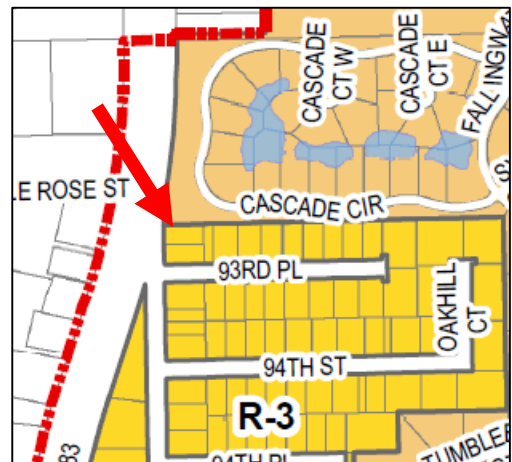
**Land Use Plan:** Recommends Single-Family Residential Uses

**Existing Zoning:** R-3 Single Family Residence District

**Existing Land Use:** Vacant

**Site Area:** 276,627 square feet

**Subdivision:** Oak Hill Estates



### **SUMMARY**

The petitioner owns a property at the northeast corner of 93<sup>rd</sup> Place and Route 83. The property consists of two platted lots and a portion of a third platted lot. The two platted lots front on Route 83. The petitioner seeks to resubdivide the lots so that there are two lots of record both fronting on 93<sup>rd</sup> Place.

The existing lots even with the added portion of the third lot, do not meet the minimum lot area or lot width requirements. The resubdivision also does not meet the minimum lot area or lot width requirement. The minimum required lot area is 20,000 square feet per lot and the minimum required lot width is 100 feet. The proposed lots are 13,813 square feet in area and 92 feet in width.

### **Compatibility with Surrounding Area**

The subject property is part of the Oak Hill Estates Subdivision which was annexed to the Village in 1995 by a petition for annexation signed by a majority of residents in the subdivision. The subdivision was platted under the authority of Du Page County prior to annexation. The lots in the subdivision vary in size but most of the lots are 11,250 square feet in area and 75 feet in width. Attached is a copy of the plat page for this area.

### **Zoning History**

The Village approved these same variations and same resubdivision plan in 2002 (A-834-07-02). However, the petitioner never proceeded with a final plat and, therefore, the variation expired. A copy of the 2002 variation Ordinance is attached. Please note the findings in Section 2 of the Ordinance.

### **Findings of Fact and Recommendations**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission recommends approval of this petition, the variation should be made subject to the final plat of subdivision being submitted within one year.



## Findings of Fact

### Variation from the Village of Burr Ridge Zoning Ordinance

Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission/Zoning Board of Appeals determine compliance with the following findings. In order for a variation to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out

Building on current lot configurations would not be beneficial to the Village of Burr Ridge or the developer based solely on the orientation of lots. A driveway leading the back lot or an existing conditions. A change in lot orientation would alleviate these conditions.

- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

Current lots would be too narrow for potential buyers.

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

Because the lots were subdivided before current minimum lot size requirements this variance would only be applicable to this particular instance

- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

The purpose of the variance is to blend these proposed residences much more harmoniously with the surrounding area.



- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

The new minimum lot size ordinance  
is hindering this proposed development

- f. 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.

Granting this variance would be more aesthetically  
pleasing to the surrounding neighborhood  
along with a safer play area behind the residences  
for possible children.

- g. The granting of the variation will not alter the essential character of the neighborhood or locality.

This variation would only improve the essential  
character of the neighborhood.

- h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The proposed variation will improve natural  
drainage public safety and property values  
within the neighborhood. Congestion of the public  
streets, danger of fire will be unaffected.

- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village. The proposed variation is consistent

with all interaction and conversations between  
the owner and the Village of Burr Ridge.

(Please transcribe or attach additional pages as necessary.)

ORDINANCE NO. A-834-7-02

AN ORDINANCE GRANTING A VARIATION  
OF THE VILLAGE OF BURR RIDGE ZONING ORDINANCE  
(V-04-2002: Dlugopolski - 10S639 Jackson Street)

WHEREAS, an application for a variation of the Village of Burr Ridge Zoning Ordinance for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Zoning Board of Appeals of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variation on May 6, 2002, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in the Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for a zoning variation, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of the zoning variation indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Zoning Board of Appeals and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the variation for the property located at 10S639 Jackson Street, Burr Ridge, Illinois, is Mr. Josef Dlugopolski (hereinafter "Petitioner"). The Petitioner requests a variation from Section VI.F.2 (a) of the Burr Ridge Zoning Ordinance to allow lot width variations and lot size variations for the re-subdivision of two lots on 93<sup>rd</sup> Place. The lots would both be 92 feet in width and 13,814 square feet in area, rather than the 100 feet of lot width and 20,000 square feet of lot area required by Section VI.F.2 (a) of the Burr Ridge Zoning Ordinance.
- B. That the plight of the owner is due to unique circumstances because of the lot configuration and the topography of the properties;
- C. That the variation will not alter the essential character of the locality because the homes would be oriented so that they would essentially line up with the other homes along 93<sup>rd</sup> Place; and
- D. That a hardship will result if the variation is not granted because the utility of the properties and the orientation of the homes would be compromised.

**Section 3:** That a variation from Section VI.F.2 (a) *is hereby granted* for the property commonly known as 108639 Jackson Street to allow lot width variations and lot size variations to allow resubdivision of two lots with both lots being 92 feet wide and 13,814 square feet in area, rather than 100 feet of lot width and 20,00 square feet of lot area required by Section VI.F.2 (a) of the Burr Ridge Zoning Ordinance. The property is legally described as follows:

Lot 4 (Except the East 41.0 feet thereof), Lot 5 and Lot 6 in Oakhill Estates Resubdivision, a Resubdivision of Lot 70 in County Clerk's Assessment Division of the South Half of Sections 1 and 2 and all of Sections 11 and 12, in Township 37 North, lying North of the Sanitary District, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

The PIN Numbers for the properties are: 10-02-401-003, 10-02-401-002, and 10-02-401-016

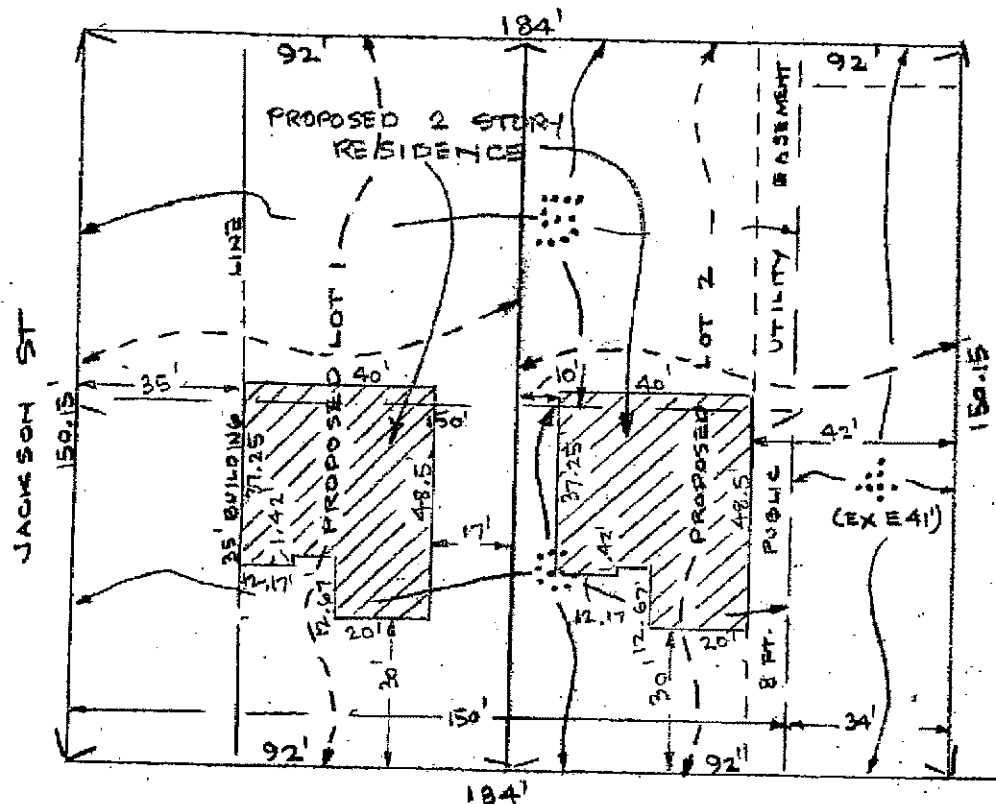
**Section 4:** That the approval of this variation is subject to compliance with the following terms and conditions:

- A. As per Section XIII.H.5 of the Burr Ridge Zoning Ordinance, this variation shall become null and void unless a plat of resubdivision is recorded within 12 months of the date this Ordinance is adopted.
- B. The subdivision of the lots shall comply with the submitted Site Plan (**Exhibit A**) and with the petitioner's statement that no variations will be requested or are necessary to construct single-family residences on the subject property.

**Section 5:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.



$\angle A = 30^\circ$

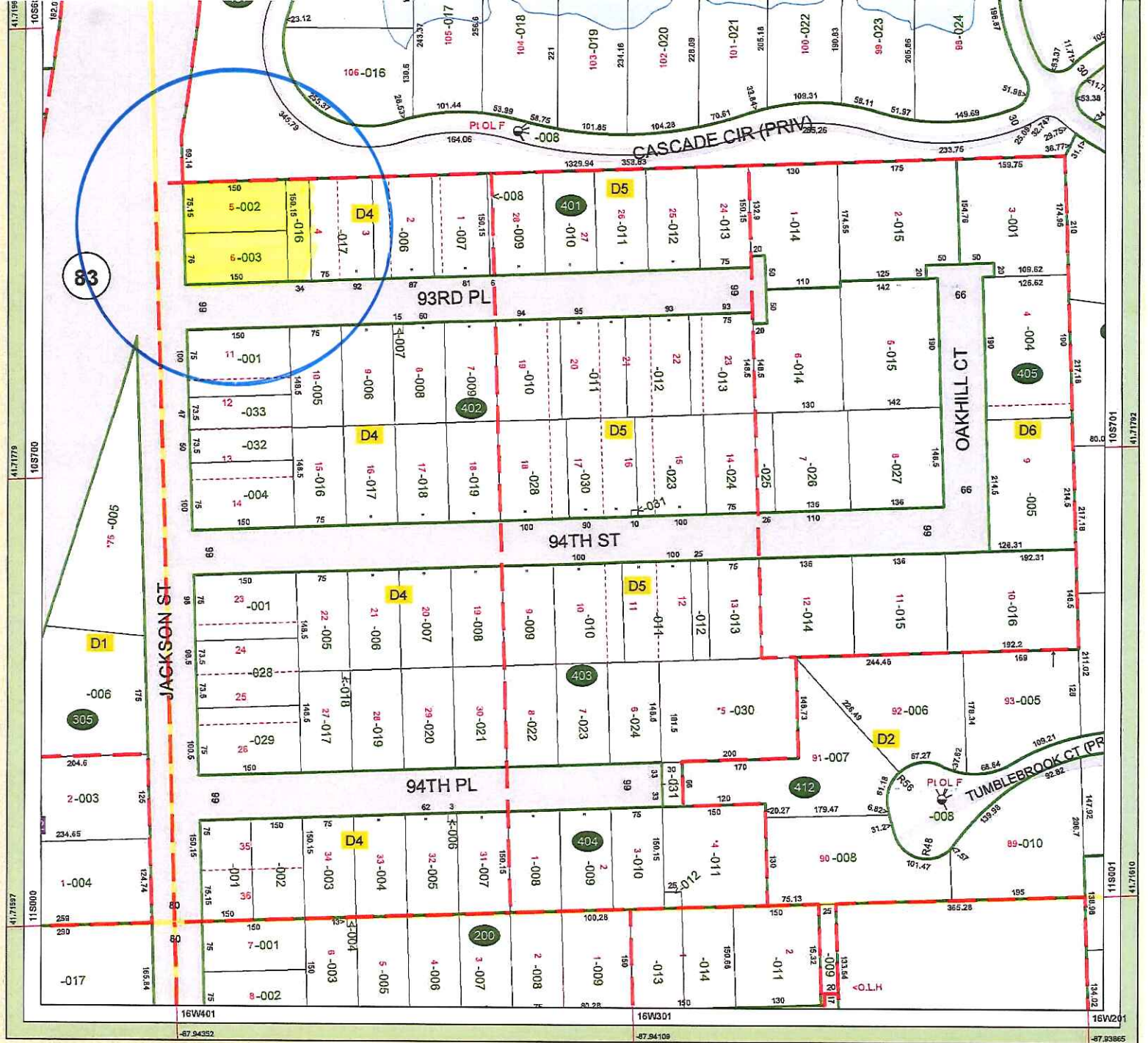


JACK M. SCHICK ENGINEERING  
4606 W. 103rd STREET  
OAK LAWN, IL 60453  
(708) 425-1700

3-27-02  
ORDER No. 02019-PA

**EXHIBIT A**

BUILDER/DEVELOPER  
JOSEPH DWIGAJA POLSKI  
J.D. BUILDERS  
6501 W 81ST ST.  
DURBANK, IL 60459  
708-430-5323



10-2B-W  
**10-2D-W**  
 10-11B-W

**Paul Hinds**  
 DuPage County Clerk

421 N. County Farm Rd.  
 Wheaton, IL 60187  
 630.407.5500

This map created for assessment purposes only. Refer to recorded  
 plats and deeds for legal descriptions and property dimensions.  
 Copyright 2015 - The County of DuPage, Illinois.



# PLAT OF SURVEY

of  
LOT 4 (EXCEPT THE EAST 41.0 FEET THEREOF) LOTS 5 AND 6 IN OAK HILL ESTATES RESUBDIVISION, A RESUBDIVISION OF LOT 70 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12, LYING NORTH OF THE SANITARY DISTRICT, IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUOGUE COUNTY, ILLINOIS.

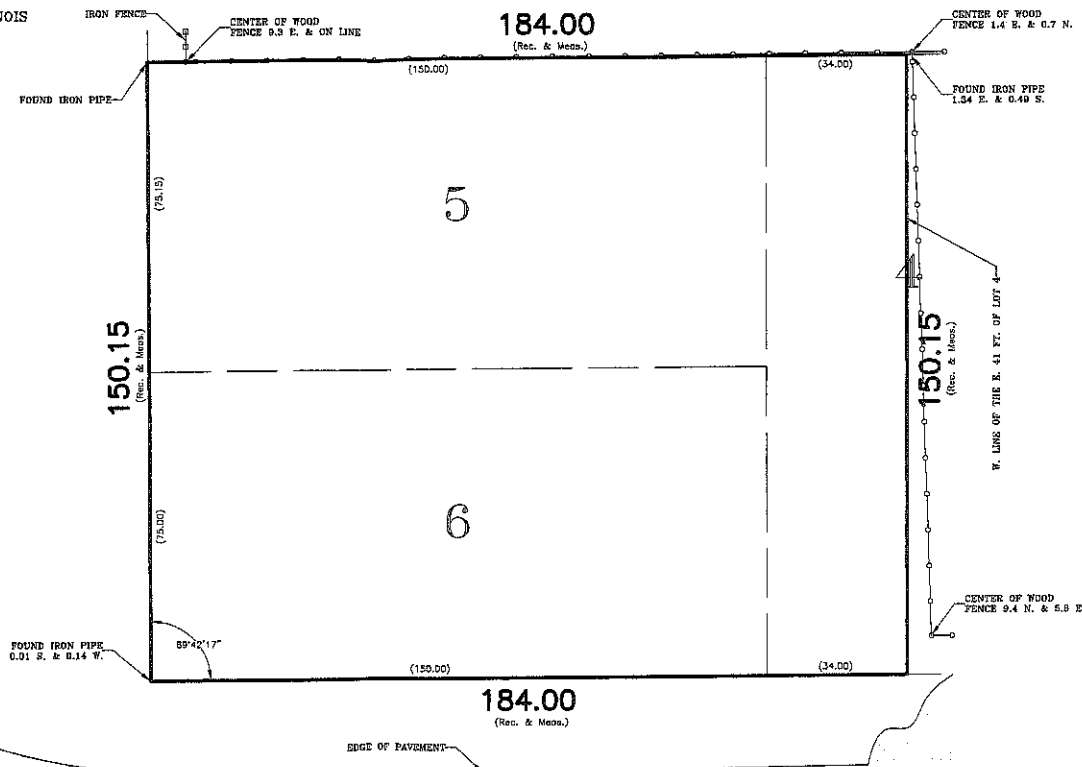
ADDRESS: 16W 380 W. 93RD PLACE, BURR RIDGE, ILLINOIS



SCALE: 1"=30'

JACKSON STREET

EDGE OF PAVEMENT



W. 93RD PLACE

## GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Professional Design Registration #184-002795



**PREFERRED SURVEY, INC.**

7645 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-456-7845 / Fax 708-456-7855  
www.psisurvey.com

Field Work Completed	10/09/05	FLD CREW:	CD/RS
Land Area Surveyed	27,627.2 Sq. Ft.	CAD:	EH
Drawing Revised			



STATE OF ILLINOIS )  
COUNTY OF COOK )

SURVEY ORDERED BY: ANDREW LIGAS

PREFERRED SURVEY, INC., DOES HEREBY STATE THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS

15TH DAY OF OCTOBER A.D. 2005

MY LICENSE EXPIRES ON 10/30/05

P.S.I./NO. 0885782-A



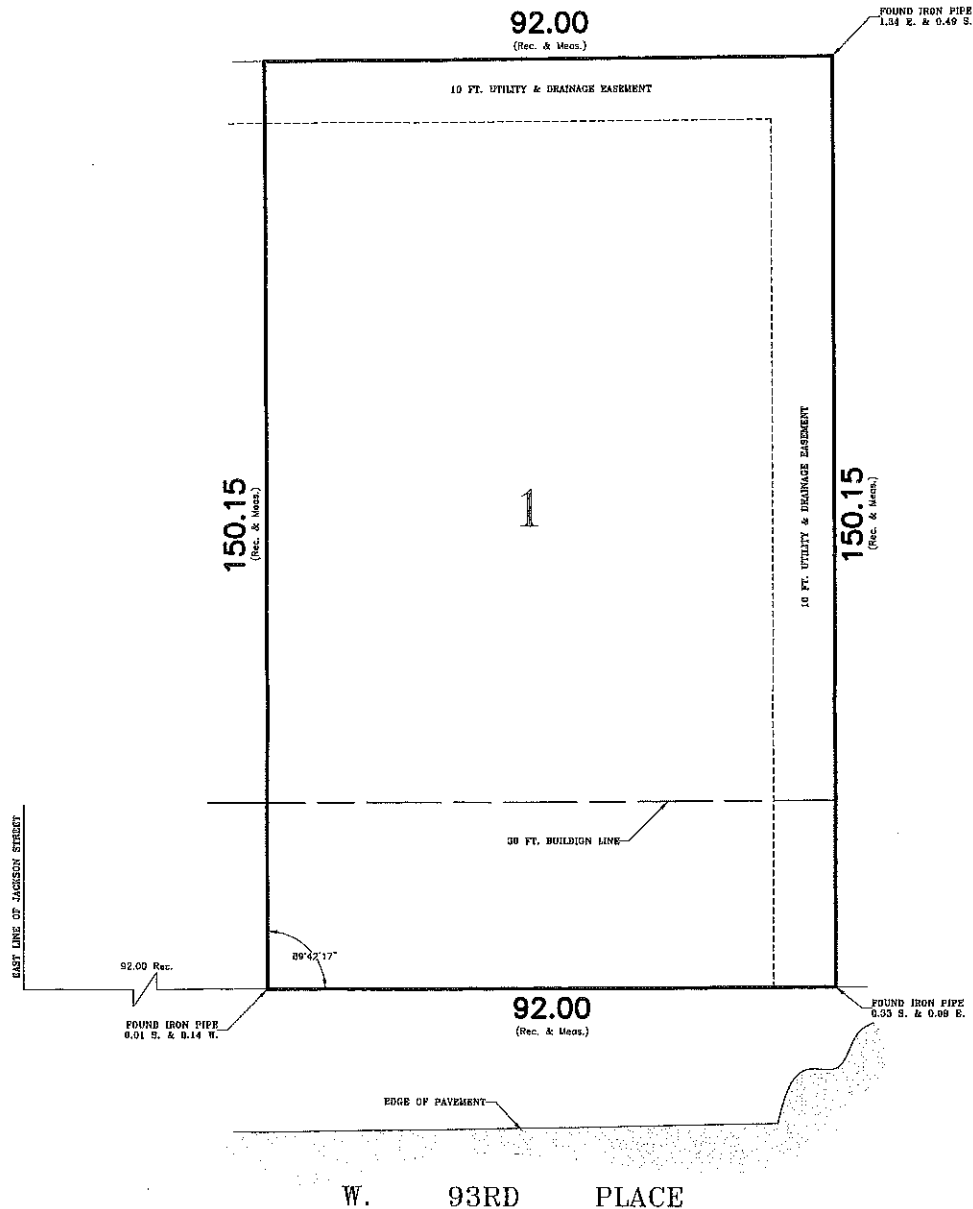
# PLAT OF SURVEY

of

LOT 1 IN DLUGOPOLSKI'S 93RD PLACE RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1"=20'



## GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
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STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

SURVEY ORDERED BY: ANDREW LIGAS

PREFERRED SURVEY, INC. DOES HEREBY STATE THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS  
15TH DAY OF OCTOBER 2008

MY LICENSE EXPIRES ON 11/30/08

P.S.I. NO. 0885782-B

Professional Design Registration #184-002795

**PREFERRED SURVEY, INC.**

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com



Field Work Completed	10/09/08	FLD CREW:	CD/RS
Land Area Surveyed	13,813.6 Sq. Ft.	CAD:	EH
Drawing Revised			

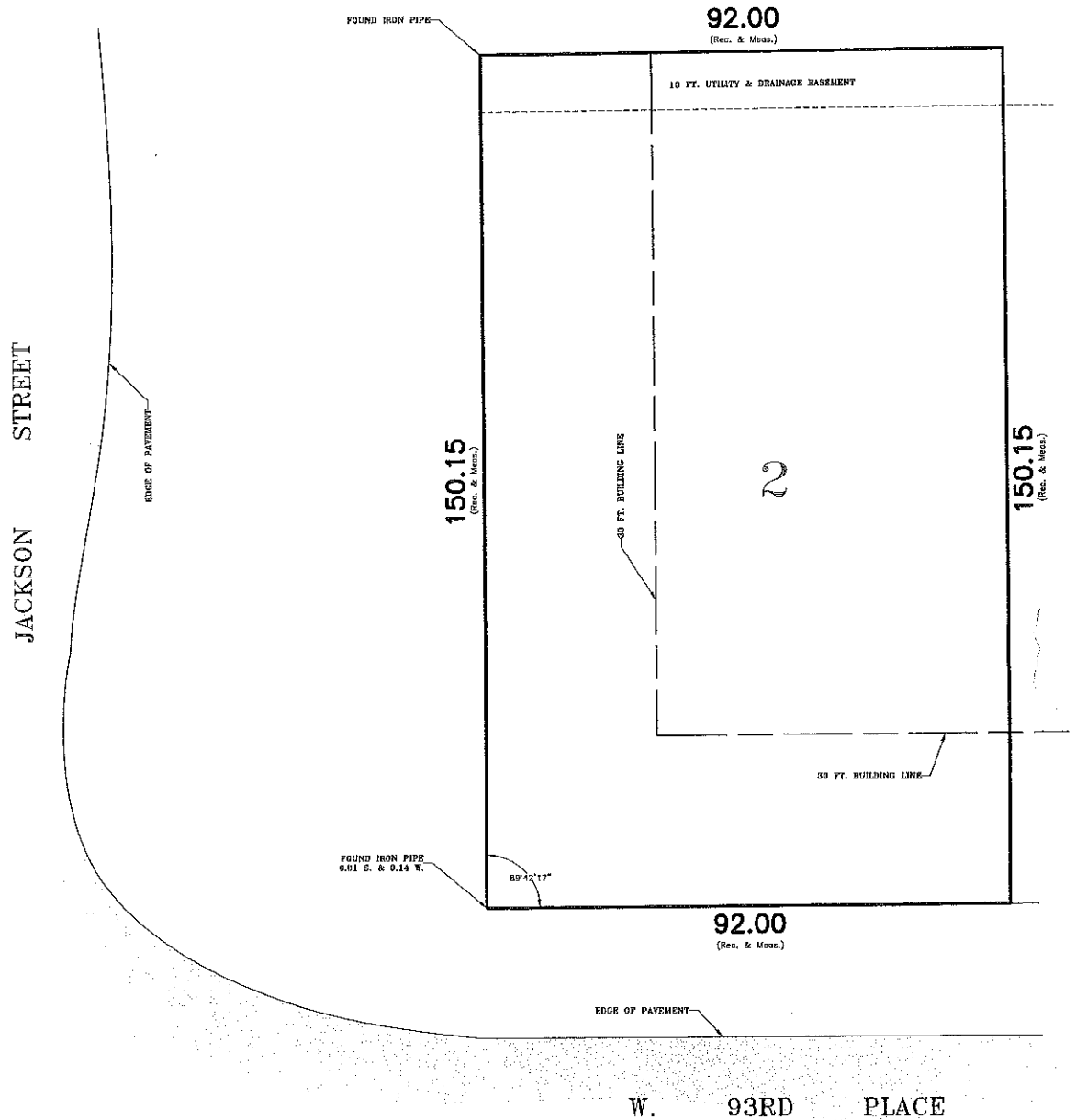
# PLAT OF SURVEY

of

LOT 2 IN DLUGOPOLSKI'S 93RD PLACE RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1"=20'



## GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
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STATE OF ILLINOIS )  
COUNTY OF COOK )

SURVEY ORDERED BY: ANDREW LIGAS

PREFERRED SURVEY, INC. DOES HEREBY STATE THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF SEPTEMBER, 2008

MY LICENSE EXPIRES ON 11/30/00

P.S.I. NO. 0885782-C

Professional Design Registration #184-002795

**PREFERRED SURVEY, INC.**

7846 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-458-7845 / Fax 708-458-7855  
www.psissurvey.com



Field Work Completed	10/09/08	FLD CREW:	CD/RS
Land Area Surveyed	13,813.6 Sq. Ft.	CAD:	EH
Drawing Revised			



## VILLAGE OF BURR RIDGE

### MEMORANDUM

**TO:** Village of Burr Ridge Plan Commission  
Greg Trzupek, Chairman

**FROM:** Doug Pollock, AICP

**DATE:** February 11, 2016

**RE:** Board Report for February 15, 2016 Plan Commission Meeting

At its December and January meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-17-2015: 78-324 Burr Ridge Parkway (County Line Square/Cycle Bar);** The Board approved Ordinances adding Health and Athletic Club with less than 7,000 square feet to the list of permitted uses in the B-1 District, to approve the site plan for the reconfiguration of the parking lot, to grant a variation to waive the required landscaping islands for the new parking spaces, and to grant a variation to permit Cycle Bar with less than the required parking spaces.

**Z-18-2015: 8310-8350 Madison Street (McCormick III, LLC);** The Board concurred with the Plan Commission and approved an Ordinance granting setback variations for a parking lot expansion.

**Z-19-2015: 7100 Grant Street (Com Ed);** The Board concurred with the Plan Commission and approved Ordinances granting special use approval for the expansion of a utility substation and a setback variation for construction of a building.

**S-01-2015: 150 Harvester Drive (Brookfield);** The Board of Trustees concurred with the Plan Commission and granted conditional sign approval for a wall sign on an office building.

01/20/2016

## Permits Applied For December 2015



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCAD-15-319	12/09/2015	300 South Frontage Rd	Dreamline Construction Group	9400 Fallingwater Dr. E Burr Ridge IL 60527	Com Addition
JDS-15-325	12/17/2015	7606 Hamilton Ave	Chris Everett Builders	1032 S. Spring Av La Grange IL 60525	Demolition Structure
JPCT-15-318	12/28/2015	7501 Brush Hill Rd	SAC Wireless		Cell Tower
JPF-15-324	12/17/2015	685 Grant Ct	Peerless Fence & Supply	33W401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPS-15-322	12/11/2015	701 Village Center Dr.	Integrity Sign	18621 S. 81st Ave. Tinley Park IL 60487	Sign Permit
JRAL-15-320	12/03/2015	11729 Woodside Ct	Neighborhood Remodelers	658 Busse Hwy. Park Ridge IL 60068	Residential Alteration
JRES-15-321	12/16/2015	8090 Garfield Ave	3- Slip Proof Safety	320 Forest Av. Willow Springs IL 60480	Residential Miscellaneous
JRPE-15-323	12/17/2015	7250 Elm ST	Knapp Construction & Electric	14514 Appaloosa Ln. Homer Glen IL 60491	Res Electrical Permit
<b>TOTAL:</b>	<b>8</b>				

01/20/2016

## Permits Issued December 2015

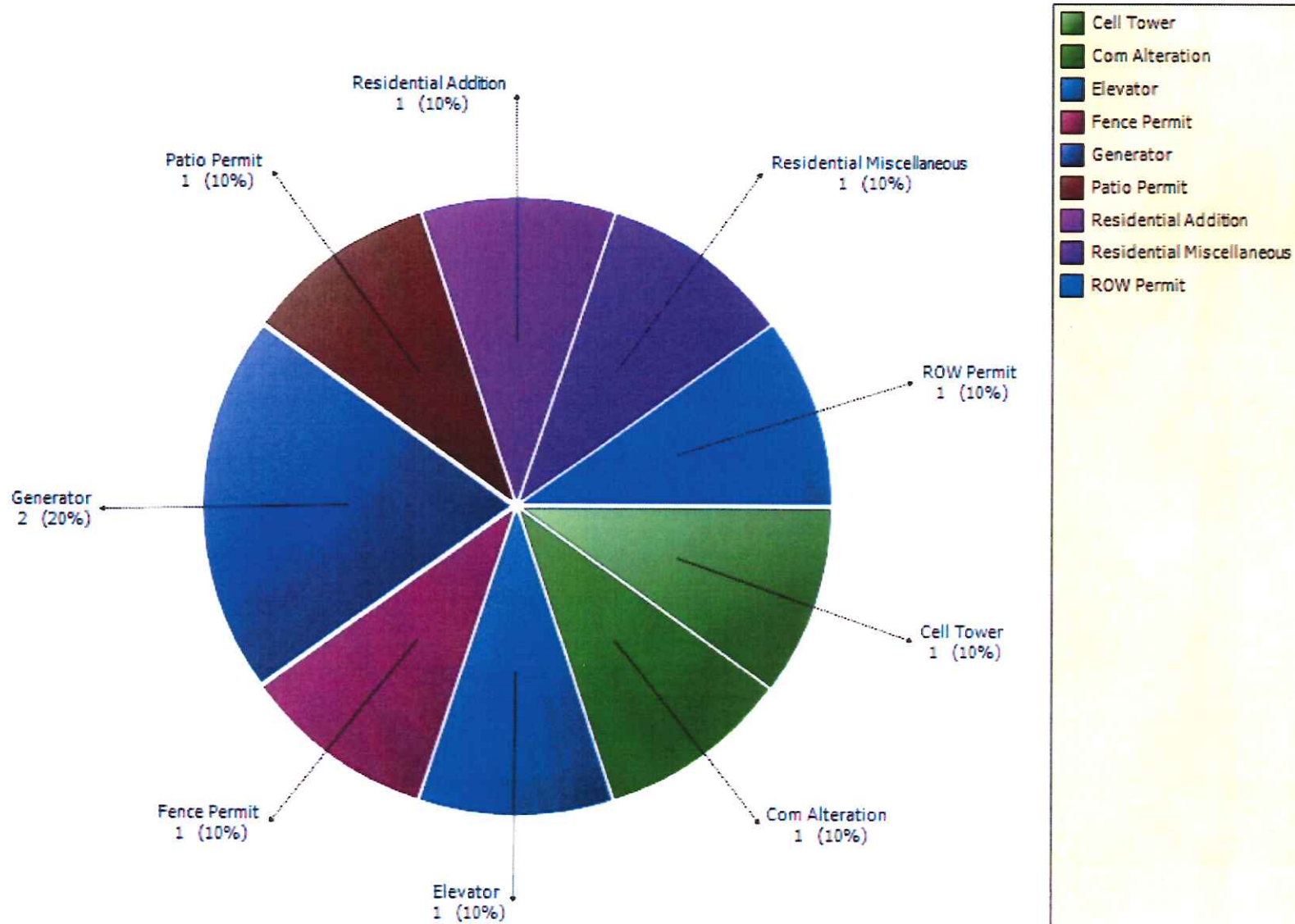


Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-15-283	12/01/2015	450 Village Center Dr. 414	All Pro Construction Services	16W347 83rd St. Ste. B Burr Ridge IL 60527	Com Alteration \$86,100	1,148
JELV-15-122	12/01/2015	15W 455 79th St.	Schindler Elevator	853 N Church Ct. Elmhurst IL 60126	Elevator	
JGEN-15-293	12/18/2015	15W 170 60th ST	Garber Construction	115 S. Vine Hinsdale IL 60521	Generator	
JGEN-15-303	12/16/2015	301 W 61st Pl	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator	
JPAT-15-300	12/08/2015	512 Kirkwood Cove	Rolling Landscapes, Inc.	16189 New Avenue Lemont IL 60439	Patio Permit	
JPCT-15-318	12/28/2015	7501 Brush Hill Rd	SAC Wireless		Cell Tower	
JPF-15-302	12/02/2015	Old Mill Ln.	America's Backyard	1909 Briggs St. Joliet IL 60433	Fence Permit	
JPR-15-301	12/07/2015	8548 Heather Dr	Serelli Construction	14305 S Birchdale Dr Homer Glen IL 60491	ROW Permit	
JRAD-15-232	12/21/2015	6679 Lee Ct	ECA Architects & Planners	24 N. Bennett St. Geneva IL 60134	Residential Addition \$499,950	3,333
JRES-15-307	12/08/2015	8 Morgan Ct	Arrowhead Brick Pavers, Inc.	30W218 Butterfield Rd. Warrenville IL 60555	Residential Miscellaneous	
<b>TOTAL:</b>	<b>10</b>					



## Breakdown of Permits by Project Type

## Permits Issued December 2015



01/20/16

## Occupancy Certificates Issued December 2015



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF15041	12/11/15	Maynard & Amelia Bates	15W 316 79th ST
OF15042	12/11/15	Fillipo Rovito, Jr.	8715 Madison St.

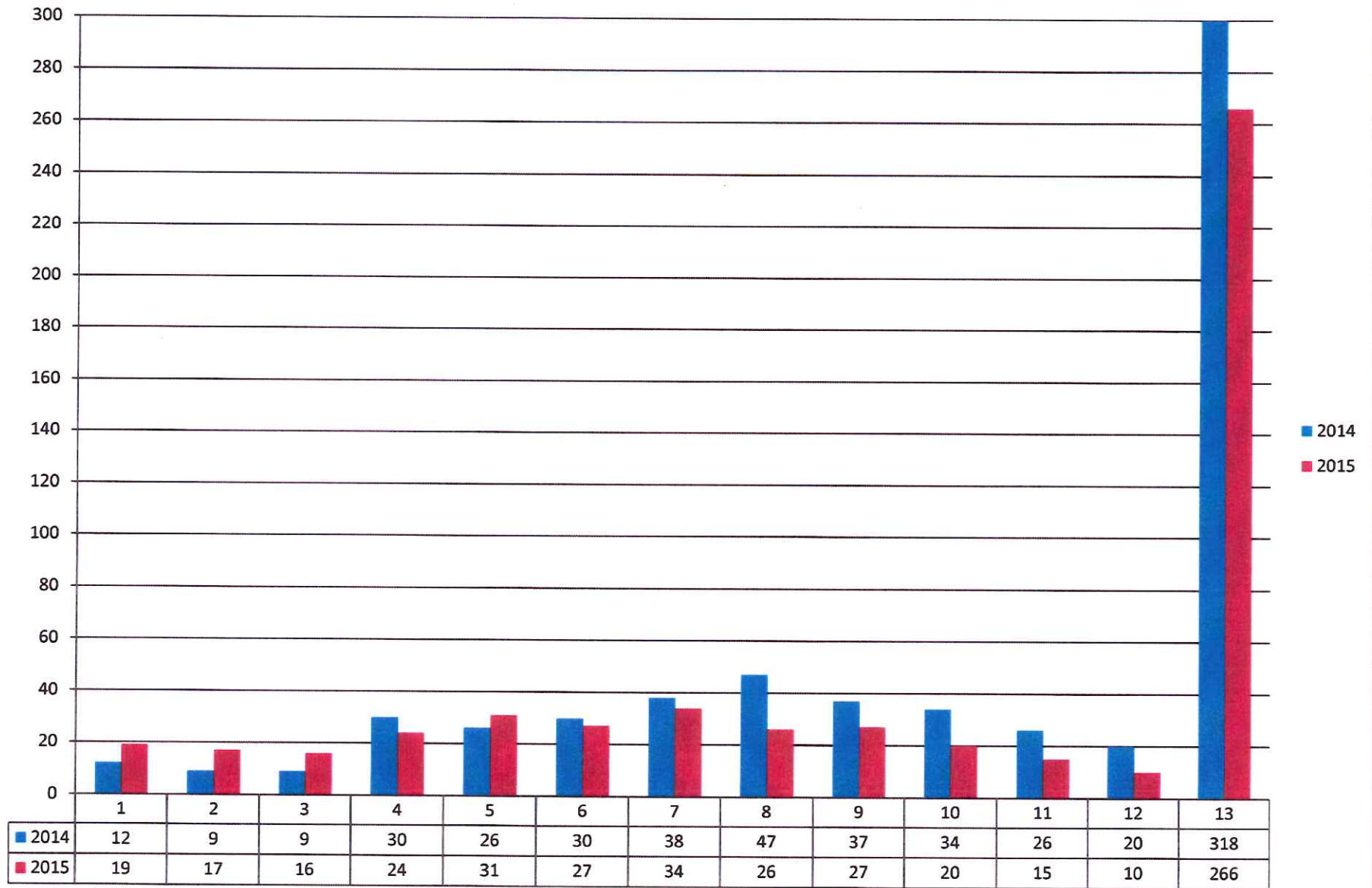
## MONTHLY SURVEY OF BUILDING PERMITS - 2015

(Does not include miscellaneous Permits)

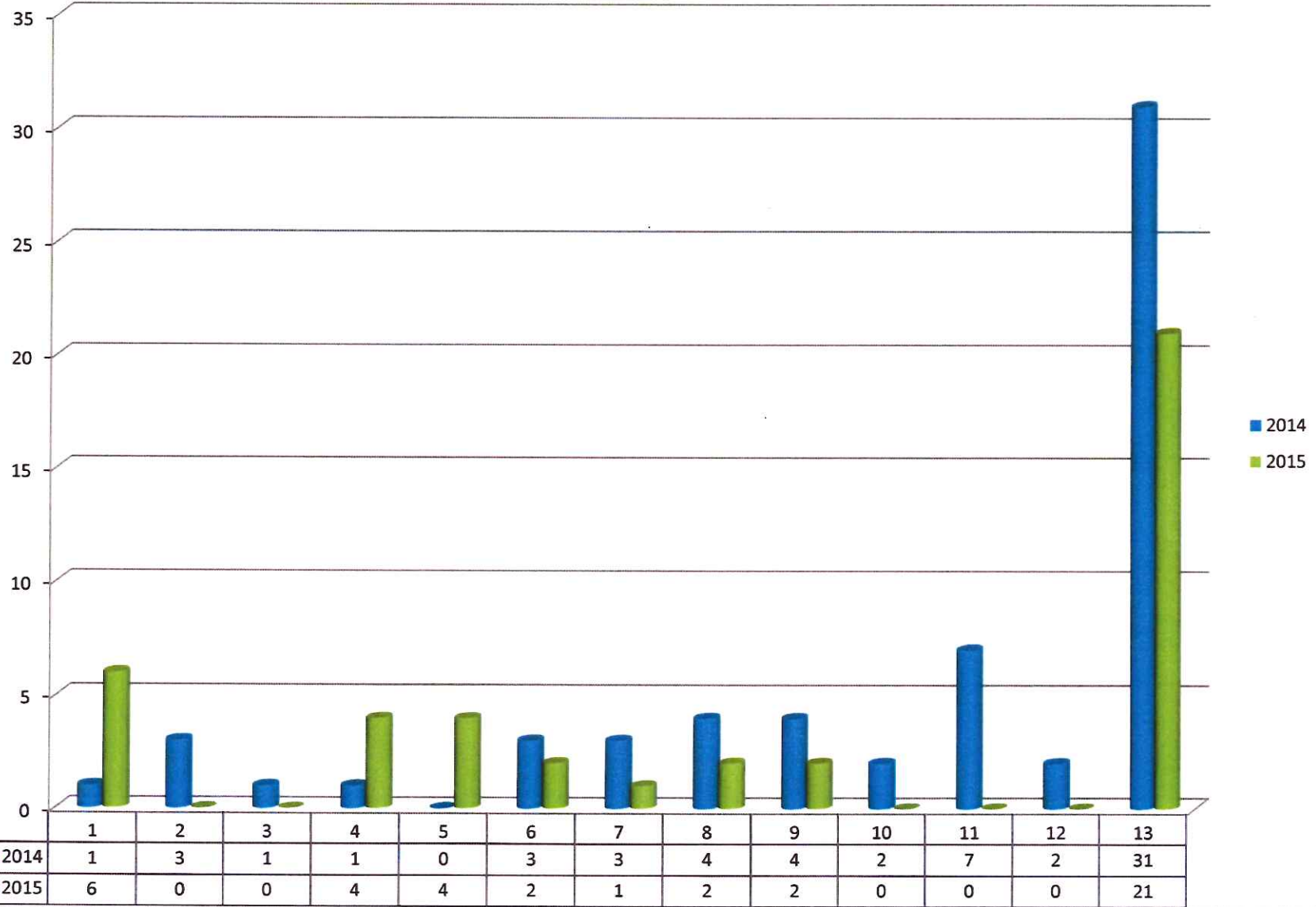
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$3,694,950	\$241,575		\$197,264	\$4,133,789
	[6]	[6]		[1]	
FEBRUARY		\$547,575		\$562,880	\$1,110,455
		[4]		[2]	
MARCH		\$255,975	\$6,542,562	\$1,074,284	\$7,872,821
		[4]	[1]	[3]	
APRIL	\$2,901,750	\$306,225		\$139,405	\$3,347,380
	[4]	[9]		[1]	
MAY	\$2,399,700	\$57,700		\$136,312	\$2,593,712
	[4]	[5]		[1]	
JUNE	\$1,948,500	\$278,400		\$280,621	\$2,507,521
	[2]	[4]		[2]	
JULY	\$568,350	\$580,050		\$369,230	\$1,517,630
	[1]	[4]		[1]	
AUGUST	\$1,521,750	\$841,275		\$1,912,138	\$4,275,163
	[2]	[6]		[4]	
SEPTEMBER	\$1,825,050	\$411,825		\$365,301	\$2,602,176
	[2]	[4]		[1]	
OCTOBER		\$4,500		\$87,358	\$91,858
		[1]		[1]	
NOVEMBER		\$38,250		\$687,519	\$725,769
		[1]		[2]	
DECEMBER		\$499,950		\$86,100	\$586,050
		[1]		[1]	
<b>2015 TOTAL</b>	<b>\$14,860,050</b>	<b>\$4,063,300</b>	<b>\$6,542,562</b>	<b>\$5,898,412</b>	<b>\$31,364,324</b>
	[21]	[49]	[1]	[19]	



## Village of Burr Ridge 2015 Building Permit Activity Compared to 2014



## Village of Burr Ridge 2015 New Housing Starts Compared to 2014





## Village of Burr Ridge

### Subdivision Status Report - Plats Under Review

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
<b>Bucktrail Estates</b>	Single-Family Residential	McNaughton Brothers	<b>Plat Review</b>
7950 Bucktrail Drive	5 lots	Construction	
Developer: McNaughton Brothers Co	Engineer: Engineering Resources - Jon Green (630) 393-3060		
<i>Preliminary Plat Approval - BOT:</i>	10/12/2015	<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		<b>2015-02-10: Final plat approved by staff for submittal to the Board of Trsutees on Feb 22, 2016. Developer preparing LOC and other documents for Board approval.</b>	
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>		2015-10-05: Rezoning and Preliminary Plat approved by the Plan Commission	
<i>Outstanding Letter of Credit Amount</i>	\$0.00	2015-10-12: Rezoning and Preliminarv Plat approved by	
<i>Original Letter of Credit Amount</i>	\$0.00		
<i>Letter of Credit Expiration Date</i>			
<b>Esther Court</b>	Single-Family Residential		<b>Plat Review</b>
	2 lots		
Developer:	Engineer:		
<i>Preliminary Plat Approval - BOT:</i>		<i>Next Action:</i>	
<i>Final Plat Approval - BOT:</i>		<b>2016-01-27: Request for review comments.</b>	
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>		<i>Other Notes:</i>	
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	\$0.00		
<i>Original Letter of Credit Amount</i>	\$0.00		
<i>Letter of Credit Expiration Date</i>			

<i>Subdivision and Subdivision Location</i>	<i>Plat Type and Lot</i>	<i>Developer</i>	<i>Development Status</i>
<b>Highland Fields - Unit 3A</b>	Single-Family Residential	Billy Johnston	<b>Plat Review</b>
Heritage Drive	4 lots		
Developer: Billy Johnston	Engineer:		
<i>Preliminary Plat Approval - BOT:</i>	6/28/1999	<b>Next Action:</b> <b>2016-02-05: New property owner will pursue revised amendment and submit final engineering.</b> <b>2015-07-13: Annexation Agreement Amendment approved by Board of Trustees including approval of preliminary plat</b>  <b>Other Notes:</b> Amendment to Annexation Agreement to be scheduled.  Unit 1 and Unit 2 are combined with one LOC and one Plat.	
<i>Final Plat Approval - BOT:</i>			
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>			
<i>Original Letter of Credit Amount</i>			
<i>Letter of Credit Expiration Date</i>			
<b>Rule's Forest Edge Re-Subdivision</b>	Single-Family Residential	Cindy Rule	<b>Plat Review</b>
Forest Edge Drive	3 lots		
Developer: Cindy Rule	Engineer:		
<i>Preliminary Plat Approval - BOT:</i>	10/23/2000	<b>Next Action:</b> <b>2015-03-16: Review comments sent to property owner.</b>  <b>Other Notes:</b>  car6747@sbcglobal.net	
<i>Final Plat Approval - BOT:</i>			
<i>Deadline for Sub Improvements:</i>			
<i>Deadline for Other Improvements.:</i>			
<i>BOT Acceptance:</i>			
<i>BOT Acceptance - Other Imp.:</i>			
<i>Maintenance Expiration</i>			
<i>Maintenance Expiration - Other</i>			
<i>Outstanding Letter of Credit Amount</i>	\$0.00		
<i>Original Letter of Credit Amount</i>	\$0.00		
<i>Letter of Credit Expiration Date</i>			



## Village of Burr Ridge

### Subdivision Status Report - Subdivisions Under Construction

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
<b>Madison Estates</b>	8701 Madison Street	Single-Family Residential Subdivision	4 lots	McNaughton Developers	<b>Improvement Period</b>
<i>Preliminary Plat Approval - BOT:</i>		3/24/2014	<i>Next Action:</i> <b>2015-10-12: Revised Record drawings distributed for review. Developer has requested acceptance of subdivision improvements.</b>  <i>Other Notes:</i> 03-02-2015: Record Drawing review comments sent to developer. Revisions are required.  John Barry McNaughton Development 11S220 Jackson Street, Suite 101		
<i>Final Plat Approval - BOT:</i>		5/27/2014			
<i>Deadline for Sub Improvements:</i>		5/27/2016			
<i>Deadline for Other Improvements:</i>					
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$318,040.72			
<i>Original Letter of Credit Amount</i>		\$318,040.72			
<i>Letter of Credit Expiration Date</i>		6/17/2015			
<b>Meadowbrook Place</b>	8425 Meadowbrook Drive	Single-Family Residential Subdivision	7 lots	John Kantor, Attorney	<b>Improvement Period</b>
<i>Preliminary Plat Approval - BOT:</i>		6/26/2006	<i>Next Action:</i> <b>03-09-2015: Second Amendment to Annexation Agreement extending improvement deadline two years subject to payment of extension fee. Extension fee paid extending deadline one year to March 1, 2016.</b>  <i>Other Notes:</i> 02-13-12: BOT approved annexation agreement amendment extending the subdivision deadline to March 1, 2014 with an option to extend to March 1, 2015. Each extension is subject to an extension fee.  October 1, 2008: Construction of subdivision improvements has begun. April 10, 2008: Pre-construction meeting with DPW. 09-28-09: BOT approved extension of improvement deadline to September 24, 2010. \$10,000 extension fee paid.		
<i>Final Plat Approval - BOT:</i>		9/24/2007			
<i>Deadline for Sub Improvements:</i>		3/1/2016			
<i>Deadline for Other Improvements:</i>		3/1/2016			
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$732,030.31			
<i>Original Letter of Credit Amount</i>		\$732,030.31			
<i>Letter of Credit Expiration Date</i>		3/1/2014			

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
<b>SAIA Water Main Extension</b>	15W460 North Frontage Road	Utility Extension	0 lots	SAIA	<b>Improvement Period</b>
<i>Preliminary Plat Approval - BOT:</i>		<i>Next Action:</i>			
<i>Final Plat Approval - BOT:</i>		<b>2015-07-15: Property owner in process of completing punch list.</b>			
<i>Deadline for Sub Improvements:</i>		<i>Other Notes:</i>			
<i>Deadline for Other Improvements:</i>					
<i>BOT Acceptance:</i>					
<i>BOT Acceptance - Other Imp.:</i>					
<i>Maintenance Expiration</i>					
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>					
<i>Original Letter of Credit Amount</i>					
<i>Letter of Credit Expiration Date</i>					



## Village of Burr Ridge

### Subdivision Status Report - Subdivisions in Maintenance

<i>Subdivision</i>	<i>Location</i>	<i>Plat Type</i>	<i>Lots</i>	<i>Developer</i>	<i>Development Status</i>
<b>Vine Street Water Main Extension</b>	8900 Vine Street	Utility Extension	0 lots 0 Available		<b>Maintenance Period</b>
<i>Preliminary Plat Approval - BOT:</i>			<i>Next Action:</i>		
<i>Final Plat Approval - BOT:</i>			<b>2015-12-22: Punch list sent to developer for acceptance of improvements and reduction of performance bond.</b>		
<i>Deadline for Sub Improvements:</i>					
<i>Deadline for Other Improvements.:</i>					
<i>BOT Acceptance:</i>		1/12/2015	<i>Other Notes:</i>		
<i>BOT Acceptance - Other Imp.:</i>			Cash was provided in lieu of a letter of credit.		
<i>Maintenance Expiration</i>		1/12/2016			
<i>Maintenance Expiration - Other</i>					
<i>Outstanding Letter of Credit Amount</i>		\$6,813.85			
<i>Original Letter of Credit Amount</i>		\$85,172.00			
<i>Letter of Credit Expiration Date</i>		1/14/2015			





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**VILLAGE OF BURR RIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT AND SUMMARY**

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**Preliminary Plat of Subdivision (16W380 93rd Place) - Dlugopolski; Requests preliminary plat approval for the resubdivision of three parcels into two lots fronting on 93rd Place.**

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**Prepared For:** Village of Burr Ridge Plan Commission / Zoning Board of Appeals  
Greg Trzupek, Chairman

**Prepared By:** Doug Pollock, AICP  
Community Development Director

**Date of Meeting:** February 15, 2016

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**SUMMARY**

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Concurrent with this request for preliminary plat approval, the property owner is seeking variations of the minimum lot area and lot width to re-subdivide the property. Preliminary plat approval is contingent upon approval of the zoning variation.

The resubdivision of this property is subject to compliance with the Subdivision Ordinance. The following requirements of the Subdivision Ordinance are noteworthy:

- If the preliminary plat and the variation are approved, the developer will be required to submit a final plat of subdivision for review and approval by the Village.
- There are no school or park donations as no additional lots are being created.
- On-site stormwater detention is not required because the impervious surfaces will be less than ½ acre. However, the individual lots will be required to provide “Post Construction Best Management Practices (PCBMP)” as per the DuPage County Stormwater Ordinance Section 15-64 (generally, PCBMPs allow infiltration into the ground of 1.25” of rainfall running off impervious surfaces). Enforcement of this requirement will be part of the building permit process, not part of the subdivision process.
- There are existing water and sanitary sewer mains available to serve the two lots.
- Street improvements (or a donation in lieu of street improvements) are required for the adjacent 93<sup>rd</sup> Place. Required street improvements include curbs and street surfacing as determined necessary.
- Sidewalks and parkway trees are required on both street frontages (93<sup>rd</sup> Place and Route 83. This subdivision request will be submitted to the Pathway Commission at their March meeting to determine whether the Commission prefers the sidewalks or a donation in lieu of the sidewalk.

The Oak Hill Estates Subdivision does not have streets with curbs. In these cases, it has been the policy of the Village to waive the curb and street improvements in lieu of a contribution in kind



for future street maintenance. The Oak Hill Subdivision is planned for street re-surfacing in the summer of 2016.

If the Plan Commission recommends approval of the variation, the preliminary plat should be subject to the following conditions:

1. The final plat shall be submitted within one year of the preliminary plat shall become null and void.
2. The petitioner shall submit preliminary engineering plans with an engineer's cost estimate for the required street improvements (and sidewalks) for review and approval by the Village Engineer. The petitioner shall submit payment of the approved fee in lieu of the required street improvements in the amount approved by the Village Engineer.
3. The petitioner shall pay either a donation in lieu of the required sidewalks or construct the required sidewalk as may be determined by the Board of Trustees upon recommendation from the Pathway Commission.

# PLAT OF SURVEY

of  
LOT 4 (EXCEPT THE EAST 41.0 FEET THEREOF) LOTS 5 AND 6 IN OAK HILL ESTATES RESUBDIVISION, A RESUBDIVISION OF LOT 70 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12, LYING NORTH OF THE SANITARY DISTRICT, IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUWAGE COUNTY, ILLINOIS.

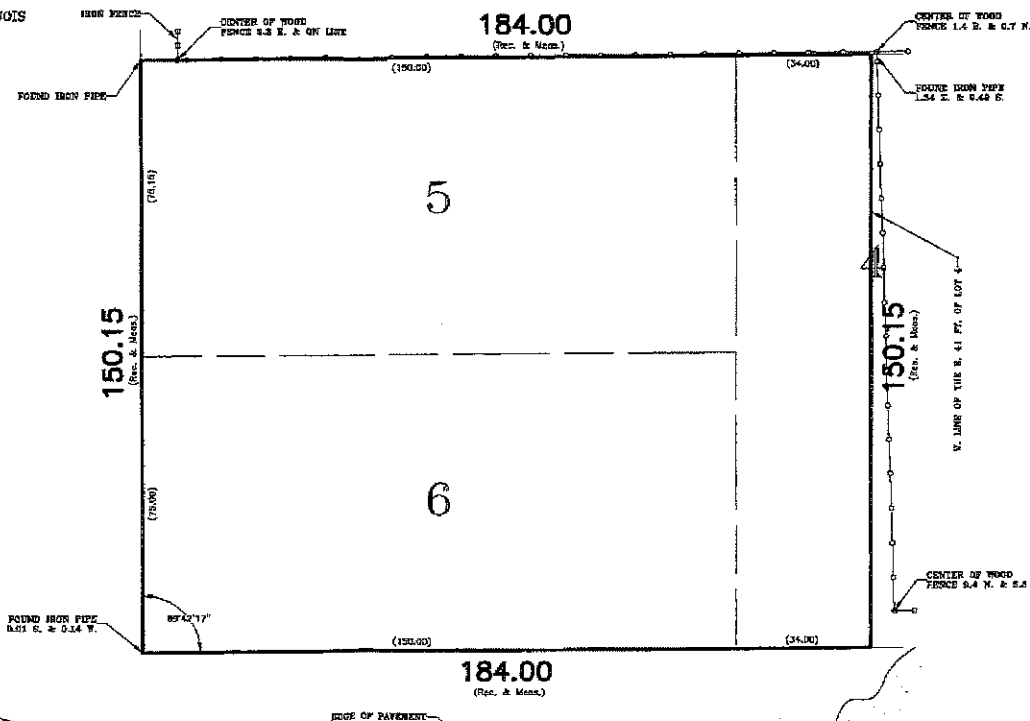
ADDRESS: 16W 380 W. 93RD PLACE, BURR RIDGE, ILLINOIS



SCALE: 1"=30'

JACKSON STREET

EDGE OF PAVEMENT



## GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BOUNDARY LINES AND MONUMENTS AS LOCATED BY THE SURVEYOR. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS EXCEPTED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Professional Design Registration #104-008785



**PREFERRED SURVEY, INC.**

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com

Field Work Completed	10/09/08	FLD CREW:	CD/RS
Land Area Surveyed	27,627.2 Sq. Ft.	CAD:	EH
Drawing Revised			



STATE OF ILLINOIS )  
COUNTY OF COOK )

SURVEY ORDERED BY: ANDREW LIGAS

PREFERRED SURVEY, INC. DOES HEREBY STATE THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF OCTOBER 2008

MY LICENSE EXPIRES ON 10/30/08

P.S. LIGAS, 0085782-A

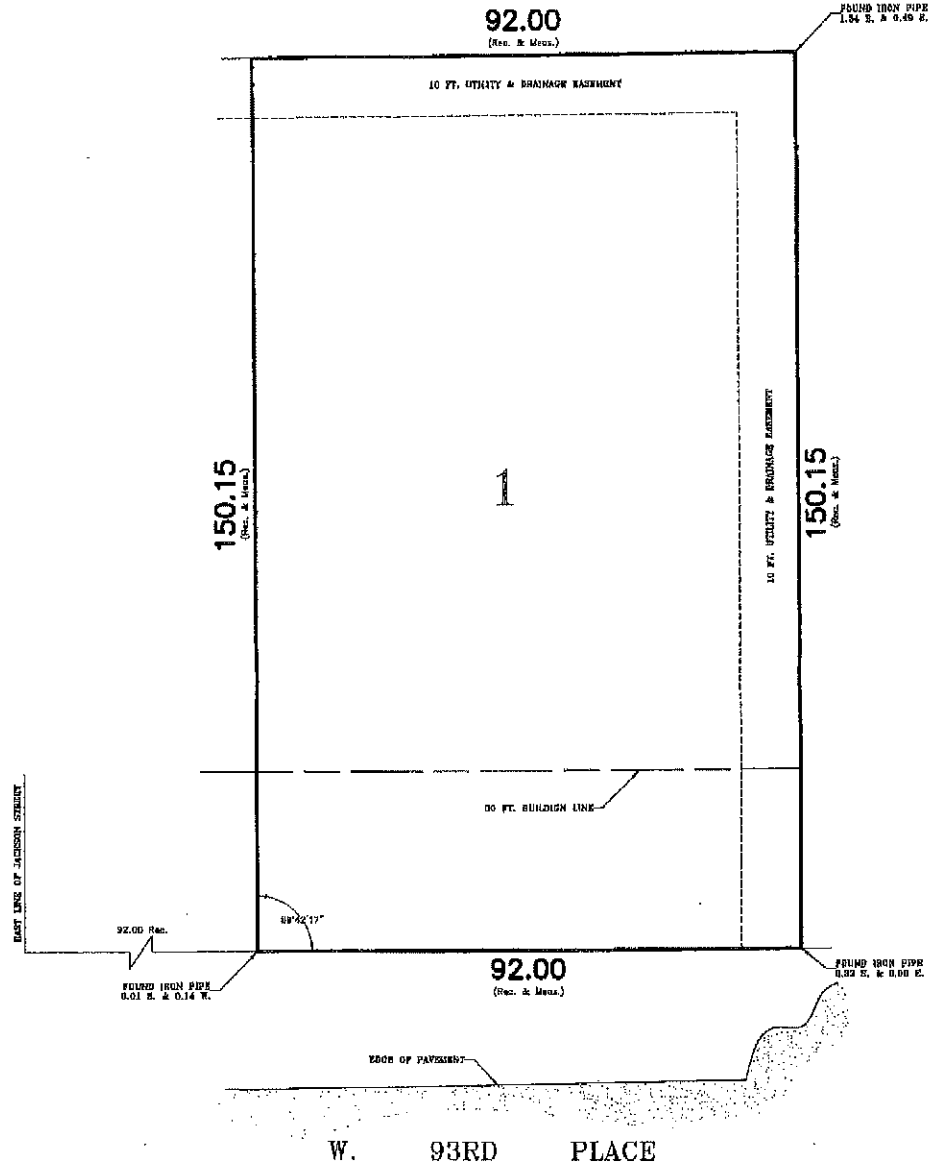
# PLAT OF SURVEY

of

LOT 1 IN DUGOPOLSKI'S 93RD PLACE RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1"=20'



## GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
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Professional Design Registration #104-082725

### PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-458-7845 / Fax 708-458-7856  
www.prsurvey.com



Field Work Completed	10/09/08	FLD CREW:	CD/RS
Land Area Surveyed	13,813.6 Sq. Ft.	CAD:	CH
Drawing Revised			



STATE OF ILLINOIS )  
COUNTY OF COOK )

SURVEY ORDERED BY: ANDREW LIGAS

PREFERRED SURVEY, INC. DOES HEREBY STATE THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY OWNERS HAVE BEEN SET ON NOT IN ACCORDANCE WITH CLIENT AGREEMENT DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRELATED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

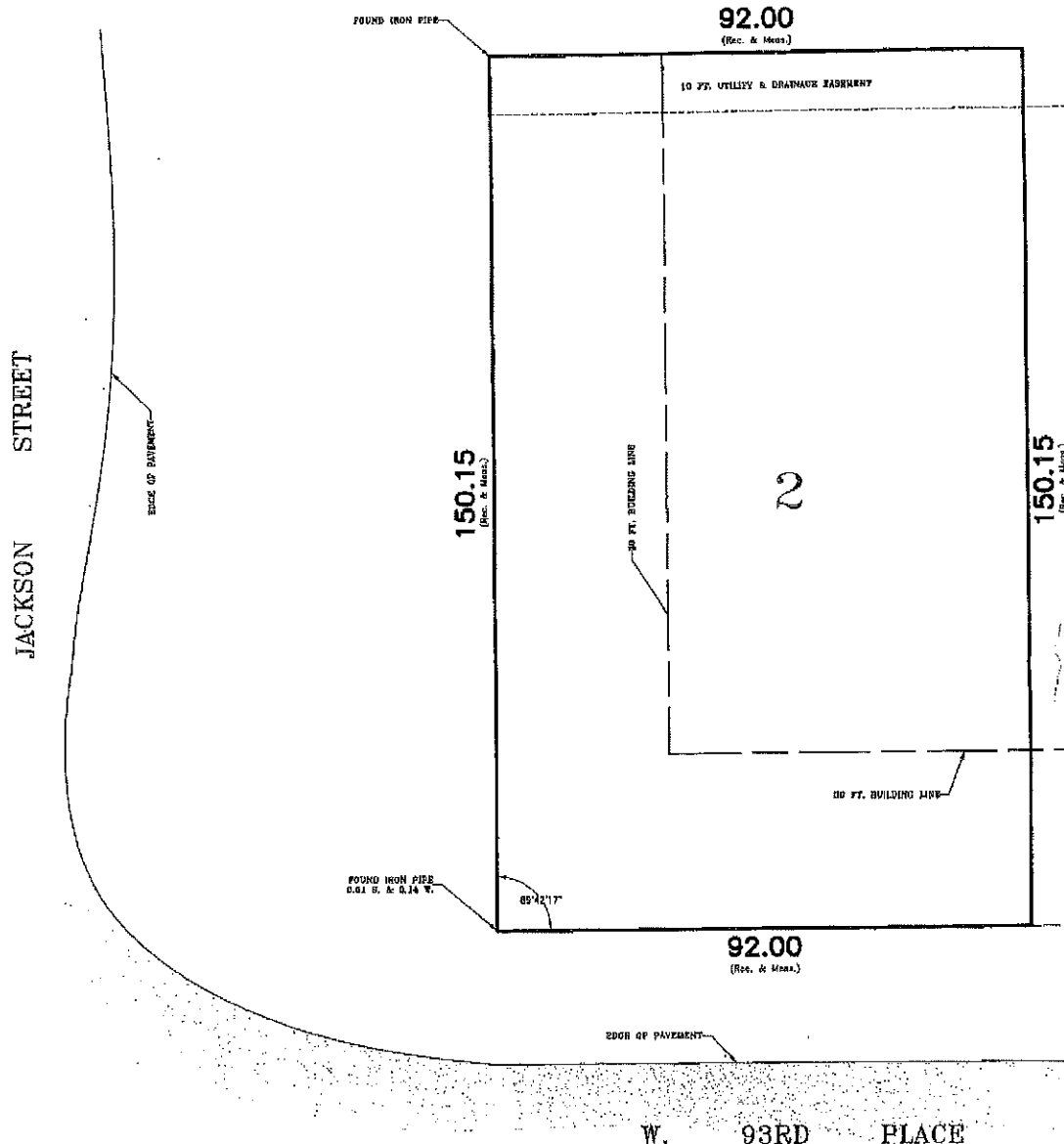
GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF OCTOBER 2008

MY LICENSE EXPIRES ON 12/30/08

P.S.N. NON 0685782-8

## of

SCALE: 1"=20'



- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
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STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

SURVEY ORDERED BY: ANDREW LIGAS

PREFERRED SURVEY, INC., DOES HEREBY STATE THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT (LINDS) MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
19TH DAY OF OCTOBER 1908

MY LICENSE EXPIRES ON 11/30/08  
P.S.I. NO. 0085702-G



Professional Design Registration #104-002795

**PREFERRED SURVEY, INC.**

7846 W. 79TH STREET, BRIDGEVIEW, IL, 60455  
Phone 708-468-7846 / Fax 708-468-7855  
[www.psjsurvey.com](http://www.psjsurvey.com)



Field Work Completed	10/08/08	FLD CREW:	CO/RS
Land Area Surveyed	13,813.0 Sq. Ft.	CAD:	EH
Drawing Revised			



## VILLAGE OF BURR RIDGE

### MEMORANDUM

**TO:** Village of Burr Ridge Plan Commission  
Greg Trzupek, Chairman

**FROM:** Doug Pollock, AICP  
Community Development Director

**DATE:** February 11, 2016

**RE:** PC-01-2016; Annual Zoning Ordinance Review

Attached are summaries of all zoning actions considered by the Plan Commission in 2014. Staff is presenting this information for the annual Zoning Ordinance review. The annual zoning review is an opportunity to identify areas where the Zoning Ordinance may need to be updated to remain consistent with the Village's Comprehensive Plan, to keep up with property trends, to resolve conflicts, or address unintended consequences of zoning regulations.

**Zoning Variations – 2015:** There were 10 zoning variations approved in 2015. Two of the variations were for accessory residential structures and the remaining variations were for commercial properties.

**Zoning Petitions – 2015:** The Plan Commission considered 19 petitions for rezoning, text amendments and/or special uses in 2014. That number was up from 13 in 2014.

**Other Updates;** During the course of each year, staff keeps track of issues that arise that may need to be addressed via an amendment to the Zoning Ordinance. For example, in 2012 staff reported that there were a large number of permit requests for outdoor kitchens. As a result, the Plan Commission recommended and the Board approved amendments to add specific regulations for outdoor kitchens. The purpose of providing the attached summary of zoning petitions is in part to identify trends or conflicts that may need to be revised to keep our Zoning Ordinance up to date; remembering that the primary purpose of the Zoning Ordinance is to implement the Village's land use policies and goals as iterated in the Comprehensive Plan.

**Conclusion;** Staff does not have any recommendations for potential amendments to the Zoning Ordinance. If the Plan Commission identifies any issues that may warrant further consideration, a request to the Board of Trustees for authorization to conduct a public hearing should be made.

# Zoning Petitions - 2015

## Village of Burr Ridge Plan Commission

<b>Petition</b>	<b>Address</b>	<b>Petitioner</b>	<b>PC</b>	<b>BOT</b>	<b>Ordinance</b>
Z 01 2015	410 Village Center Dr	1st Family Dental	1/5/2015	1/26/2015	A-834-03-15
<i>Request:</i> PUD/Special Use			Approval	Approved	
Requests a special use approval to permit a dental office with ancillary retail sales within the tenant space at 410 Village Center Drive.					
Z 01 2015	410 Village Center Dr	1st Family Dental	1/5/2015	1/26/2015	A-834-02-15
<i>Request:</i> Amendment to PUD/Special Us			Approval	Approved	
Requests special use to amend the Burr Ridge Village Center Planned Unit Development, Ordinance #A-834-10-05, to add "dental offices with ancillary retail sales" or a similar use to the list of special uses on the first floor of the building					
Z 02 2015	201 Bridewell Dr	Platinum Restaurants, LLC (Bruce Kraus)	1/5/2015	1/26/2015	A-834-01-15
<i>Request:</i> Special Use			Approval	Approved	
Requests special use approval as per Section VIII.B.2.t of the Burr Ridge Zoning Ordinance to permit the sale of packaged wine at an existing restaurant.					
Z 03 2015	505 Village Center Dr	Stix and Stones	1/19/2015		
<i>Request:</i> Special Use					
Requests special use approval as per Section VIII.C.2.ee and VIII.C.2.ii of the Burr Ridge Zoning Ordinance and as per the Village Center Planned Unit Development Ordinance A-834-10-05 to permit a restaurant with alcoholic beverage sales and with outdoor dining.					
Z 04 2015	320-324 Burr Ridge Pkwy	Capri Restaurant (Sandy Andrews)	1/19/2015		
<i>Request:</i> Special Use					
Requests special use approval as per Section VIII.B.2.x to permit the expansion of a restaurant with alcoholic beverage sales and with outdoor dining					
Z 05 2015	8600 Oak Knoll Dr	Community Development Department	2/16/2015		
<i>Request:</i> Rezoning					
Rezone properties on Oak Knoll Drive and Buege Lane that were annexed in 2013 from the R-1 District to the R-2A Single-Family Residence District					
Z 06 2015		Kevin R. Richards	5/4/2015	5/26/2015	A-834-09-15
<i>Request:</i> Text Amendment			Approval	Approved	
Requests an amendment to Section IV.I. 18 of the Burr Ridge Zoning Ordinance to permit up to three flag poles not exceeding 25 feet in height rather than the current limit of 15 feet in height.					
Z 07 2015	16W020 79th St	Vic Doderski	5/4/2015	6/8/2015	A-834-10-15
<i>Request:</i> Special Use			Approval	Approved	
Requests special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance for an addition to a building used for Truck and Equipment Sales and Service.					

<b>Petition</b>	<b>Address</b>	<b>Petitioner</b>	<b>PC</b>	<b>BOT</b>	<b>Ordinance</b>
Z 08 2015	400-800 Village Center Dr	Trademark Property -Attn Weston Graves	6/15/2015	8/10/2015	A-834-13-15
<i>Request:</i> Amendment to PUD/Special Us					
Requests an amendment to the Village Center Planned Unit Development, Ordinance #A-834-10-05, to provide for changes to the common areas including the Village Green and adjacent traffic circle, landscaping and seating areas, and entryway signs.					
Z 09 2015		Eric Carlson per Rocco Salviola	8/3/2015	8/24/2015	A-834-14-15
<i>Request:</i> Text Amendment					
Requests an amendment to Section IV.I.39 of the Burr Ridge Zoning Ordinance to add underground basketball court and swimming pool to the list of permitted accessory structures in the rear yard of a residential property.					
Z 10 2015	101 Tower Dr	Global Luxury Imports	8/3/2015	8/24/2015	A-834-15-15
<i>Request:</i> Special Use					
Requests special use approval as per Section X.E.2.a of the Burr Ridge Zoning Ordinance to amend special use Ordinance #A-834-23-13 to eliminate the minimum required vehicle sales price of \$30,000. (Board approved sale price of \$10k)					
Z 11 2015	310-8361 Waterview Ct	McNaughton Development Inc. - ISB Land, LLC	8/3/2015		
<i>Request:</i> Rezoning					
Request rezoning of the Waterview Estates Subdivision from the R-2B Single-Family Residence District to the R-3 Single-Family Residence District as per the Burr Ridge Zoning Ordinance.					
Z 12 2015	9101 Kingery Hwy	Spectrum Acquisition Burr Ridge LLC	8/17/2015	11/23/2015	1155
<i>Request:</i> Rezoning Upon Annexation					
Request rezoning upon annexation from the R-1 Single-Family Residence District to the O-2 Office and Hotel District and the B-2 General Business District of the Burr Ridge Zoning Ordinance					
Z 12 2015	9101 Kingery Hwy	Spectrum Acquisition Burr Ridge LLC	8/17/2015	11/23/2015	A-834-24-15
<i>Request:</i> PUD/Special Use					
Requests special use approval as per Sections IX.D.2.g and VIII.C.2.ii of the Burr Ridge Zoning Ordinance for a Planned Unit Development consisting of a senior care facility with approximately 190 total units on 15.5 acres and 24,000 square feet of retail space on 3.5 acres.					
Z 13 2015	300 South Frontage Rd	Vega Hospitality Group	10/19/2015	11/9/2015	A-834-21-15
<i>Request:</i> Special Use					
15W300 South Frontage Road (Vega Hospitality); Requests special use approval as per Sections VIII. C.2.w and VIII.A.9 of the Burr Ridge Zoning Ordinance to permit additions to an existing hotel and remodeling of the building façade.					
Z 14 2015	100-180 Harvester Dr	BJF Estancia I, LLC, c/o James E. Olguin	10/5/2015	10/26/2015	A-834-19-15
<i>Request:</i> Amendment to PUD/Special Us					
Requests an amendment to the Estancia Planned Unit Development, Ordinances A-834-08-04 and A-834-33-06, to permit the re-subdivision of the three lots to accommodate the construction of additional parking on the currently vacant Lot 3 for the benefit of the three story office building on Lot 2.					
Z 15 2015	8080 Madison St	Black & Decker, U.S. Inc.	10/5/2015	10/26/2015	A-834-20-15
<i>Request:</i> Special Use					
8080 Madison Street (Black & Decker); Requests special use approval as per Section X.F.2.o of the Burr Ridge Zoning Ordinance to permit retail sales of power tools, hand tools, and related items accessory to a warehouse and management office.					



<b>Petition</b>	<b>Address</b>	<b>Petitioner</b>	<b>PC</b>	<b>BOT</b>	<b>Ordinance</b>
Z 16 2015	7950 Bucktrail Dr	McNaughton Brothers	10/5/2015	10/26/2015	A-834-18-15
<i>Request:</i> Rezoning			Approval	Approved	
7950 Bucktrail Drive (McNaughton Brothers); Requests rezoning from the R-1 District to the R-2B Single Family Residence District.					
Z 17 2015	78-324 Burr Ridge Pkwy	Robert Garber	11/16/2015	12/14/2015	A-834-26-15
<i>Request:</i> Special Use			Approval	Approved	
A SPECIAL USE/SITE PLAN APPROVAL PURSUANT TO THE BURR RIDGE ZONING ORDINANCE TO ADD PARKING TO THE COUNTY LINE SQUARE PARKING LOT					
Z 17 2015		Robert Garber	11/16/2015	12/14/2015	A-834-25-15
<i>Request:</i> Text Amendment			Approval	Approved	
AMENDING SECTION VIII.B.1 OF THE BURR RIDGE ZONING ORDINANCE TO ADD HEALTH AND ATHLETIC CLUB WITH LESS THAN 7,000 SQUARE FEET TO THE LIST OF PERMITTED USES IN THE B-1 DISTRICT					
Z 19 2015	7100 Grant St	Primera Engineers for Commonwealth Edison	12/7/2015	1/11/2016	A-834-01-16
<i>Request:</i> Special Use			Approval	Approved	
SPECIAL USE PURSUANT TO THE BURR RIDGE ZONING ORDINANCE TO PERMIT AN ADDITIONAL BUILDING TO BE CONSTRUCTED FOR AN ELECTRICAL SUB-STATION					

# Zoning Variations - 2015

## Village of Burr Ridge Plan Commission

<b>Petition</b>	<b>Address</b>	<b>Petitioner</b>	<b>PC</b>	<b>BOT</b>	<b>Ordinance</b>
V 01 2015	39 Fawn Ct	Richard A. Beck	9/21/2015	10/12/2015	A-834-16-15
<i>Variation Type:</i> Accessory Structures			Approval	Approved	
Requests a variation from Section IV.I of the Burr Ridge Zoning Ordinance to permit the replacement of a patio, patio seat walls, fire pit and outdoor kitchen (built-in grill) located in a required side yard and in the front buildable area rather than in the rear yard.					
V 01 2015	512 Kirkwood Cove	MJ Bennett	9/21/2015	10/12/2015	A-834-17-15
<i>Variation Type:</i> Fences & Walls			Approval	Approved	
Requests a variation from Section IV.J.b of the Burr Ridge Zoning Ordinance to permit replacement of a wood fence with an aluminum fence in an interior side yard (south side of home) rather than restricted to the rear yard (west side of home).					
Z 04 2015	320-324 Burr Ridge Pkwy	Capri Restaurant (Sandy Andrews)	1/19/2015		
<i>Variation Type:</i> Parking & Landscaping					
Requests a variation from the amended Section XI.C.13 of the Burr Ridge Zoning Ordinance to permit the expansion of a restaurant a without the required number of parking spaces.					
Z 13 2015	300 South Frontage Rd	Vega Hospitality Group	10/19/2015	11/9/2015	A-834-22-15
<i>Variation Type:</i> Floor Area Ratio			Approval	Approved	
Requests variation from Sections VIII.C.4 of the Zoning Ordinance to increase the maximum floor area ratio to approximately 0.42 rather than the permitted 0.40					
Z 13 2015	300 South Frontage Rd	Vega Hospitality Group	10/19/2015	11/9/2015	A-834-22-15
<i>Variation Type:</i> Parking & Landscaping			Approval	Approved	
Requests variation from Sections XI.D.a(1) of the Zoning Ordinance to i reduce the required parking from approximately 212 parking spaces required to 193 parking spaces provided.					
Z 17 2015	78-324 Burr Ridge Parkwa	Robert Garber	11/16/2015	12/14/2015	A-834-27-15
<i>Variation Type:</i> Parking & Landscaping			Approval	Approved	
VARIATIONS FROM THE BURR RIDGE ZONING ORDINANCE TO ADD PARKING TO THE COUNTY LINE SQUARE PARKING LOT WITHOUT THE REQUIRED LANDSCAPING ISLANDS					
Z 17 2015	78-324 Burr Ridge Pkwy	Robert Garber	11/16/2015	12/14/2015	A-834-27-15
<i>Variation Type:</i> Parking & Landscaping			Approval	Approved	
VARIATIONS FROM THE ZONING ORDINANCE TO PERMIT A HEALTH AND ATHLETIC CLUB IN COUNTY LINE SQUARE WITHOUT THE REQUIRED NUMBER OF PARKING SPACES					
Z 18 2015	310-8350 Madison Street	McCormick III, LLC	12/7/2015	1/11/2016	A-834-03-16
<i>Variation Type:</i> Parking & Landscaping			Approval	Approved	
Requests a variation from Section XI.C.8 of the Burr Ridge Zoning Ordinance to permit the construction of additional parking in the front of the building					

<b><i>Petition</i></b>	<b><i>Address</i></b>	<b><i>Petitioner</i></b>	<b><i>PC</i></b>	<b><i>BOT</i></b>	<b><i>Ordinance</i></b>
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Z 18 2015	310-8350 Madison Street	McCormick III, LLC	12/7/2015	1/11/2016	A-834-03-16
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*Variation Type:* Parking & Landscaping

Approval      Approved

Requests a variation from Section XI.C.11.a.2.c of the Zoning Ordinance to permit parking along the south lot line located less than the required 8 feet from the side lot line.

Z 19 2015	7100 Grant St	Primera Engineers for Commonwealth Edison	12/7/2015	1/11/2016	A-834-02-16
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*Variation Type:* Building Setback(s)

Approval      Approved

A VARIATION PURSUANT TO THE BURR RIDGE ZONING ORDINANCE TO REDUCE THE REQUIRED FRONT YARD SETBACK FOR AN ADDITIONAL BUILDING FOR AN ELECTRICAL SUB-STATION