



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JULY 18, 2022 - 7:00PM  
VILLAGE HALL - BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

**I. ROLL CALL**

**II. APPROVAL OF JUNE 20, 2022 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-18-2022: 6880 North Frontage Rd. (Premier IL Burr Ridge, LLC); Special Use and Findings of Fact**

Requests a special use for a child care center pursuant to Zoning Ordinance section X.E.2 and Ordinance #A-834-02-20.

**B. Z-19-2022: 595 Village Center Drive (Kastanis/Yolk); Special Use and Findings of Fact**

Requests a special use for outdoor dining at a permitted restaurant pursuant to Ordinance #A-834-10-05 and Zoning Ordinance sections VIII.A and VIII.C.

**C. Z-20-2022: 11731 87<sup>th</sup> Street (McNaughton Development LLC); Re-zoning and Findings of Fact**

Request to re-zone the property as per Section VI.F of the Zoning Ordinance from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District to develop the site for a 20-lot subdivision.

**D. V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact [CONTINUED FROM JUNE 20, 2022]**

Request for variations to permit a detached accessory building (garage) within the corner side yard area and within the corner side yard setback, from 30 ft. to **10 ft. (amended request)**, pursuant to Zoning Ordinance Sections IV.I.1, VI.F.7.a, IV.H.4, and IV.H.7.

**E. Z-08-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM APRIL 18 & JUNE 6, 2022]**

Request to consider text amendments to Sections VIII.A, VIII.B, VIII.C, and XIV.B of the Zoning Ordinance to define "live entertainment" and permit "live entertainment" as accessory to certain uses in the Business Districts.

**F. Z-11-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16 & JUNE 6/20, 2022]**

Request to consider text amendments to Section XIV.B of the Zoning Ordinance to create a definition for an attached garage.

**G. Z-13-2022/S-01-2022: Sign Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 16 & JUNE 6/20, 2022]**

Request to consider text amendments to Section 55.09.E of the Sign Ordinance to clarify regulations pertaining to right-of-way signs.

**H. Z-12-2022: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM JUNE 6, 2022]**

Request to consider text amendments to Section IV.K of the Zoning Ordinance to amend the definition for a commercial vehicle and regulations for commercial vehicles in residential districts.

**V. CORRESPONDENCE**

**A. Board Reports**

July 11, 2022

**B. Building Reports**

May 2022

**VI. OTHER CONSIDERATIONS**

**VII. PUBLIC COMMENT**

**VIII. FUTURE MEETINGS**

**July 25 Board of Trustees**

Commissioner Broline is the scheduled representative.

**August 1 Plan Commission**

**A. Z-10-2022: 9115 Kingery Highway (Thorntons LLC) AMENDED PETITION; Special Uses, PUD Amendment, Variations, and Findings of Fact [REMANDED BACK FROM MAY 23, 2022 VILLAGE BOARD MEETING & CONTINUED FROM June 20, 2022]**

Requests to amend the Spectrum PUD Ordinance #A-834-24-15; special uses for an automobile gasoline sale station, with a convenience food store, with packaged liquor and tobacco sales, and for 24-hour operation which exceeds the 7:00 a.m. to 10:00 p.m. permitted pursuant to section VIII.C of the Zoning Ordinance; special use for an outside sales display accessory to a special use pursuant to sections VIII.A and VIII.C of the Zoning Ordinance; variations from sections 55.06.A.1, 55.06.A.2,

55.06.A.4.a, and 55.06.A.4.b of the Sign Ordinance to permit ground and walls signs in excess of 100 sq. ft. of area measuring 155 sq. ft., to permit more than one wall sign per street frontage for a total of three, to permit a free-standing gasoline pricing sign, and to exceed the maximum sign face square footage for a gasoline pricing sign from 20 sq. ft. to 49.8 sq. ft. and 40 sq. ft. to 99.6 sq. ft.; conditional sign approval for a sign with six colors, exceeding the three colors permitted pursuant to Sign Ordinance section 55.06.B; and variations from Zoning Ordinance section XI.C.9.c.2 to permit an average foot candle light level of 4.39 exceeding the 1.0 permitted and a uniformity ratio of 4.39 to 1 exceeding the 4 to 1 permitted.

#### **August 8 Board of Trustees**

A Commissioner is not currently scheduled and a volunteer is requested.

#### **August 15 Plan Commission**

**A. Z-17-2022: Vacant/901 McClintock Dr./PIN 18-30-303-019-0000 (Cornersite, LLC); Rezoning, Special Use, Variation, Planned Unit Development, and Findings of Fact [CONTINUED FROM JUNE 20, 2022]**

Requests to rezone the property from O-2/Office & Hotel to R-5/Single-Family Residential, a variation for minimum area for R-5 from 80 contiguous acres to 4.876 acres, and a variation to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width all as per Zoning Ordinance section VI.H, and a special use for a planned unit development pursuant to section VI.H and XIII.L.

**B. Z-21-2022: 510 Village Center Dr. (Garcia/Coopers Hawk Winery & Restaurant); Special Use, PUD Amendment, and Findings of Fact**

Request to amend PUD Ordinance #A-834-10-05, special use Ordinances #A-834-10-16 and #A-834-04-12, and a special use for outdoor dining pursuant to Zoning Ordinance section VIII.C.2 to install a new awning over an existing patio.

#### **August 22 Board of Trustees**

Commissioner Stratis is the scheduled representative.

## **IX. ADJOURNMENT**

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF JUNE 20, 2022**

**I. ROLL CALL**

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois by Vice-Chair Petrich, in the absence of Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 5 – Parrella, Petrich, Broline, Morton, and McCollian

**ABSENT:** 3 – Irwin, Stratis, and Trzupek

Trustee Guy Franzese and Community Development Director Janine Farrell were also present.

**II. APPROVAL OF PRIOR MEETING MINUTES – JUNE 6, 2022**

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to approve the minutes of the June 6, 2022 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Morton, McCollian, Parrella, Broline, and Petrich

**NAYS:** 0

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

**III. PUBLIC HEARINGS**

Vice-Chair Petrich conducted the swearing in of all those wishing to speak during the public hearings on the agenda for the meeting.

Director Farrell notified the petitioners that only five Commissioners were present. For an approval, four affirmative votes are required. For the variation request, one of the Commissioners is not a member of the Zoning Board of Appeals and does not vote, so four out of four votes are needed. After the presentation, if any of the petitioners would like to postpone their request, table, or continue, please make that request to Vice-Chair Petrich.

**A. V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact**

Vice-Chair Petrich asked for a summary of the petition. Director Farrell stated that there are two variation requests which include locating the detached garage in the corner side yard and have it only 5' from the 94<sup>th</sup> St. property line. The detached garage is proposed to sit on the southern



side of the property within the corner side yard area. A detached garage is only permitted within the rear yard area behind the eastern wall of the house. The garage should be set back 30' from 94<sup>th</sup> Street. The petitioners are seeking to locate it only 5' from the 94<sup>th</sup> Street property line.

Vice-Chair Petrich asked if the petitioner was present. The petitioner, Michael Rohan, owner of 10S675 Glenn Drive and his wife Judy, are seeking the variance so they can build a garage as close to the rear door of the home as possible. They need to have the house as accessible as possible. Mr. Rohan and his wife just purchased a van with a fold out ramp and that is the reason they are looking to build another garage. They do have a two-car attached garage now, but this van takes up more space with the ramp out so they desire to have more garage space. Mr. Rohan disclosed that his wife, Judy, has secondary progressive MS or Multiple Sclerosis and her condition will not improve. Their need for the variance is an accessibility issue. Mr. Rohan indicated there is a steep slope in the rear yard. The slope is about five feet, which really doesn't sound like that much, but in a wheelchair or with a walker, a five-foot slope is significant. The proposed garage is still 25 ft. from the actual street itself. Mr. Rohan stated they are on a dead-end street and no one will see the garage.

Director Farrell stated that building material information was provided in the packets and the grade gets steeper the further east you go on the property. Vice-Chair Petrich confirmed the location where the detached garage would be permitted on the property under current regulations.

Mr. Rohan stated he built a beautiful deck and to place a garage near the deck would hurt his property value.

Vice-Chair Petrich asked if there were any public comments. There were none.

Commissioner Broline asked if it was possible to expand the existing attached garage. Mr. Rohan stated that there were still grade challenges if an addition was built.

Commissioner Morton is sensitive to accessibility concerns and questioned why the existing two car garage is not suitable for the petitioner's wife to get into the house. Mr. Rohan stated that it is a possibility to use the existing garage. Commissioner Morton was not comfortable with a 5' setback and there were other alternatives to locate the garage on the property.

Vice-Chair Petrich stated that extra cost to level the grade would not be a hardship.

Mrs. Rohan stated that the current garage is full and there are four vehicles. Mrs. Rohan asked if greater than a 5' setback would be acceptable. Vice-Chair Petrich stated that approving a variation of this type would be applicable to the entire Village. There was discussion about other locations on the property to place the garage.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner McCollian to close the public hearing for V-03-2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, McCollian, Morton, Parrella, and Petrich  
**NAYS:** 0

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

The petitioner requested that the case be continued until July 18, 2022.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Broline to continue V-03-2022 to July 18, 2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – McCollian, Broline, Morton, Parrella, and Petrich  
**NAYS:** 0

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

**B. Z-10-2022: 9115 Kingery Highway (Thorntons LLC) AMENDED PETITION; Special Uses, PUD Amendment, Variations, and Findings of Fact [REMANDED BACK FROM MAY 23, 2022 VILLAGE BOARD MEEITING]**

Vice-Chair Petrich introduced the case and asked for a summary. Director Farrell stated that Thorntons is seeking 24-hour operation. Director Farrell stated this case was voted upon on at the May 2<sup>nd</sup> Plan Commission meeting, but the previously requested hours of operation were 5am-11pm. Director Farrell provided information on the two existing gas stations and two proposed gas stations along Route 83 which have 24-hour operation. For the Shell which is within Burr Ridge, it was approved in 1986. The process was different and there was no official request for special use of 24-hour operation at that time. A Speedway at the northeast corner of 91<sup>st</sup> and Route 83 is 24 hours and located in unincorporated DuPage County. Directly across Route 83, a gas station, car wash, drive-through, and convenience store was recently approved through DuPage County. There were no conditions placed on hours of operation for that site. It could potentially be open 24 hours. The Clark on Bluff Road and Route 83 is open 6:00am-10:00pm and located in unincorporated DuPage County.

Director Farrell received an objection letter from Spectrum Senior Living from Jeffrey Kraus, the Managing Director. This letter was received after the packets were distributed. Mr. Kraus wrote “The proposed gas station south of the McDonalds on along Highway 83 is adjacent to the existing Burr Ridge senior housing property. Not only is it adjacent to the Senior housing property it shares a circulation drive. Our objection is to the 24 hour/7 days a week operational proposal. The McDonald’s is open until 11pm. The Walgreens across the highway is open until 10pm. The Speedway in the County not the city across the street from the McDonald’s was built before the residential and does not share a circulation drive with residential. I am not aware of any Commercial property that backs up to residential and shares a circulation drive that is allowed to be open 24/7. Vehicles would be driving by the residential property all hours of the night. As owner, operator and manager of the adjacent residential property located in the city of Burr Ridge we feel is in not appropriate to have an adjacent business opened 24/7. We would support an

operation that Closed at 11pm like the McDonald's. If you have any questions regarding this email or need any other information. I appreciate your assistance in this matter. Sincerely, Jeffrey D Kraus Manager Spectrum Retirement Communities, LLC."

Vice-Chair Petrich asked if the petitioner was present and wished to add anything. The petitioner, Phillip Bolduc, didn't have anything to add but would answer questions.

Kishori Dattani, 9400 Fallingwater Dr. West, asked if semis and trucks will be parking there. Ms. Dattani stated that trucks after midnight would be a concern. The petitioner replied that there is no truck access or parking on this property, only for delivery vehicles. It is not a semi fueling facility, although they do offer diesel. The petitioner stated that gas tanks are typically refueled during the day.

Vice-Chair Petrich asked if there was parking along the circulation drive. Tad Lagestee, Downers Grove, Illinois, said the drive wasn't intended to have parking along it. The petitioner stated that no parking signs can be posted.

Darren Goshi, Fallingwater Subdivision, stated the Speedway on Route 83 is open 24 hours, and asked why another one is needed.

Mark Walski, 16W371 94<sup>th</sup> Place, stated there is no need for another 24-hour gas station selling alcohol and cigarettes. Mr. Walski believes it will bring in the bad element to that area. It is busy there at night and cars can be heard racing up Route 83.

Alice Krampis, 7515 Drew, asked if there is a compromise to extending the hours. The petitioner stated it's consistent with the other store chains and it's standard within the industry. The petitioner stated the Thorntons in Westmont is open 24 hours.

Bill Voit, 166 Foxborough, asked the petitioner if it's not 24 hours will he still build it. The petitioner stated he doesn't know.

There were no other public comments.

Commissioner Morton stated the idea of 24-hour operation at that location poses some serious challenges with residential to the east and to the south. Commissioner Morton asked if additional landscaping or sound walls or ways to mitigate headlights flashing was considered. The petitioner stated that they would consider building a living wall but did not support a fence.

Commissioner Parrella had the same concern about Spectrum. Commissioner Parrella requested a revised plan with a fence or additional landscaping to mitigate head light concerns.

The petitioner stated they have 215 stores and 213 are open 24 hours. Many services count on them, police, fire, and nurses, and that it is a 24-hour society. If the Village requests a fence or a living wall, he is happy to comply.

Mr. Kitani, Fallingwater Dr. W, expressed concerns about headlights.

Commissioner McCollian asked the petitioner about different closing times during the week as opposed to weekends. The petitioner stated that was not an option.

Commissioner Broline asked about traffic impacts at various hours of operation. The petitioner stated a lower percentage of traffic between 2am – 5am but doesn't know what those numbers are.

Tad Lagestee stated the site was originally planned for two restaurants with drive-throughs. The actual traffic will be far less than what is permitted and what was envisioned.

Commissioner Broline discussed the proximity of the McDonald's and the Thorntons to Spectrum.

The petitioner stated that putting signage on the building facing Spectrum was to encourage pedestrian traffic.

Tad Lagestee stated the proposed building will block noise. Thorntons has a person in the building at all times which is safer.

Commissioner McCollian asked if the site can accommodate semis. The petitioner stated the tanker trucks are semis but the facility is not designed for semis. Commissioner McCollian stated that the only other point of egress is near the McDonald's egress so there are already cars shining lights.

Vice-Chair Petrich can see why residents would have a problem with 24-hour operation and doesn't know if there is a need for 24 hours. Also, McDonald's might come back and ask for 24-hour operation.

Mark Thoma, 7515 Drew, stated the south entrance has a left turn lane and asked if there a median. Director Farrell confirmed a right in/right out only with no median to cross Route 83. Mr. Thoma commented on the noise such as motorcycles, loud stereos, and pumps with television screens.

There was no further public comment.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Broline to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – McCollian, Broline, Morton, Parrella, and Petrich  
**NAYS:** 0

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

Commissioner Morton is unconvinced it's a good idea for a 24-hour operation. Commissioner Morton appreciates the building itself will block light and sound to some extent, but headlights will flash across the western elevation of Spectrum and the residential property to the south. This would be a substantial change for these residents. Commissioner Morton does not support the 24-hour operation unless the residents can be protected.

Commissioner Parrella would like to see the petitioner mitigate issues with Spectrum.

Commissioner McCollian understands the need for 24-hour operation and is concerned about the impact of light and noise on the residents and asks if this can be mitigated.

Commissioner Broline has no problem with 24-hour operation at that location and Spectrum could have expected that when they built.

Commissioner Parrella asked that a living wall or fence be considered and that it still be transparent enough for security.

Vice-Chair Petrich is still concerned about protecting the residents and asked if the petitioner would like to proceed to table or vote upon the request. The petitioner requested a vote to proceed to the Board of Trustees.

There was discussion amongst the Commissioners and petitioner on a motion. The Commissioners recommended that the petitioner work with Spectrum to gain support and submit a revised plan which shows a fence or living wall. The petitioner concurred to continue the request.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner McCollian to continue Z-10-2022 to August 1, 2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, McCollian, Morton, Parrella, and Petrich  
**NAYS:** 0

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

**C. Z-16-2022: 6860 North Frontage Rd. (Action Behavior Centers); Special Uses and Findings of Fact**

Vice-Chair Petrich asked for a summary of the petition. Director Farrell stated that Action Behavior Center (ABC) is proposing to open a child care center and install a fence in a non-residential district at 6860 North Frontage Rd. This is a lot within the High Ridge subdivision and is zoned L-I/Light Industrial. The full business plan was included in the packets. Action Behavior Center performs applied behavioral analysis therapy or ABA therapy for children ages 2 to 7 years old. It is 20 to 40 hours per week for each individual child which is more like a child care center than a medical office. There would be 30 children at maximum capacity with 42 staff. There will be staggered drop off and pick up times, located in front of the unit. The business will

operate Monday through Friday 8:00am to 5:00pm. The business would operate on Saturdays at their discretion. A fenced outdoor play area was shown on the plans. The play area will be accessed from within the interior of the building.

Vice-Chair Petrich asked if the petitioner was present. The petitioner, Angie Menendez, stated that they would like an outdoor area for the kids to experience outdoor therapy as well. It is scientifically proven that being outside reduces anxiety and improves the therapy applied. At ABC, a staff member is always present with a child, with a ratio of one to one. A child is always within an arm's reach of staff. Ms. Menendez is requesting the play area be adjacent to the building so the children do not have to walk across the parking lot. Action Behavior Centers are in Schaumburg and Naperville, and they are expanding to a few more cities this year.

Vice-Chair Petrich asked about the location of the sewer. The petitioner stated the sewer is in the back of the building inside of the fenced area but won't impact drainage or the therapy.

Vice-Chair Petrich asked for public comment.

Alice Krampis, 7515 Drew, asked about parking spots. Director Farrell stated that it is shared parking with other tenants but there are adequate parking spaces available for the proposed use and existing uses. Vice-Chair Petrich stated that there may be a condition to ask for staff to park away from the entrances.

Commissioner Broline stated that there is another school in the same area and asked about security, the location of the entrances and parent access. The petitioner stated they have employees meet the parents at the door and take the kids into the center with an access code to enter. The parents and children can come into the lobby but can't enter behind the closed doors until the therapist comes to get them. Commissioner Broline clarified with the petitioner that the fence is 4 ft. high. The petitioner stated they originally wanted a six-foot fence but was told no more than 5 ft. is permitted. The child is always one on one with a therapist so this shouldn't be an issue. Ms. Menendez stated the centers have 4 to 8 foot fences in different locations. Commissioner Broline confirmed with the petitioner and staff where the trash enclosure was located. Commissioner Broline supported the business.

Commissioner McCollan did not have any questions.

Commissioner Parrella asked who the tenant was next door. The petitioner stated the suite next store is a physical therapist.

Commissioner Morton noticed the branding all over the building and asked if they were operational. The petitioner confirmed they are operating with a few children and that they were notified about the special use requirement when applying for the fence permit.

Commissioner Morton confirmed a maximum capacity of 30 children. The petitioner confirmed they have five kids currently enrolled, but the goal is to have a maximum of 30 kids. Ms. Menendez anticipates getting to about 80% of that goal. Commissioner Morton checked into ABA

Therapy and how effective it is. Commissioner Morton learned that it is the gold standard and thinks this is a great compliment to Burr Ridge, emphasizing why Burr Ridge is a special place.

Vice-Chair Petrich agrees with the comments made and asked what the Saturday hours would be. The petitioner stated the hours of operation for Saturday would be 8:00am-5:00pm. Vice-Chair Petrich asked if teachers would park somewhat further away so it doesn't impact the other businesses. The petitioner agreed they would do what was asked of them regarding staff parking.

There was no other public comment.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Parrella to close the public hearing for Z-16-2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Morton, Parrella, Broline, McCollian, and Petrich  
**NAYS:** 0

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

The Commissioners discussed the addition of three conditions regarding removal of the fence when ABC operations cease, that staff would park further away from the entrance, and clarifying Saturday hours.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to approve the special use requests for a child care center pursuant to Zoning Ordinance section X.E.2 and for a fence in a non-residential district pursuant to section IV.J.1 with seven conditions:

1. The special use permit shall be limited to Action Behavior Centers, LLC in a manner consistent with the submitted business plan. The special use shall expire at such time that Action Behavior Centers, LLC no longer occupies the space at 6860 North Frontage Rd. or at which time there is an assignment or termination of the lease for the space at 6860 North Frontage Rd.
2. The special use shall be limited to Suite A and the outside area as depicted on the plans at 6860 North Frontage Rd.
3. The capacity of the special use shall be limited to 40 children on the premises at any particular time.
4. The fence shall be permitted to be located within the interior side yard as depicted on the plans.
5. The hours of operation shall be Monday through Saturday, 8:00 a.m. to 5:00 p.m.
6. Employees and staff of Action Behavior Center shall park in a designated area to the north of the building, subject to staff approval.
7. At such time that Action Behavior Centers, LLC no longer occupies the space at 6860 North Frontage Rd., the fence for the play area shall be removed.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Morton, McCollian, Broline, Parrella, and Petrich  
**NAYS:** 0

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

**D. Z-17-2022: Vacant/901 McClintock Dr./PIN 18-30-303-019-0000 (Cornersite, LLC); Rezoning, Special Use, Variation, Planned Unit Development, and Findings of Fact**

Vice-Chair Petrich asked for a summary of the petition. Director Farrell stated that the petitioner requests to rezone the property from O-2/Office & Hotel to R-5/Single-Family Residential, a variation for minimum area for R-5 from 80 contiguous acres to 4.876 acres, and a variation to permit a planned unit development on less than 20 acres and less than 800 ft. of lot width all as per Zoning Ordinance section VI.H, and a special use for a planned unit development pursuant to section VI.H and XIII.L. Director Farrell clarified that this is a vacant property just to the north of Metro Infectious Disease Consultants and is zoned O-2 for Office and Hotel. The property is already in a PUD which was originally approved back in 2008. Only Phase 1 was built which was the MIDC building and the walking trails. The three-story office building with parking lot on the vacant parcel was part of Phase II and was never constructed. The parcel itself is 4.876 acres and only has 37.66 feet of lot width. It is part of the Downtown Business District, which was adopted last year in 2021. The Comprehensive Plan for the Burr Ridge Park Sub Area, which was adopted in 2005, designates the site as Office/Hotel. There are other R-5 properties in the area to the north and the south. The petitioner is proposing to construct a 30-unit townhome development, called the Village Center Townhomes. It will be six blocks of five attached units. It will share access with the MIDC driveway. The density proposed is 6.15 units per acre. For reference, Chasemoor to the south is a townhome development with primarily attached homes and the density is 4.5 units per acre. Chasemoor is also zoned R-5. The height of the buildings proposed is 35 feet with 1,800 to 2,000 square feet per unit with 3 bedrooms. The Village Engineer reviewed the preliminary plan and stated that the existing detention is at capacity and extra detention will need to be provided, secondary access should be provided, and there are utilities and easements that will need to be relocated. Director Farrell noted the guest parking, that the walking trail will remain, and that a landscaping plan, photometric plan, and floor plans were received.

Vice-Chair Petrich asked if the petitioner was present. Lawrence Freedman, the attorney for the petitioner, and David Schwartz, of Cornersite LLC introduced themselves.

The petitioner, David Schwartz with Cornersite LLC, presented. Mr. Schwartz stated the property has been vacant and on the market since 2000. The owners occupy the building to the south. Mr. Schwartz stated an overview of the market in Burr Ridge shows 21 new construction of family homes have been sold in the last 18 months, 15 condos have sold in the last 12 months, and 18 townhomes were sold in the last 12 months. There have not been no new construction of condos or townhomes in the last 24 months. Mr. Schwartz feels there is a demand that is not being met by the housing stock. Mr. Schwartz stated that there is a secondary access to site to the east and south which is not designed to be used every day but is more for emergency vehicle use. The landscape plan was designed with effort to create a buffer. The floorplans are pretty typical for a two-story townhome, including an attached garage and basement. The floorplan includes 3 bedrooms and a loft. The building materials were shown.



Director Farrell received an email from Joe Zalud, 11460 75<sup>th</sup> St., stating “we do not want anything that hinders or alters our quality of life. Over the years there has been a steady influx of passers-by that is growing. We don't want any further degrading of this characteristic in our passive neighborhood. Thank you for your understanding in this matter.” This email was not received in time to include it in the packets. Director Farrell passed around a material board.

Naresh Sood, 181 Ashton Dr., asked if the buildings had a first floor master bedroom. The petitioner stated they looked at the idea but did not include them because they felt it was not necessary. Mr. Sood believed this would be necessary. The petitioner stated that the market will be young empty nesters.

Vice-Chair Petrich asked for clarification on the optional basement. The petitioner stated a unit can be sold without a basement but believes that most will be sold with a basement. It is an option to keep the base price lower.

Vice-Chair Petrich asked for public comment.

Paul Peterson, 7295 Lakeside Circle, is concerned about the density difference and stated this is an opportunity for the developer to enhance the walkway around the lake. The petitioner was looking to tie into the walkway and considered adding a gazebo or a dog run area.

Ellen Raymond, 11538 Ridgewood, distributed information to the Commissioners. Ms. Raymond discussed the difference in legal notices between Lakeside Pointe and the current proposal. Ms. Raymond stated the request is preposterous and the petitioner is trying to cram a 30-unit townhome development into less than 5 acres. Parking would be an issue. Ms. Raymond requests that the PUD be denied and noted the portions of the subdivision and zoning ordinances which were not met. Ms. Raymond noted that the area is single family large lots. Ms. Raymond went through the findings of fact for the variations and special uses and noted that they were not met. Ms. Raymond stated that the hardship is being created by the petitioner, that the development is not in compliance with the surrounding area or Comprehensive Plan, and that the development will be detrimental to the surrounding area. Ms. Raymond discussed the history of Lakeside Pointe.

Igor Terletsky, 7430 Arbor Ave., did not receive a legal notice and did not support the 30-units.

Lisa Rogers, 7440 Arbor, did not receive legal notice. Ms. Rogers stated that she is close with many neighbors, none were aware of what was going on and are upset. Ms. Rogers learned about the development from a *Patch* article. Ms. Rogers believes a project of this size will completely change what is so special about Burr Ridge and is concerned about noise, safety, and people coming in and out.

Timothy Rhoten, 7701 Forest Hill Rd., believes the petitioner's plan is very nice but it seems like a giant ask. At Lakeside Pointe there were 44 units on 20 or 22 acres. There is a giant spread between requirements and what is being asked for.

Beverly Stock, 7321 Lakeside Circle, stated that she is on the pond looking at this development. Ms. Stock's concern is the pond since it is at capacity and is eroding. The density of the development concerns her and the debris that would accumulate in the pond. Ms. Stock asked who pays for the work on the pond, the developer or the Village of Burr Ridge. Director Farrell stated she is not sure. Ms. Stock mentioned the flooding by the pond that occurs. Vice-Chair Petrich stated that the pond would have to be properly maintained during construction.

Linda Hays, 7319 Lakeside Circle, stated she also lives on the pond. Ms. Hays stated she found out about this notice today and if people had more notice more residents would have attended. Lakeside Pointe residents bought their property with this land being zoned O-2. Ms. Hays is a licensed real estate agent and understands the commercial side of this proposal. Ms. Hays stated that a lot of work would be needed for this development to become part of Burr Ridge.

Vice-Chair Petrich asked staff to look into the notices which were sent.

Bill Voit, 166 Foxborough, had heard that the land might become part of open space and the Village would acquire this space. Mr. Voit and his wife are concerned about the density and questioned what the difference is between a condo and a townhouse. There was discussion about what constitutes a condominium and townhome. The petitioner stated that typically a townhome is a design term used with neighbors to the sides, not above or below.

Dan Mehalek, 225 Forest Edge, lived in Burr Ridge for 17 years and said he was the President of a Homeowner's Association for 7 or 8 years. Mr. Mehalek stated that he was concerned about a new home being built in his subdivision, but his fears were unfounded. Mr. Mehalek would be interested in one of the townhomes. Mr. Mehalek stated that the project would probably generate \$350,000 to \$400,000 worth of tax revenue and that there is a shortage of townhomes in Burr Ridge. Mr. Mehalek stated it was a commercial property and to be careful with what can happen to the property later if this doesn't happen.

Igor Terletsky asked if anyone will come to Walker Park with a development.

Mark Thoma, 7515 Drew, expressed his disappointment with these petitioners asking for a PUD for a sliver of property where almost half is unbuildable. Mr. Thoma clarified with staff that the density per acre includes the full parcel. Mr. Thoma stated that McClintock Dr. is a well-developed area with no residential and that this project would be a spot zoning. Mr. Thoma asked if there would be perks to the property since it is within the Business District. Director Farrell stated if there is residential in the business district it calls for mixed-use so this wouldn't necessarily follow the business district guidelines. Mr. Thoma said it's such a dense project and asked if there are any R-5 properties in the area as dense. Director Farrell was not aware of any other developments which are as dense as the proposed project. Mr. Thoma stated that although the property has been vacant, it is now within the Business District and there may be opportunities for other development with perks available. The zoning is inconsistent with the area.

Alice Krampits, 7515 Drew, agrees with Mark Thoma that this is spot zoning and too dense. Ms. Krampits questioned street parking, a lack of a play area for children, no sidewalks, and a lack of green space.

Daniel Bacastow, 11408 Ridgewood Ln., has been a resident since 1986 and states that the character of the proposed development is not consistent with the area or good planning and zoning requirements. Residents believed that the property would be developed as an office building and the residential proposal is very different.

Robert Z. represents the seller of the property. Mr. Z. stated that the property has been listed since 2008 and was denied for a hotel and commercial proposal which the residents were against. Now housing is proposed which is in the area and residents are still opposed.

Linda Hays stated that the hours of operation for an office building is different than a commercial or residential proposal.

Ellen Raymond asked about the density without the water. Director Farrell stated that she could get that information for a future meeting. Ms. Raymond hopes that the Commission will read the 2008 meeting minutes.

There was no additional public comment.

Commissioner Broline wished for more time to read the information provided by Ms. Raymond. Commissioner Broline stated that this proposal does not fit within the Comprehensive Plan and perhaps the proposal should be reviewed once the Comprehensive Plan is updated. Commissioner Broline suggested that the Pathway Committee review the proposal.

Commissioner McCollian is opposed to the density but is not opposed to residential on the site since it is unlikely that an office building will be built there.

Commissioner Parrella supports townhomes but the density is too high, the floorplan indicates a small home, and there is no space for children to play. Commissioner Parrella did not support the overall design, materials, and finishes. Commissioner Parrella stated that a first-floor bedroom and larger first floor plan will appeal to empty nesters.

Commissioner Morton believes that the petitioner is trying to shoehorn the development into the small parcel and the density is unsustainable. Commissioner Morton stated that first floor master bedrooms are desirable and the development does not support individuals with mobility challenges. Commissioner Morton does not believe that this development would appeal to families with small children due to the pond. Commissioner Morton suggested that the Directors on the HOA have staggered terms.

The petitioner appreciated the comments about the density, floor plans, and design. The petitioner strongly believes it is an appropriate land use and will try to rework the plan significantly starting with density, but will continue to propose the townhome development.

Vice-Chair Petrich stated that this is almost spot zoning and the development therefore needs to be a large benefit to the community in order to support it. The density is too high and there needs

to be a larger green space. Commissioner Petrich asked for improvement on the architectural features and to address detention and access concerns.

The petitioner requested time to address the comments and requested that the case be continued until August 15.

Vice-Chair Petrich requested staff to look into the public notices which were sent.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Parrella to continue Z-17-2022 until August 15, 2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – McCollian, Parrella, Broline, Morton, and Petrich  
**NAYS:** 0

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

#### **V. CORRESPONDENCE**

There were no comments on the Board Report.

#### **VI. OTHER CONSIDERATIONS**

There were no other considerations.

#### **VII. PUBLIC COMMENT**

There were no other public comments.

#### **VIII. FUTURE MEETINGS**

Director Farrell briefly mentioned the upcoming cases scheduled for July 18, 2022 which included the continuation of V-03-2022 from tonight, Z-19-2022 a special use for outdoor dining at Yolk, Z-08-2022 text amendments for live entertainment, Z-11-2022 text amendments for attached garages, Z-13-2022/S-01-2022 text amendments for right-of-way signs, and Z-12-2022 text amendments for commercial vehicles. The Commission will likely return to the Village Hall for that meeting.

**IX. ADJOURNMENT**

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to adjourn the meeting at 9:58 p.m.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 –Morton, McCollian, Parrella, Broline, and Petrich  
**NAYS:** 0 – None

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

**Respectfully Submitted:**

---

Janine Farrell, AICP  
Community Development Director



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-18-2022: 6880 North Frontage Road (Premier IL Burr Ridge LLC/Allor); Requests a special use for a child care center pursuant to Zoning Ordinance section X.E.2 and Ordinance #A-834-02-20.**

**HEARING:**

July 18, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell  
Community Development Director

**PETITIONER:**

Tom Allor

**PETITIONER STATUS:**

Prospective Tenant

**PROPERTY OWNER:**

White Lotus Group, LLC

**EXISTING ZONING:**

L-I Light Industrial

**LAND USE PLAN:**

Recommends Light Industrial Uses

**EXISTING LAND USE:**

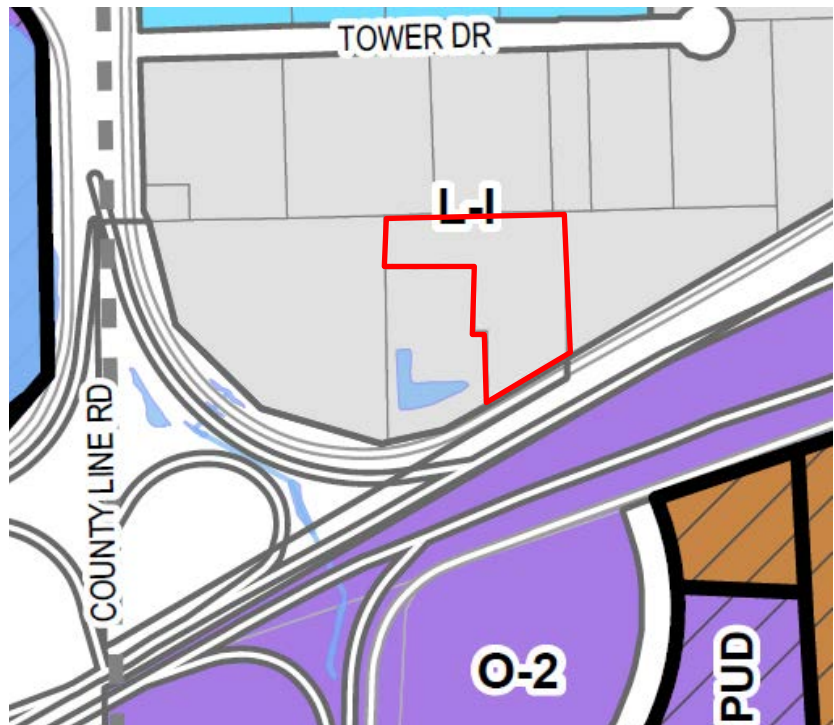
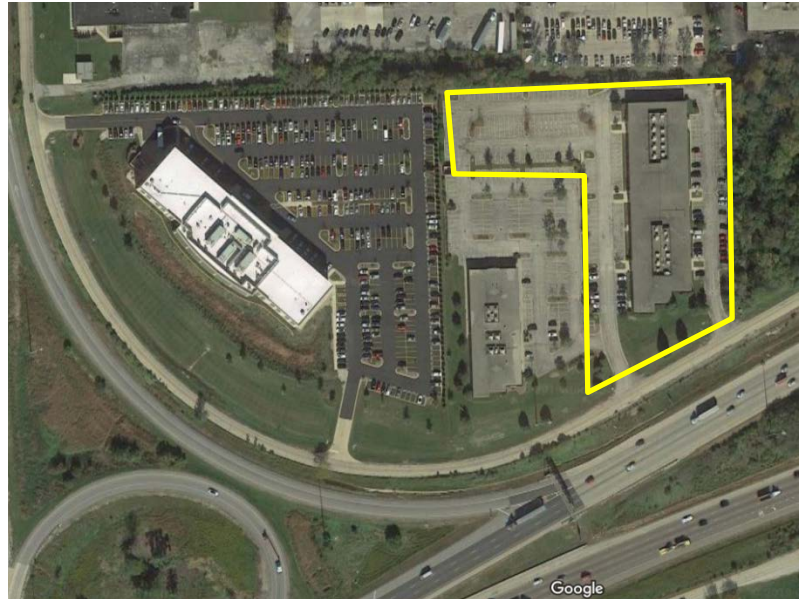
Multi-tenant building

**SITE AREA:**

3.374 Acres

**SUBDIVISION:**

High Ridge



## Staff Report and Summary

Z-18-2022: 6880 North Frontage Road (Premier IL Burr Ridge LLC/Allor); Special Use and Findings of Fact

The petitioner is Tom Allor of Premier IL Burr Ridge LLC. The petitioner requests a special use for a child care center at the subject property. The petitioner is in the process of acquiring Grand Avenue Preschool and Day Care which was approved for a child care center in this location in 2020 (Ordinance A-834-02-20 attached). Conditions #1 and #3 of Ordinance A-834-02-20 stipulate that the special use was limited to Nancy Hayes and her business partners operating Grand Avenue. The petitioner, as the new tenant and owner of the business, must obtain a new special use for the child care center.

The petitioner intends to run the business as it is currently operating and was previously approved. The hours of operation will be Monday through Friday, 7:00 a.m. to 6:00 p.m. There is a permitted maximum of 86 children on the property by the Illinois Department of Children and Family Services (DCFS), but only 80 permitted according to condition #4 of the existing special use. A total of 5,000 square feet will be occupied by the business. There are a total of 20 employees at Grand Avenue which Premier will retain. The petitioner's request includes using the existing outdoor playground measuring approximately 2,250 square feet, whose location is designated within Exhibit A.

While the petitioner did not include information on pick-up or drop-off for Premier, Grand Avenue stated that full day students will arrive between 6:45 a.m. and 9:00 a.m. Families of full day students must park and walk their child(ren) inside. Approximately 30-40 half-day students are planned to arrive between 8:30 and 8:45a.m. via valet drop off, with four to five teachers outside greeting families, taking the children by the hand and walking them inside; students are then dismissed at 11:15 a.m. in an inverse fashion. This process will repeat for children arriving for the afternoon half-day schedule. In 2020, Grand Avenue worked with Vine Academy on the drop-off/pick-up so there was no conflict. Cars enter from the western driveway, drop-off/pick-up near the playground area, and then drive around the back of the building and out the second or the eastern driveway.

There are 192 parking spaces located on the parcel at 6880 North Frontage Road. Other tenants at the subject property include office and medical uses, and Vine Academy, who collectively must provide 96 total spaces between them per the Zoning Ordinance. In 2020, it was determined there was sufficient parking with the remaining 76 spaces to accommodate Grand Avenue's operations.

### **Public Hearing History**

**Z-06-2019 (Vine Academy):** Special use for a private school (Ordinance A-834-08-19).

**Z-03-2020 (Grand Avenue):** Text amendment to Section X.E.2 of the Zoning Ordinance to add "Child Care Center" as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E.2 of the Zoning Ordinance to permit a "Child Care Center" at the subject property.

### **Public Comment**

At the time of this report, no public comment was received regarding this petition.

## Staff Report and Summary

Z-18-2022: 6880 North Frontage Road (Premier IL Burr Ridge LLC/Allor); Special Use and Findings of Fact

### **Findings of Fact and Recommendation**

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 chooses to recommend approval of a special use for a child care center, staff recommends that the special use be granted subject to the following conditions which were also imposed upon Grand Avenue with the exception of Condition #5 which was previously satisfied:

1. The special use shall be limited to Premier IL Burr Ridge LLC in a manner consistent with the submitted business plan included as Exhibit A.
2. The special use shall be limited to the 5,000 square feet of floor area shown within the business plan at 6880 North Frontage Road included as Exhibit A.
3. The special use shall be limited to Tom Allor and his business partners and shall expire at such time that Mr. Allor and his business partners no longer occupy the space at 6880 North Frontage Road or at which time there is an assignment or termination of the lease for the space at 6880 North Frontage Road.
4. The capacity of the special use shall be limited to 80 children on the premises.

### **Appendix**

Exhibit A – Petitioner’s Materials and Public Notifications

Exhibit B – Ordinance A-834-02-20

Exhibit C – Minutes excerpt from January 20, 2020 Plan Commission meeting







# EXHIBIT A

## VILLAGE OF BURR RIDGE

### PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS



#### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Premier IL Burr Ridge LLC

STATUS OF PETITIONER: Future Tenant

PETITIONER'S ADDRESS: 120 S. LaSalle St., Ste. 1200, Chicago, IL 60603

ADDRESS OF SUBJECT PROPERTY: 6880 N. Frontage Rd., Ste 200 Burr Ridge, IL 60527

PHONE: 312-481-6911

EMAIL: tallor@premierearlychildhood.com

PROPERTY OWNER: Burr Ridge WLG, LLC

PROPERTY OWNER'S ADDRESS: 10404 Essex Court, Suite 101 Omaha, NE 68114 PHONE: 402-480-0005

PUBLIC HEARING REQUESTED: ☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

#### DESCRIPTION OF REQUEST:

Seeking to have the same special use described in Ordinance No. A-834-02-20: An Ordinance Granting  
A Special Use For a Child Care Center in a L-I Light Industrial District granted to Premier IL Burr Ridge  
LLC so that Premier may continue operation of the existing business.

#### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: ± 3.374 acres EXISTING ZONING: L-I

EXISTING USE/IMPROVEMENTS: Multi-tenant bldg.

SUBDIVISION: High Ridge

PIN(S) # 18-30-100-011-0000 97

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

[Signature]  
Petitioner's Signature

6/6/2022  
Date of Filing



Findings of Fact – Special Use  
Burr Ridge Zoning Ordinance

**Address:**

6880 N. Frontage Rd., Ste 200 Burr Ridge, IL 60527

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- 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.  
**Grand Avenue Preschool & Daycare has been providing early childhood education services for families in Burr Ridge since 2020. Currently, there are many Burr Ridge families attending and two longstanding employees are residents of Burr Ridge.**
- 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.  
**Premier's plan is to retain the current employees and provide the same programming as currently offered to families. Child care is an essential service for working families. Premier intends to operate within the same the requirements of Ordinance No. A-834-02-20.**
- 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.  
**Since 2020, Grand Ave has been operating at 6680 N. Frontage Road and has collaborative relationships with its neighbors, The Vine and Acacia Academy, and Premier intends to continue such relationships under its operation.**
- 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.  
**The current operation of the business since 2020 has not impeded the development and improvement of the surrounding property and has been a convenient location for families.**
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.  
**The property has adequate utilities, access roads, and drainage at this time.**
- 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.  
**Adequate measures have been taken to provide ingress and egress to minimize traffic congestion in the public streets.**
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.  
**The Village of Burr Ridge has already approved this special use in the past and was not found to be contrary to the objectives of the Official Comprehensive Plan of the village.**
- 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.  
**Premier intends to abide by the ordinance set forth in the special use ordinance.**





June 6, 2022

Village of Burr Ridge  
c/o Janine Farrell

Re: *Business Plan for Premier IL Burr Ridge LLC d/b/a Grand Ave. Preschool and Day Care*

Dear Janine,

Premier IL Burr Ridge LLC ("Premier") is in the process of acquiring Grand Avenue Preschool & Day Care ("Grand Ave") and its operations at 6880 N. Frontage Rd., Ste 200 Burr Ridge, IL 60527.

Premier intends to run the business as it is currently operating. The business is currently open from 7 a.m. to 6 p.m. Monday through Friday. Grand Ave. is licensed for 86 children per the Illinois Department of Children and Family Services and Premier will obtain a license in its own name. 86 children are the maximum number of children that can be present in the facility at any time. The business is inspected by the Cook County Department of Public Health, Office of the State Fire Marshall and DCFS at least annually.

Today, the business serves approximately 110 families and families may attend full day or partial days. Grand Ave has a total of 20 employees that work in two shifts and Premier will retain. The parking available is more than adequate for staff, family arrival and family events.

Premier's mission is to provide a positive group environment and stimulating curriculum fostering children's creative and intellectual abilities appropriate for the developmental stage. Grand Ave has been known for preparing child for kindergarten and later learning both through academics and social emotional learning and Premier intends to carry on that tradition.

Sincerely,

**PREMIER IL BURR RIDGE LLC**

By:   
Name: George Fogel  
Title: Chief Executive Officer



June 7<sup>th</sup>, 2022

To: Village of Burr Ridge

Subject Property: Burr Ridge WLG, LLC  
6880 N Frontage Rd. Burr Ridge, IL 60527

As owner representative for the above referenced property, I hereby authorize Premier IL Burr Ridge LLC to pursue a Special Use Request with the Village of Burr Ridge.

A handwritten signature in black ink, appearing to read "Shawn Johnson", with a horizontal line extending to the right.

Shawn Johnson  
VP of Operations  
White Lotus Group

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2 101	115114 59.17	00	00	10101
1 101	146108 59.17	00	00	10101

30 PY213V

An aerial photograph showing a road intersection. A label 'FRONTAGE ROAD' is oriented vertically along the left side of the image. A marker '1-55' is located in the upper right corner. The road surface is visible with lane markings and some surrounding vegetation. The image is rotated 90 degrees clockwise.

SHOES ADDITION  
DATE: 12/28/2014

107

10-

OUTRIDGE RIDGE PARK

[illegible]

WILLIAM

101

PJN. 18-30-100-010

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FINAL PLAN OF SUBDIVISION  
OF  
HIGH RIDGE

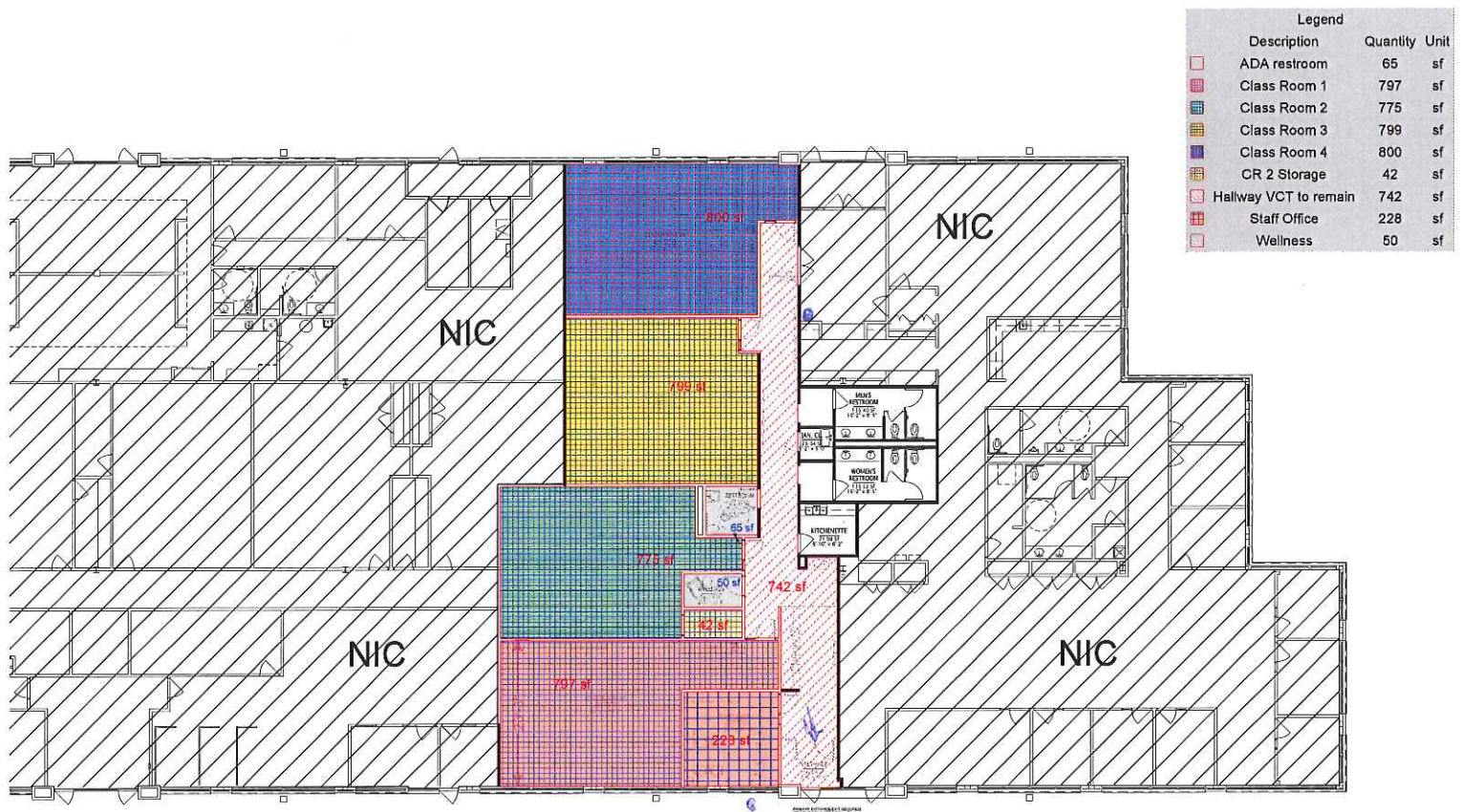
0418168140  
2-2

PREPARED & SUBMITTED BY A.  
RETURN TO:  
Korn Thomas, Village Clerk  
Village of Burr Ridge  
7680 S. County Line Road  
Burr Ridge, Illinois 60527

Academy  
6850 North Fowling Road



# Floor Plans from Grand Avenue petition



## GRAND AVENUE PRESCHOOL Initial Space Plan [A]

6880 N Frontage Road, Burr Ridge, IL  
 Date: 11/20/19 Sq. Footage: 5,000 USF (Landlord to Confirm RSF)  
 Scale: Not to Scale Issued for: Review

L:\2019\Whitney\45000\2019\Whitney\Templates\2019 Whitney Prototype Project

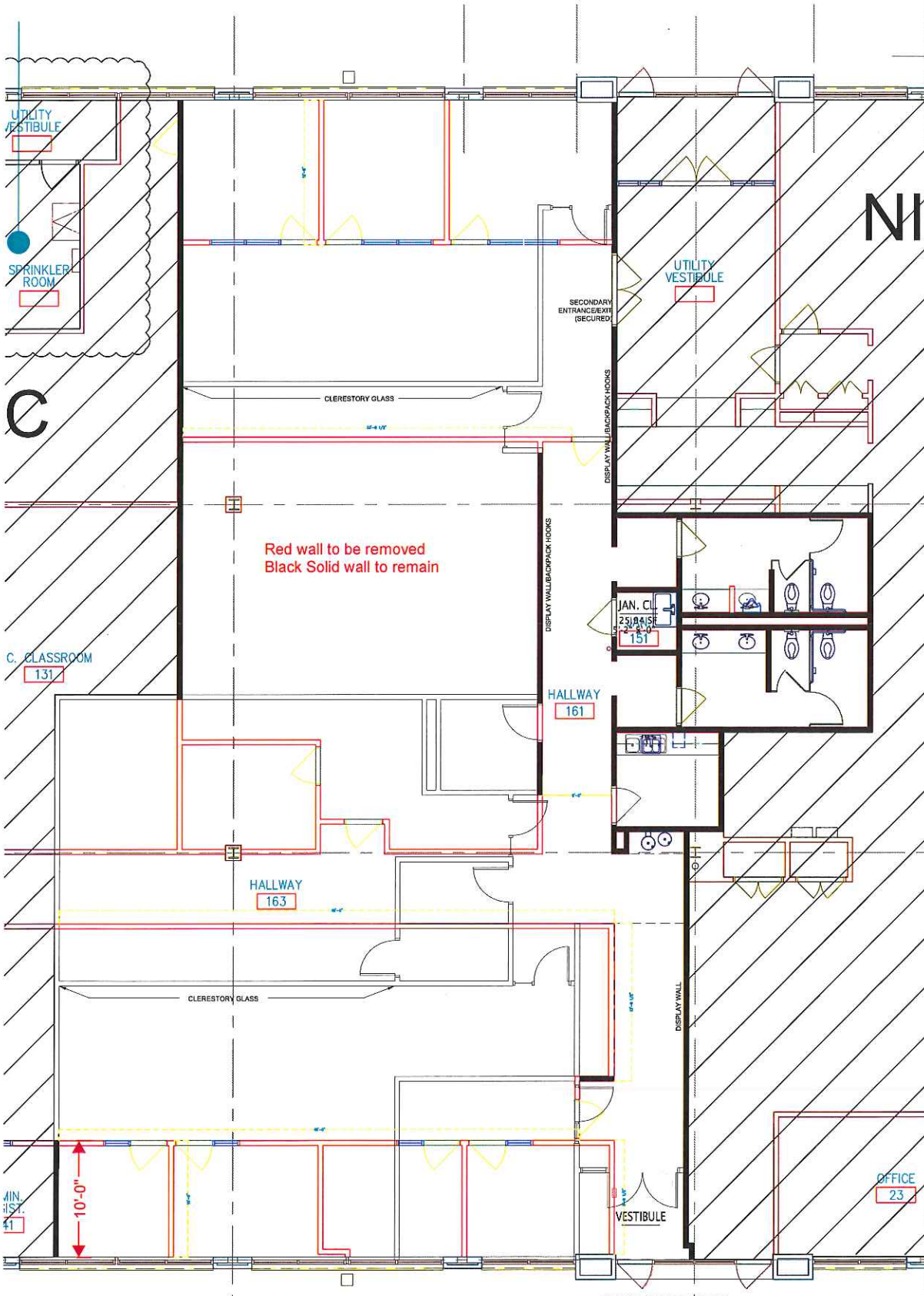
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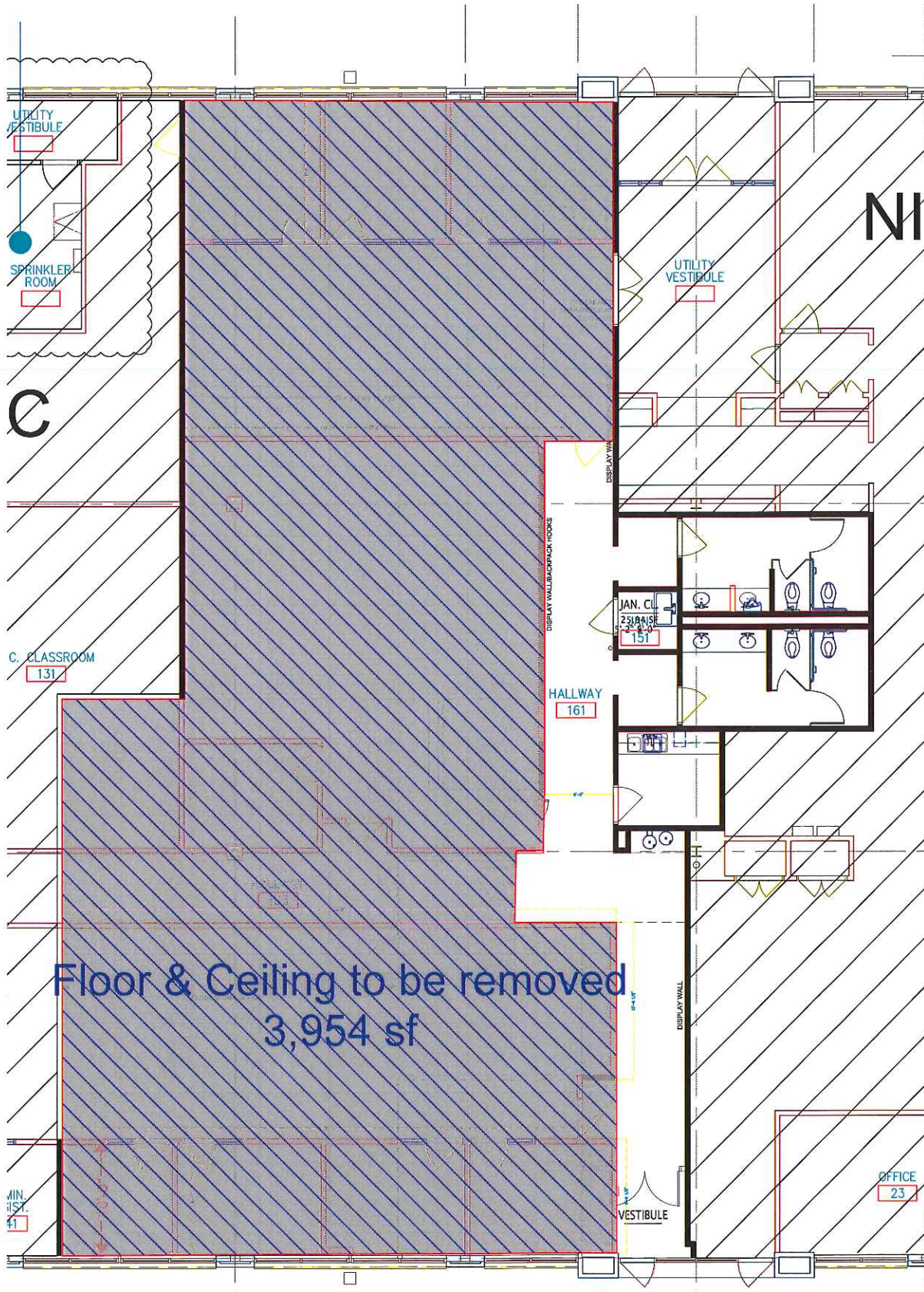
Whitney Architects, Inc.  
 1111 N. Western Avenue, Suite 1000  
 Chicago, IL 60606  
 312.347.1474  
 whitney@whitneyarch.com  
 A COMMITMENT TO EXCELLENCE  
 © 2019 WHITNEY ARCHITECTS, INC.





Overlay Demo Plan





Floor & Ceiling  
Demo Plan



Finishes Legend	
Description	
	ACT - New Grid & Panels
	ACT - New Grid & Reuse Existing Panels



Reflected Ceiling Plan  
- ACT height 10'

# GRAND AVENUE PRESCHOOL Initial Space Plan [A]

6880 N Frontage Road, Burr Ridge, IL  
Date: 11/20/19 Sq. Footage: 5,000 USF (Landlord to Confirm RSF)  
Scale: Not to Scale Issued for: Review

LC016161honeyA0362019honeytemplate0318 Whitney Prototype Project

EXISTING PARTITION TO  
REMAIN  
NEW PARTITION

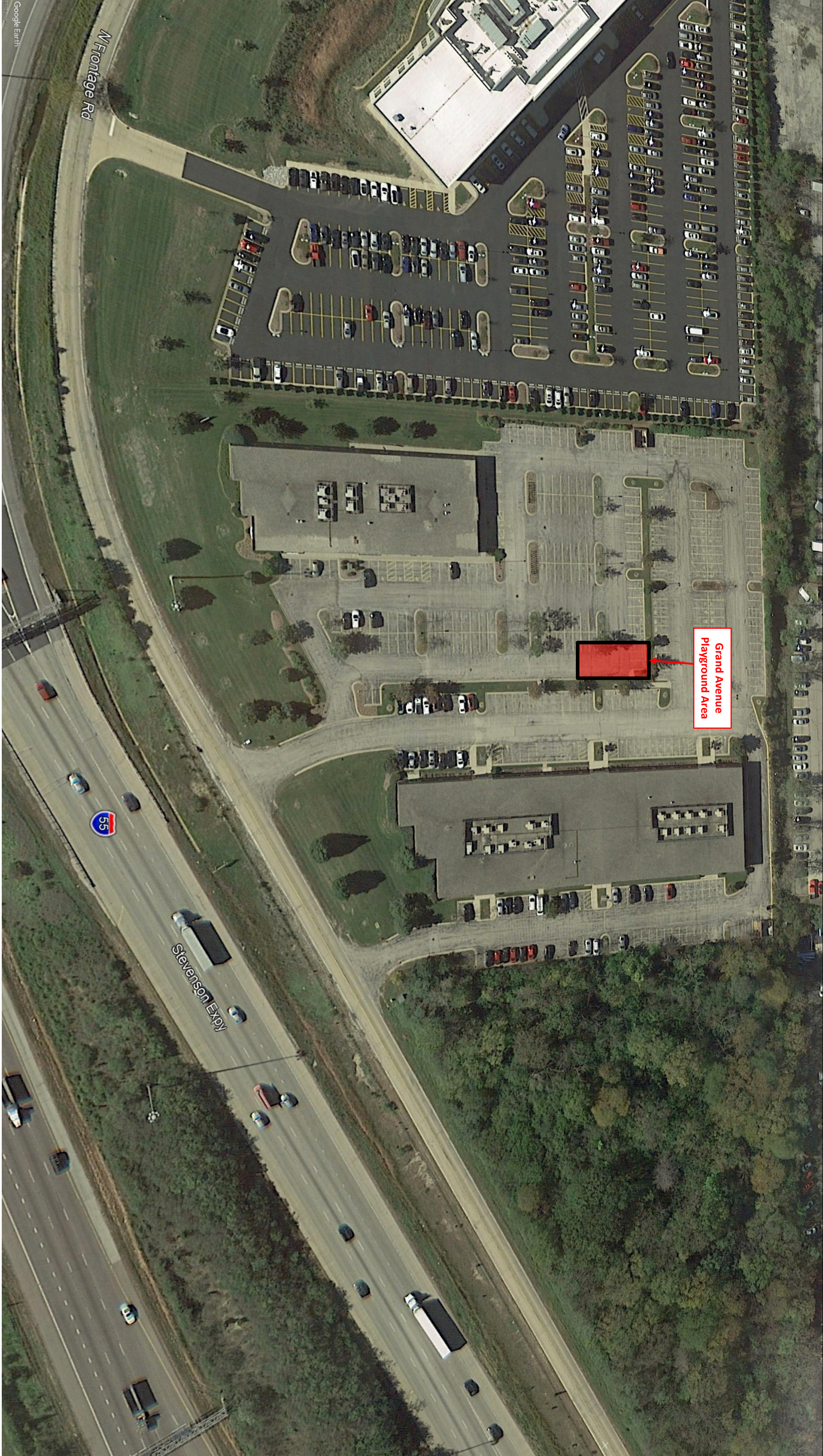
EXISTING DOOR  
NEW DOOR



Whitney Architects, Inc.  
100 N. Market / Suite 100  
Chicago, IL 60606  
T 312.472.7771  
whitneyarch.com  
© 2019 WHITNEY ARCHITECTS, INC.



**Grand Avenue Preschool**  
**Playground Exhibit**



Grand Avenue  
Playground Area

N Frontage Rd

Stevenson Expy

55







**VILLAGE OF BURR RIDGE  
PLAN COMMISSION AND  
ZONING BOARD OF APPEALS**

**Consent to Install Public Notice Sign**

**The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.**

Street Address of Subject Property:

6880 N Frontage Rd. Burr Ridge, IL 60527

Property Owner or Petitioner:

Arin Aparna

(Print Name)

[Signature]

(Signature)

Jul 1, 2022 at 11:30:04 AM  
6860 N Frontage Rd  
Burr Ridge IL 60527  
United States





### **LEGAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, July 18, 2022**, at **Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527**.

### **PURPOSE OF HEARING**

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Premier IL Burr Ridge LLC for a special use for a child care center pursuant to Zoning Ordinance section X.E.2 and Ordinance #A-834-02-20. The petitioner proposes to occupy the space previously occupied by Grand Avenue Preschool and Day Care (Ordinance A-834-02-20). The petition number and address of this petition is **Z-18-2022: 6880 North Frontage Rd.** and the Permanent Real Estate Index Number is **18-30-100-011-0000**.

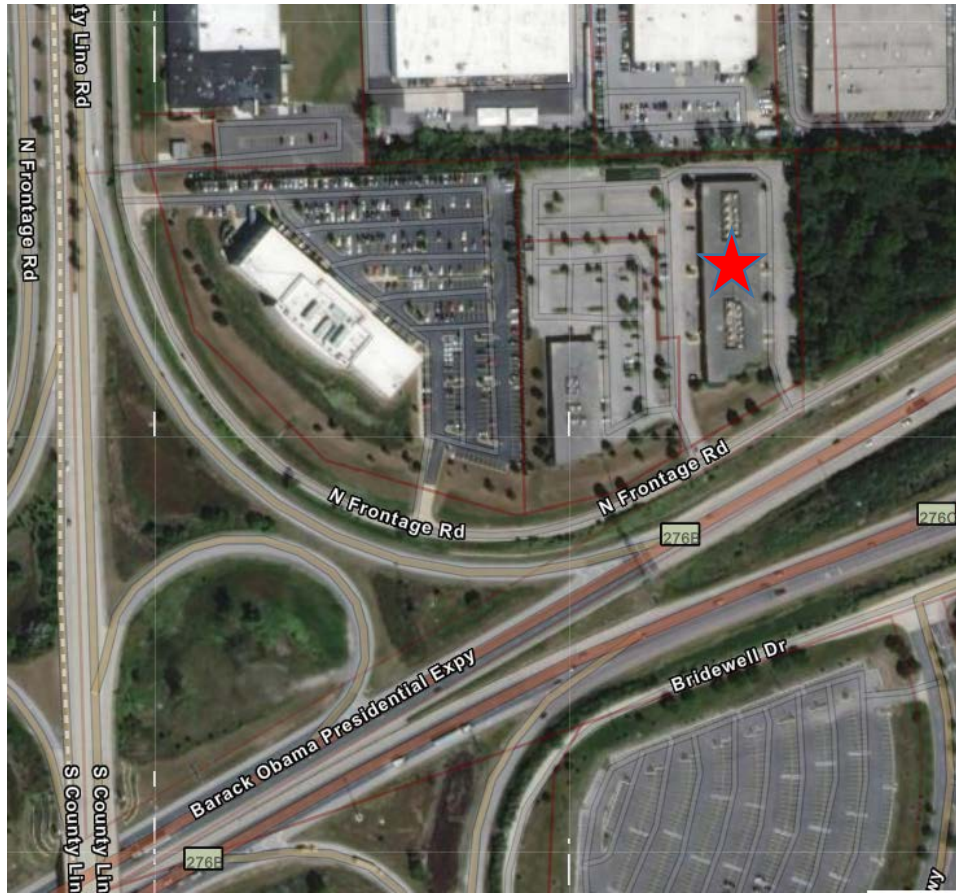
Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, July 12, 2022. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

**BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.**

**Greg Trzupek, Chairman**

**MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.**





PLYMOUTH 144 TOWER LLC  
20 CUSTOM HOUSE STREET  
Boston, MA 02110

Owner  
125 Tower Dr.  
Burr Ridge, IL 60527

TOWER DRIVE PROPERTY M  
5601 W 120TH ST STE 1  
Alsip, IL 60803

101 Tower Dr  
101 Tower Drive  
Burr Ridge, IL 60527

Ams Mechanical Sys  
140 E Tower Dr  
Burr Ridge, IL 60527

Ap Aim Burr Ridge Llc  
Po Box 396  
Boca Raton, FL 33429

Avgeris And Associates  
2500 S Highland Av 103  
Lombard, IL 60148

Bremars Prop Owners  
Po Box 460169  
Houston, TX 77056

Bruce Sirus  
124 Tower Dr  
Burr Ridge, IL 60527

Burr Ridge Hotel Part.  
100 E. Rvr Cntr #1100  
Covington, KY 41011

Burr Ridge Parkway  
1400 16Th St Ste 300  
Oak Brook, IL 60523

Ci Tower Road Llc  
145 Tower Drive Ste 1  
Burr Ridge, IL 60527

Dik Drug Company  
160 Tower Dr  
Burr Ridge, IL 60527

Doug Young  
18267 Casey Rd  
Grayslake, IL 60030

Duke Realty Lp  
P O Box 40509  
Indianapolis, IN 46240

Hinsdale Mgmt Corp  
21 Spinning Wheel Rd  
Hinsdale, IL 60521

M Jhaveri  
P O Box 1268  
Morton Grove, IL 60053

Mcfarlane Douglass  
135 Tower Drive  
Burr Ridge, IL 60527

Mif 144 Tower Burr Rid  
9450 W Bryn Mawr 550  
Rosemont, IL 60018

Pb&J Xxxix Llc  
4800 N Harlem Ave  
Harwood Hts, IL 60706

Sheboygan Holdings Llc  
1 Oakbrook Terr #400  
Oakbrook Terrace, IL 60181



# EXHIBIT B

ORDINANCE NO. A-834-02-20

AN ORDINANCE GRANTING A SPECIAL USE FOR A CHILD CARE CENTER IN  
A L-I LIGHT INDUSTRIAL DISTRICT

(Z-03-2020: 6880 North Frontage Road - Hayes)

---

WHEREAS, an application for a special use for certain real estate has been filed with the Assistant Village Administrator of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on January 20, 2020, 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 Doings Weekly, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for special uses, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of Trustees has duly

considered said report, findings, and recommendations.

**NOW THEREFORE, Be It Ordained** by the Mayor 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 Mayor and Board of Trustees find that the granting of special use 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 Mayor and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission 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 special use for the property located at 6880 North Frontage Road, Burr Ridge, Illinois, is Nancy Hayes (hereinafter "Petitioner"). The Petitioner requests a special use to permit a child care center in the L-I Light Industrial District.
- B. That the property will not detract from the public health, safety, morals, comfort, or general welfare.
- C. That the special use will not adversely impact any adjacent properties.
- D. That the special use will allow the petitioner to bring a necessary service to the residents of the Village.
- E. That the site plan of the property is adequate for the use.

- F. That adequate traffic facilities are present on or adjacent to the property.
- G. That the use is not contrary to the objectives of the Official Comprehensive Plan.
- H. That the special use will otherwise conform to the applicable regulations of the Zoning Ordinance.

**Section 3:** That the special use for a child care center is ***hereby granted*** for the property commonly known as 6880 North Frontage Road and identified by the Permanent Real Estate Index Numbers(PIN) of: **18-30-100-011.**

**Section 4:** That approval of the special use shall be subject to the submitted business plan hereinafter referred to in **Exhibit A**, as well as to the following conditions:

1. The special use permit shall be limited to Grand Avenue Preschool and Day Care in a manner consistent with the submitted business plan attached herein as **Exhibit A**.
2. The special use shall be limited to the 5,000 square feet of floor area shown within the business plan at 6880 North Frontage Road.
3. The special use permit shall be limited to Nancy Hayes and her business partners and shall expire at such time that Ms. Hayes and her business partners no longer occupy the space at 6880 North Frontage Road or at which time there is an assignment or termination of the lease for the space at 6880 North Frontage Road.
4. The capacity of the special use shall be limited to 80 children on the premises.
5. Staff shall administratively review and approve a parking management plan for the pickup and drop-off times at 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.


**PASSED** this 10<sup>th</sup> day of February, 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:**        6 - Trustees Schiappa, Snyder, Mital, Mottl,  
                     Franzese and Paveza

**NAYS:**        0 - None

**ABSENT:**     0 - None

**APPROVED** by the President Pro Tem of the Village of Burr Ridge  
this 10<sup>th</sup> day of February, 2020



President Pro Tem

**ATTEST:**



Village Clerk



Grand Avenue Preschool & Day Care, Inc.

Business Plan, December 2019

Since 1981, we have been providing early childhood education to families from our Western Springs and LaGrange Highlands locations. We would like to relocate our LaGrange Highlands location to Burr Ridge. We are licensed by DCFS and we also have a national accreditation (NECPA). We will be licensed for 80 children per day. We are currently serving families from Burr Ridge and we also have employees from Burr Ridge. Our students are primarily from Burr Ridge, Western Springs and LaGrange. We will be bringing most of our current families with us and we hope to enroll more families from the surrounding area.

We are open from 7AM until 6 PM daily to serve working families with full day programs for 3 to 6 year olds. We might consider opening a little earlier to accommodate Loyola families. We also offer part day preschool programs from 8:45 to 11:15, and an afternoon session as well. We provide programming for school age students and we will have those students attend Winter Camp (Christmas and New Years weeks), Spring Break and Summer Camp only. We have about 20 employees working 2 shifts. About 12 teachers work in the morning (some MWF and others T Th) and then our afternoon shift arrives around 2:30 and that could be about 8 cars.

Our plan is to continue providing our current programming. Our mission is to provide a positive group environment and stimulating curriculum fostering children's creative and intellectual abilities appropriate for the developmental stage. We are known for preparing children for kindergarten and later learning both through academics and social emotional learning. We have a music teacher who works each day. We sing for fun, for learning and we provide opportunities for families to come for events such as our Halloween Parade, Holiday Sing, Spring Sing and Graduation.

Respectfully submitted,

Nancy Hayes, Director, Owner

708 606 6875 cell

**EXHIBIT** A



STATE OF ILLINOIS )  
COUNTY OF C O O K ) SS.  
COUNTY OF DU PAGE )

**CLERK'S CERTIFICATE**

I, KAREN J. THOMAS, the duly elected, qualified, and acting Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

**ORDINANCE NO. A-834-02-20**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A CHILD CARE CENTER IN A  
L-I LIGHT INDUSTRIAL DISTRICT**

**(Z-03-2020: 6880 North Frontage Road - Hayes)**

which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 10<sup>th</sup> day of February, 2020 which meeting a quorum was present, and approved by the Mayor of the Village of Burr Ridge on the 10<sup>th</sup> day of February, 2020.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Burr Ridge was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Burr Ridge, and that the result of said vote was as follows, to-wit:

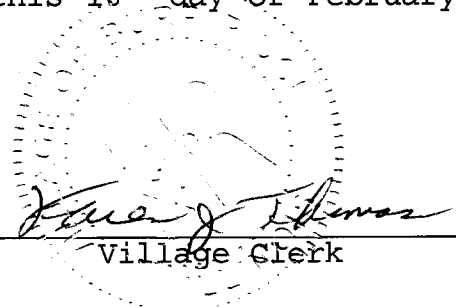
**AYES:           6 - Trustees Schiappa, Snyder, Mital, Mottl,  
                  Franzese and Paveza**

**NAYS:           0 - None**

**ABSENT:        0 - None**

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge, this 10<sup>th</sup> day of February, 2020.

  
Village Clerk

# EXHIBIT C

## **PLAN COMMISSION/ZONING BOARD OF APPEALS** **VILLAGE OF BURR RIDGE** **MINUTES FOR REGULAR MEETING OF JANUARY 20, 2020**

### **I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 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:** 7 – Hoch, Stratis, Broline, Irwin, Farrell, Petrich, and Trzupek

**ABSENT:** 1 – Praxmarer

Village Administrator Doug Pollock and Assistant Village Administrator Evan Walter were also present.

Chairman Trzupek acknowledged that tonight would have been Commissioner Praxmarer's final meeting as a Plan Commissioner and thanked her for her time and dedication to the Commission. Chairman Trzupek also congratulated other Plan Commissioners on their re-appointments.

### **II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to approve the minutes of the November 18, 2019 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Broline, Petrich, Farrell, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 2 – Stratis, Irwin

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

### **III. PUBLIC HEARINGS**

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

#### **V-01-2020: Oak Creek Club Subdivision (Curelo); Variation and Findings of Fact**

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said the petitioner was Ken Curelo on behalf of the Oak Creek Club subdivision HOA, a gated subdivision located on the south side of 91st Street adjacent to Burr Ridge Middle School. The petitioner requests a variation from Section IV.K.2 of the Zoning Ordinance to permit outdoor storage of one commercial vehicle (henceforth "vehicle") and relevant attachments and implements to be used for snow removal on a seasonal, annual basis in a guest parking spot in the subject subdivision. Because the HOA owns and maintains its own streets, it must also plow the roads when snowfall occurs. The variation is necessitated as the HOA has requested to store a plow vehicle outdoors on

Commissioner Broline asked if the HOA would experience a loss of service if the vehicle were not permitted to be stored on the subject property. Mr. Curelo said that he worried about the loss of service for his more elderly residents who rely upon home health care and other services as part of their daily life if the snow could not efficiently be plowed.

Commissioner Hoch asked how other gated subdivisions plow snow. Mr. Walter first asked if the subdivision owns the driveways and walks; Mr. Curelo confirmed this. Mr. Walter then said that while there are five gated subdivisions in the Village, only two are responsible for clearing driveways and walks as well as the streets, with the other being Burr Ridge Club. Mr. Walter used the example of Falling Water being a gated subdivision where the HOA only maintained the street. Mr. Walter said that Burr Ridge Club was also different from Oak Ridge Club in that Burr Ridge Club has shared clay driveways, which require a special kind of plow to maintain safely.

Commissioner Irwin said that the request was for a variation, but the petitioner filled out findings of fact for a special use. Mr. Walter noted this and provided guidance as to how the Plan Commission can move forward.

Several Plan Commissioners asked for a poll of the community to understand the support for such a petition.

Mr. Walter said that he felt a poll of the residents would not be helpful in the Plan Commission's consideration of the request because public support or opposition of a request is not necessarily material to determining the findings of fact. Mr. Walter said that the Village did send letters to all residents of the subdivision, posted a sign in the exact spot where the vehicle would be stored, and thus outreach has already occurred. Mr. Walter noted that several residents did inquire as to the petition but very few had an opinion in support or against the petition, bar the objection letter received. Mr. Walter said that examples of hardship could be that contractors refused to plow the driveways of the subdivision if a vehicle could not be stored on site, as well as the possibility of heavy snow creating conditions wherein the vehicle could not be delivered quickly to the subdivision, thus creating a safety hazard for residents.

Commissioner Farrell agreed with Mr. Walter's statements, saying that her only additional request was that staff work with the HOA to determine if other locations to park the vehicle were present.

Commissioner Stratis asked if there was anything unique about Oak Creek Club that the Plan Commission could use to make a determination that the request was reasonable. Mr. Walter said that Burr Ridge Club was the only comparable subdivision in the Village, and that their driveways were dirt instead of asphalt, and used a different snow removal method.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to continue the public hearing to February 3, 2020.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Irwin, Hoch, Broline, Farrell, Petrich, and Trzupek

**NAYS:** 0 - None

**MOTION CARRIED** by a vote of 7-0.

**Z-03-2020: 6880 North Frontage Road (Hayes); Text Amendment, Special Use, and Findings of Fact**

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that the petitioner is Nancy Hayes, owner of Grand Avenue Preschool and Day Care. The petitioner requests a text amendment to Section X.E.2 of the Zoning Ordinance to add “Child Care Center” as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E.2 of the Zoning Ordinance to permit a “Child Care Center” at the subject property. The petitioner is the owner and proprietor of an accredited early childhood education center that has operated at several locations in the western suburbs since 1981. The petitioner seeks to open a new 5,000-square foot facility at the subject property that would provide continued services to the public.

Chairman Trzupek asked for public comment. None was given.

Chairman Trzupek asked for clarification as to the schedule of the use. Ms. Hayes stated that children would arrive between 7:00AM and 9:00AM based on the type of program the child is enrolled. Ms. Hayes said that children would either leave at 11:00AM if they were in a half-day program or between 3:00PM and 4:00PM if they were in a full-day program. Ms. Hayes said that she would be working with Vine Academy to create a coherent valet plan in the future.

Commissioner Hoch said she supported the petition and had no objections.

Commissioner Irwin asked if Grand Avenue would be sharing a playground with Vine Academy. Ms. Hayes said that she was required by the State to have a playground built for the needs of the ages of the children served by the use, and thus would be required to build their own playground.

Chairman Trzupek asked if a recommendation could be made based upon staff approval of a parking plan. Mr. Walter said that this was acceptable.

Commissioner Petrich asked if the business would be opening early to service Loyola employees. Ms. Hayes said that she would not be pursuing this possibility.

Commissioner Farrell asked if other tenants were present. Mr. Walter said that Vine Academy, Seasons Hospice, and Advanse were the other tenants present. Commissioner Farrell asked if there was any concern about the playground occupying parking spaces. Mr. Walter said that this use presented no zoning impact.

Commissioner Stratis asked if an exit shown would open to a shared office area. Ms. Hayes said that the exit shown would be moved to a public area and not have the use be accessible from private areas.

At 8:33p.m., a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Petrich, Hoch, Broline, Stratis, Farrell, and Trzupek

**NAYS:** 0 - None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to recommend approval of a text amendment to Section X.E.2 of the Zoning Ordinance to add “Child Care Center” as a special use in the L-I Light Industrial District.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Farrell, Hoch, Broline, Stratis, Petrich, and Trzupek

**NAYS:** 0 - None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to recommend approval of a special use as per the amended Section X.E.2 of the Zoning Ordinance to permit a “Child Care Center” at the subject property, subject to the following conditions:

1. The special use permit shall be limited to Grand Avenue Preschool and Day Care in a manner consistent with the submitted business plan.
2. The special use shall be limited to the 5,000 square feet of floor area shown within the business plan at 6880 North Frontage Road.
3. The special use permit shall be limited to Nancy Hayes and her business partners and shall expire at such time that Ms. Hayes and her business partners no longer occupies the space at 6880 North Frontage Road or at which time there is an assignment or termination of the lease for the space at 6880 North Frontage Road.
4. The capacity of the special use shall be limited to 80 children on the premises at any particular time.
5. Staff shall administratively review and approve a parking management plan for the pickup and drop-off times at the subject property.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Farrell, Hoch, Broline, Stratis, Petrich, and Trzupek

**NAYS:** 0 - None

**MOTION CARRIED** by a vote of 7-0.

#### **IV. CORRESPONDENCE**

Commissioner Irwin asked about the Board’s decision to deny a special use to Apex, even though the Plan Commission recommended approval of the renewal. Mr. Walter said that the petitioner asked for additional relief beyond what was suggested at the Plan Commission hearing, and the Board disagreed with this sentiment.

#### **V. OTHER PETITIONS**

##### **PC-01-2020: Annual Zoning Review**

Mr. Walter reviewed the annual zoning review, explaining that it served as a summary of all petitions in the previous year as well as provided suggestions for the Plan Commission as to items that may warrant additional attention.

The Plan Commission concurred that all of the suggestions except for a review of office parking standards warranted additional consideration in the form of a public hearing.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to request that the Board permit the Plan Commission to hold public hearings regarding planned



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-19-2022: 595 Village Center Drive (Kastanis/Yolk); Requests a special use for outdoor dining at a permitted restaurant pursuant to Ordinance #A-834-10-05 and Zoning Ordinance sections VIII.A and VIII.C.**

**HEARING:**

July 18, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell  
Community Development Director

**PETITIONER:**

Gianluca Pesce and Taki Kastanis

**PETITIONER STATUS:**

Tenants

**PROPERTY OWNER:**

BRVC Owner, LLC

**EXISTING ZONING:**

B-2 Business PUD

**LAND USE PLAN:**

Recommends Mixed Uses

**EXISTING LAND USE:**

Mixed-Use Center

**SITE AREA:**

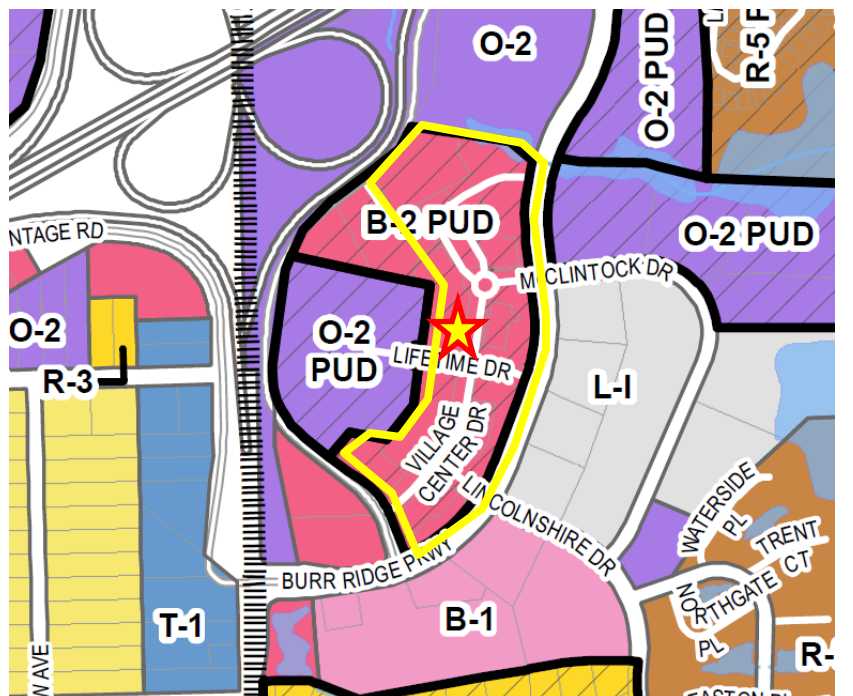
20 Acres

**SUBDIVISION:**

Burr Ridge Village Center

**PARKING:**

1,145 Spaces



The petitioners, Gianluca Pesce and Taki Kastanis, are requesting a special use for outdoor dining at an existing restaurant, Yolk. Ordinance #A-834-10-05 created the concept of the Village Center in both land use and physical form, including a specific set of uses that were permitted in each building as well as specific dimensions of buildings, setbacks, streetscapes, and common areas around each building. Ordinance #A-834-15-20 later amended the streetscape in specific areas as well as re-classified certain uses as being permitted or special uses in specific buildings. One such use that was classified as permitted in the 2020 amendment was “restaurants without drive-through facilities and with any of the following: live entertainment, dancing, or sales of alcoholic beverages.” Yolk, located in Building 3, was not part of the entertainment district master plan (Buildings 4 and 5) which included the closure of Village Center Dr. and revised outdoor dining. The petitioner is currently operating Yolk by right at the subject site, but outdoor dining requires special use approval.

Section VIII.A of the Zoning Ordinance stipulates several regulations related to outdoor dining at all places of eating in the Village within the Business Districts (B-1 and B-2). The petitioner’s compliance with these regulations is noted in red. The petitioner has submitted a plan and information about the proposed outdoor dining area, included as Exhibit A.

- a. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;

Staff considers this condition to be met based upon the petitioner’s site plan. The outdoor dining area is accessed through a side door within the establishment. It is important to note that there is a walk-up coffee bar with stools located near the front entrance. These stools are intended for a brief, few minute wait while the coffee is being prepared and do not constitute an outdoor dining area. A condition has been added to ensure that a sit-down meal is not served at this counter.

- b. Door to the dining area shall be self-closing;

Staff interprets this condition to be met based upon the petitioner’s site plan and fence information provided.

- c. Tables shall be cleaned promptly following use;

The petitioner illustrates a bus station on the plans to ensure prompt cleaning of tables. Staff considers this condition to be met based upon the petitioner’s site plan

- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;

Staff considers this condition to be met and recommends it be included as a condition of any approval. Umbrella and weight information was provided.

- e. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;

There are 42 seats proposed for the outdoor dining area which measures about 500 sq. ft., according to the plan submitted by the petitioner. A maximum of 50 seats would be permitted. Staff considers these conditions to be met based upon the petitioner’s site plan.



- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;

At the narrowest portion, the petitioner illustrates a 6 ft. space around the perimeter of the outdoor dining area. The front entrance remains unimpeded. Staff considers this condition to be met based upon the petitioner's site plan.

- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;

Staff considers this condition to be met based upon the petitioner's site plan. The Village Center walkways are privately owned.

- h. Outdoor food preparation, storage or display is prohibited;

Staff considers this condition to be met based upon the petitioner's site plan. While there is a bus station to ensure prompt cleaning, there is not storage, display, or food preparation occurring.

- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

Yolk is currently open from 7:00 a.m. to 2:30 p.m., within the permitted hours of operation in the Business Districts as specified in the Zoning Ordinance. The Plan Commission may specify when this area should be closed as part of any approval.

### **Public Hearing History**

There have been no prior public hearings for this particular tenant space.

### **Public Comment**

At the time of this report, no public comment was received regarding this petition.

### **Findings of Fact and Recommendation**

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend approval of the special use for outdoor dining, staff recommends the following conditions:

1. The special use for a restaurant with outdoor seating shall be limited to Gianluca Pesce, Taki Kastanis, and their business partners of Yolk Restaurant and shall not be transferable to any other party.
2. The special use shall substantially comply with the submitted site plan.
3. Music and all other amplified sound originating from the restaurant should be kept to a level so as not to be audible from residential units.
4. Tables shall be cleaned promptly following use.
5. Furniture and umbrellas shall be weighted to prevent their movement in the wind.
6. Outdoor food preparation, storage, or display is prohibited.



Staff Report and Summary

Z-19-2022: 595 Village Center Drive (Kastanis/Yolk); Special Use and Findings of Fact

7. Plated food for sit-down service shall not be served at the outdoor walk-up coffee bar/counter.

**Appendix**

Exhibit A – Petitioner’s Materials and Public Notifications



# EXHIBIT A

## VILLAGE OF BURR RIDGE

### PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

RECEIVED

JUN 08 2022

VILLAGE OF BURR RIDGE

#### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Gianluca Pesce / Taki Karstanis

STATUS OF PETITIONER: Tenant g7

PETITIONER'S ADDRESS: 352 Ravine Rd. Hinsdale, IL 60521

ADDRESS OF SUBJECT PROPERTY: 595 Village Center Dr. Burr Ridge, IL 60527

PHONE: 847-231-9555

EMAIL: Gianluca.Pesce@eatyolk.com OR Taki@eatyolk.com

PROPERTY OWNER: Edwards Realty Company 14400 S. John Humphrey Dr.

PROPERTY OWNER'S ADDRESS: Orland Park, IL 60462 PHONE: \_\_\_\_\_

PUBLIC HEARING REQUESTED: ☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

#### DESCRIPTION OF REQUEST:

Requesting permission to erect an enclosed outdoor dining area  
in front of Yolk. Daily 7:00 AM to 2:30 pm. The patio will enhance  
the exterior of the development & give users an additional area to enjoy  
the seasonable weather.

#### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 1/2 - 20 acres EXISTING ZONING: B-2 PUD

EXISTING USE/IMPROVEMENTS: Multi-use development

SUBDIVISION: Burr Ridge Village Center PUD - Burr Ridge Corp. Park

PIN(S) # 18-30-300-032-Building 5 g7

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Gianluca Pesce  
Petitioner's Signature

5/31/2022

Date of Filing



Findings of Fact – Special Use  
Burr Ridge Zoning Ordinance

Address:

595 Village Center Dr.

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- 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.

Yes, The patio will enhance the exterior of the development and give users an additional area to enjoy the reasonable weather.

- 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.

Correct.

- 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.

Correct.

- 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.

Correct.

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

N/A

- 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.

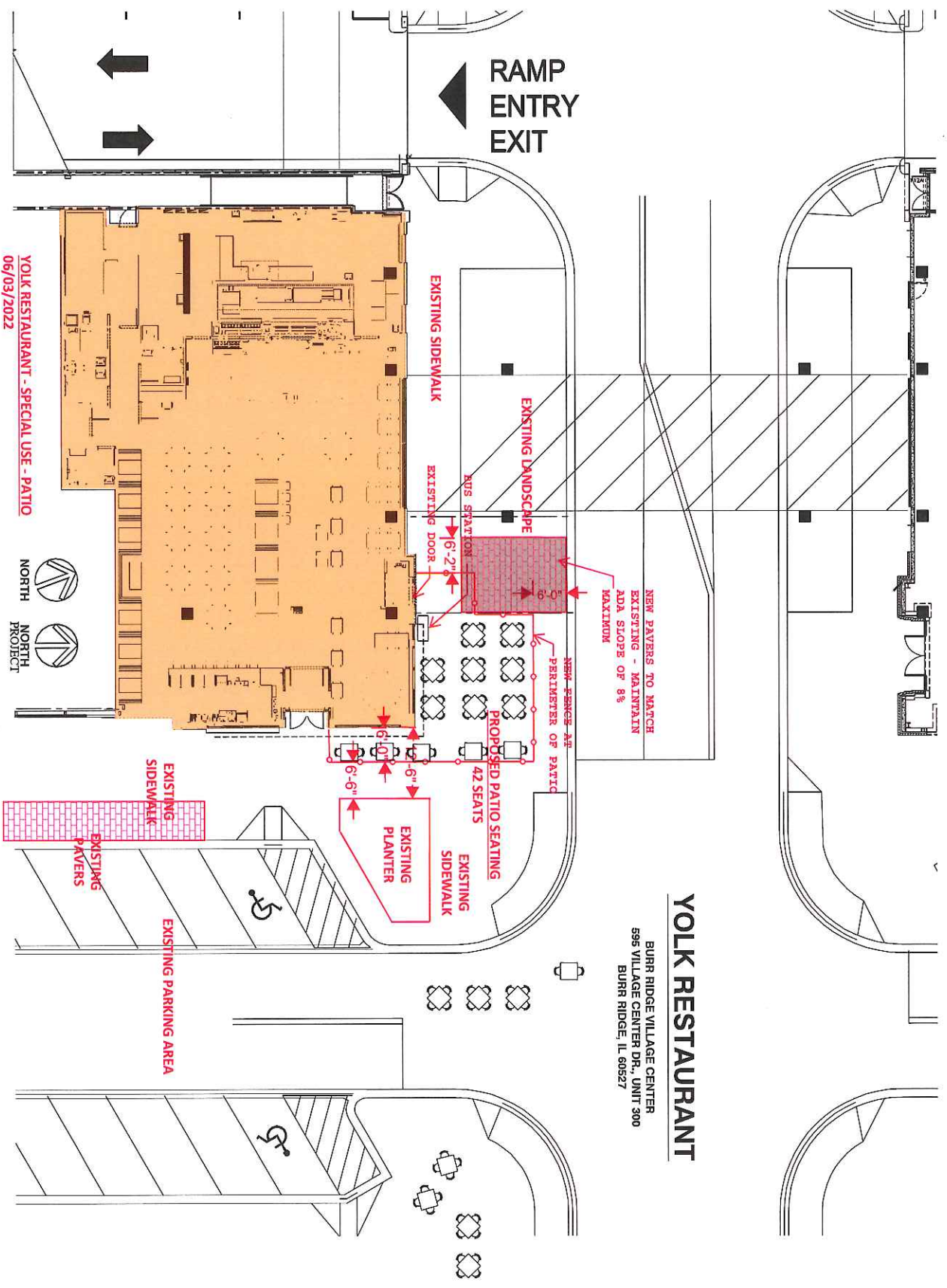
Correct.

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

Correct.

- 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.

Correct.

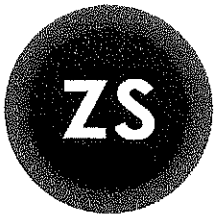


# YOLK RESTAURANT

BURR RIDGE VILLAGE CENTER  
595 VILLAGE CENTER DR., UNIT 300  
BURR RIDGE, IL 60527

YOLK RESTAURANT - SPECIAL USE - PATIO  
06/03/2022





# ZEPOLE SUPPLY CO.

Restaurant Supplies & Equipment

506 E. North Frontage Rd. • Bolingbrook, IL 60440  
P: 630.783.1239 • F: 630.739.5287 • www.zepole.com

**INVOICE**

Page 1/2

**Sold To**

Yolk Burr Ridge  
KPOKOS XVI INC.  
595 Village Center Dr.  
Burr Ridge IL 60527

**Ship To**

Yolk Burr Ridge  
KPOKOS XVI INC.  
595 Village Center Dr.  
Burr Ridge IL 60527

Customer #	Order Date	Sales Order #	Buyer	Customer P/O #	Ship Via	Salesman
0010220	03/22/2022	107180			Tr T1/002	113
Invoice #	Invoice Date	Ship Date	Freight Terms	Job Number	Terms	
107180	05/19/2022	05/19/22	PREPAID& ADD	122697	NET 30 DAYS	

LN	QNTY ORD	QNTY SHIP	QNTY B/O	PRODUCT NUMBER	DESCRIPTION	UOM	NET PRICE	EXTENSION
1	40	40		FLA-TLH-017B-GG	Restaurant Stacking Armch 352 lb. weight capacity, curved triple slat aluminum ladder back, textured aluminum seat, cross braces, aluminum frame, plastic floor glides, lightweight, designed for indoor/outdoor commercial and residential use, stacks up to 20 chairs high (ships fully assembled) (in stock items usually ship within 24 hours) Item # 1 2 year parts warranty, standard	EA	46.50	\$1860.00
2	10	10		FLO-SC32X32	Table Top, Suncity, squar 32" x 32", designed for outdoor/indoor use, pressure formed melamine construction	EA	133.69	\$1336.90
3	10	10		FLO-AL-1805	Item # 2 Longwood Table Base, dining height 2-1/2" dia. aluminum column, 19" base spread, for 24" - 36" tops, designed for outdoor use, aluminum cross base with a cast weighted bottom	EA	139.06	\$1390.60
4	8	8		FLA-CH-61200-30-SIL-	Item # 3 Bar Stool, 500 lb. weight capacity, vertical slat back,	EA	134.38	\$1075.04

[ CONTINUED ]

EZ Fence Asbury 3 x 6 Black Aluminum Fence Panel  
(Actual Size 36" H x 70-1/2" W )  
Model Number: 1716760 | Menards ® SKU: 1716760



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Description & Documents

This Asbury Aluminum Fence Panel is an easy-to-install fence panel that's 3 feet high by 70 inches wide. This fence panel is constructed of quality aluminum and designed with simple, elegant lines.

Brand Name: **Spectrail**



Features

- Posts and fittings sold separately
- 2-rail style
- Quality aluminum construction
- Easy and fast installation
- Designed for 6" on center post installation
- Lightweight yet strong aluminum construction ensures security around your pool or your property

Specifications

Product Type	Metal Fence Panel	Material	Aluminum
Thickness	1-5/8 inch	Special Features	Rust Resistant
Overall Height	36 inch	Weight	10 pound
Overall Width	70-1/2 inch	Color/Finish	Black
Installed Height	36 inch	Rough Opening Width	72 inch
Top Style	Flat	Shipping Dimensions	72.00 H x 36.00 W x 1.50 D
Shipping Weight	11.0 lbs	Return Policy	Regular Return <a href="#">(view Return Policy)</a>

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)

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VIDEO

California Umbrella 9'  
Aluminum  
Market Umbrella,  
Crank Lift, Auto Tilt,  
Bronze Pole, Lemon  
Olefin

California Umbrella Store  
857 ratings

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\$147<sup>53</sup>

Returns

Pay \$24.59/month for 6 months,  
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Amazon Rewards Visa Card

Get a lower price from other  
sellers who may not offer free Prime  
Shipping.

Color: Lemon



Size 108 by 108 by 102-Inch

Color Lemon

Material Aluminum

Brand California Umbrella

Pattern Solid

Frame Aluminum

Material

Handle Acrylic, Aluminum

Material

## About this item

- Overall dimensions (l x w x h): 108" x 108" x 102"

\$147<sup>53</sup>

&amp; FREE Returns

FREE delivery Monday, June 13

Or fastest delivery Friday, June  
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Qty: 1

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Refund or Replacement within  
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Accident Protection Plan for  
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VIDEO

## Best Choice Products Fillable Umbrella Base Stand Round Plastic Patio Umbrella Pole Holder for Outdoor, Lawn, Garden, Patio Weight Capacity - 50 lbs

 The Best Choice Products Store  
3,968 ratings

% \$39.99

Original Price: \$49.99

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Black



- **WATER OR SAND FILLING:** Base can be weighed down with up to 50 pounds of water or sand, or empty it out for a lightweight stand that can be taken anywhere
- **DURABLE, HIGH-QUALITY MATERIAL:** Made of rugged, durable HDPE plastic for realistic appeal that lasts for years to come, and includes a solid steel pole tube to place your umbrella inside
- **HOLDS VARIOUS UMBRELLA SIZES:** Versatile base features a steel pipe that accommodates all market umbrellas; ideal for holding most 6-10' umbrellas with 1.5-1.9" pole diameters
- **ADJUSTABLE KNOB:** Tighten the adjustable knob in the steel pipe to ensure optimal strength and stability no matter the umbrella's pole size
- **EASY STORAGE:** Simply remove the steel tube for a slim design that lets you store the base in compact space during the winter and other times of non-use; **OVERALL DIMENSIONS:** 19.5"(Dia) x 10.75"(H)

### Customer ratings by feature

Easy to assemble	4.4
Value for money	4.1
Maneuverability	4.1
Sturdiness	4.0

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**VILLAGE OF BURR RIDGE  
PLAN COMMISSION AND  
ZONING BOARD OF APPEALS**

**Consent to Install Public Notice Sign**

**The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.**

Street Address of Subject Property:

595 Village Center Dr Burr Ridge, IL  
60527

Property Owner or Petitioner:

Kristy Tramontance  
(Print Name)  
[Signature]  
(Signature)

# Burr Ridge Village Center



### **LEGAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, July 18, 2022**, at **Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527**.

### **PURPOSE OF HEARING**

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Gianluca Pesce and Taki Kastanis of York for outdoor dining at a permitted restaurant pursuant to Ordinance A-834-10-05 and Zoning Ordinance sections VIII.A and VIII.C. The petition number and address of this petition is **Z-19-2022: 595 Village Center Drive** and the Permanent Real Estate Index Number is **18-30-300-032-0000**.

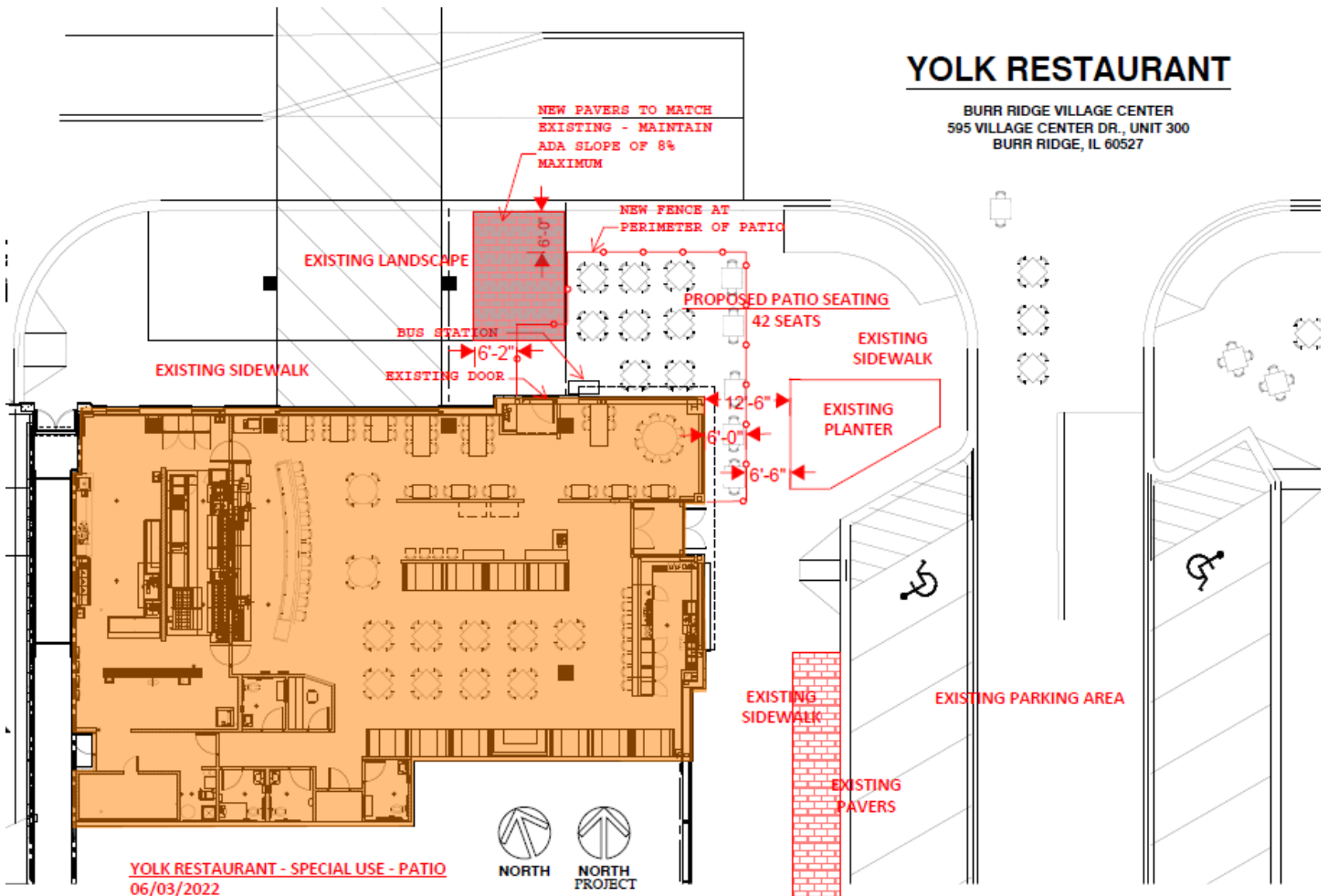
Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, July 12, 2022. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

**BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.**

**Greg Trzupek, Chairman**

**MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.**





THOMAS J MURPHY  
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Burr Ridge, IL 60527

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Burr Ridge, IL 60527

JEFFREY R HARDER  
850 VILLAGE CENTER DR  
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Naples, FL 34113

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Minnetonka, MN 55343

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18267 Casey Rd  
Grayslake, IL 60030

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Chicago, IL 60690

Inter Contl Burr Ridge  
108 Burr Ridge Rd  
Essex, IL 60935

Lifetime Fitness 130  
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Local 731 Ps & Gp  
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Burr Ridge, IL 60527

Reegs Properties  
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Owner  
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Burr Ridge, IL 60527

TCF National Bank  
1405 Xenium Lane North  
Plymouth, MN 55441

Burr Ridge Village Center  
701 Village Center Dr.  
Burr Ridge, IL 60527

450 Village Center Drive Condo Assn  
Attn: David Jelinek, President  
450 Village Center Dr.  
Burr Ridge, IL 60527

450 Village Center Drive Condo Assn  
Attn: David Arnold, Treasurer  
450 Village Center Dr.  
Burr Ridge, IL 60527

450 Village Center Drive Condo Assn  
Chicagoland Management  
Janet Monahan  
111 E. Wacker Dr., #1412  
Chicago, IL 60601

18-30-300-056-1001  
James Glimco  
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Burr Ridge, IL 60527

18-30-300-056-1004  
Joan Sikora  
450 Village Center Drive #204  
Burr Ridge, IL 60527

18-30-300-056-1007  
Nancy Tameling  
450 Village Center Drive #207  
Burr Ridge, IL 60527

18-30-300-056-1009  
Michael J. Criscione  
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Burr Ridge, IL 60527

18-30-300-056-1012  
Kevin Kopp  
450 Village Center Drive #212  
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18-30-300-056-1015  
Presidio Capital LLC  
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18-30-300-056-1018  
Christopher S Cole  
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18-30-300-056-1021  
Geno Napolitano  
450 Village Center Drive #304  
Burr Ridge, IL 60527

18-30-300-056-1024  
Linnette Bullock  
450 Village Center Drive #307  
Burr Ridge, IL 60527

18-30-300-056-1027  
Patricia Gould and Nicole Gould  
450 Village Center Drive #310  
Burr Ridge, IL 60527

18-30-300-056-1002  
Elizabeth Levy  
450 Village Center Drive #202  
Burr Ridge, IL 60527

18-30-300-056-1005  
Phillip Timyan  
450 Village Center Drive #205  
Burr Ridge, IL 60527

18-30-300-056-1008  
Daniel Dabros  
450 Village Center Drive #208  
Burr Ridge, IL 60527

18-30-300-056-1010  
Dariusz Wida  
450 Village Center Drive #210  
Burr Ridge, IL 60527

18-30-300-056-1013  
Bejan Fakouri  
450 Village Center Drive #213  
Burr Ridge, IL 60527

18-30-300-056-1016  
Alexander Thomas and Ellie Homan  
450 Village Center Drive #216  
Burr Ridge, IL 60527

18-30-300-056-1019  
Demetrio G Veja  
2 Saddle Court  
Burr Ridge, IL 60527

18-30-300-056-1022  
Filip Trajkov  
450 Village Center Drive #305  
Burr Ridge, IL 60527

18-30-300-056-1025  
Steven Jiotis  
450 Village Center Drive #308  
Burr Ridge, IL 60527

18-30-300-056-1028  
Jerry Lee  
450 Village Center Drive #311  
Burr Ridge, IL 60527

18-30-300-056-1003  
Kristin A Burka  
450 Village Center Drive #203  
Burr Ridge, IL 60527

18-30-300-056-1006  
Nicholas Lykouratzos  
450 Village Center Drive #206  
Burr Ridge, IL 60527

18-30-300-056-1011  
Thomas Murray  
450 Village Center Drive #211  
Burr Ridge, IL 60527

18-30-300-056-1014  
Mona Mekhail  
450 Village Center Drive #214  
Burr Ridge, IL 60527

18-30-300-056-1017  
Jennifer Fox  
450 Village Center Drive #217  
Burr Ridge, IL 60527

18-30-300-056-1020  
Lorriance Bilthuis  
450 Village Center Drive #303  
Burr Ridge, IL 60527

18-30-300-056-1023  
Cynthia Millinowisch  
450 Village Center Drive #306  
Burr Ridge, IL 60527

18-30-300-056-1026  
Shirley A Strzyz  
450 Village Center Drive #309  
Burr Ridge, IL 60527

18-30-300-056-1029  
Guy Santillo  
450 Village Center Drive #312  
Burr Ridge, IL 60527

18-30-300-056-1030  
 Martin Rola  
 450 Village Center Drive #313  
 Burr Ridge, IL 60527

18-30-300-056-1033  
 Kerry Murphy  
 450 Village Center Drive #316  
 Burr Ridge, IL 60527

18-30-300-056-1036  
 Mr. and Mrs. Caveney  
 450 Village Center Drive #402  
 Burr Ridge, IL 60527

18-30-300-056-1040  
 Stillman Chang  
 9550 Pacific Court  
 Burr Ridge, IL 60527

18-30-300-056-1043  
 Jennifer Ryan  
 450 Village Center Drive #410  
 Burr Ridge, IL 60527

18-30-300-056-1046  
 Murray Homestead, L.L.C.  
 450 Village Center Drive #413  
 Burr Ridge, IL 60527

18-30-300-056-1049  
 David Arnold and George Izzo  
 450 Village Center Drive #416  
 Burr Ridge, IL 60527

18-30-300-056-1031  
 Jean M Randolph  
 450 Village Center Drive #314  
 Burr Ridge, IL 60527

18-30-300-056-1034  
 Donna Grabowski  
 450 Village Center Drive #317  
 Burr Ridge, IL 60527

18-30-300-056-1037  
 David Jelinek  
 450 Village Center Drive #403  
 Burr Ridge, IL 60527

18-30-300-056-1041  
 Ahmed & Khadija Shakir  
 450 Village Center Drive #408  
 Burr Ridge, IL 60527

18-30-300-056-1045  
 Maihlaqa and Heena Alavi  
 450 Village Center Drive #411  
 Burr Ridge, IL 60527

18-30-300-056-1047  
 Thomas Toellner  
 450 Village Center Drive #414  
 Burr Ridge, IL 60527

18-30-300-056-1050  
 Susan M Broucek  
 450 Village Center Drive #417  
 Burr Ridge, IL 60527

18-30-300-056-1032  
 Thomas and Judith Rediehs  
 450 Village Center Drive #315  
 Burr Ridge, IL 60527

18-30-300-056-1035  
 David A Cales  
 450 Village Center Drive #401  
 Burr Ridge, IL 60527

18-30-300-056-1038  
 Juanito Bartolome  
 450 Village Center Drive #404  
 Burr Ridge, IL 60527

18-30-300-056-1042  
 Artur Miller  
 450 Village Center Drive #409  
 Burr Ridge, IL 60527

18-30-300-056-1046  
 John Phelps  
 450 Village Center Drive #412  
 Burr Ridge, IL 60527

18-30-300-056-1048  
 Thomas F. Hurka  
 450 Village Center Drive #415  
 Burr Ridge, IL 60527

18-30-300-056-1039  
 Mr. Dean Henning  
 450 Village Center Drive #405  
 Burr Ridge, IL 60527

18-30-300-057-1001  
 lyda Ghuneim  
 801 Village Center Drive, Unit 201  
 Burr Ridge, Illinois 60527

18-30-300-057-1004  
 Resident  
 801 Village Center Drive, Unit 204  
 Burr Ridge, Illinois 60527

18-30-300-057-1006  
 Resident  
 801 Village Center Drive, Unit 206  
 Burr Ridge, Illinois 60527

18-30-300-057-1007  
 Shafout J. Kahn  
 801 Village Center Drive, Unit 207  
 Burr Ridge, Illinois 60527

18-30-300-057-1012  
 Mr. Dominic Fava  
 801 Village Center Drive, Unit 304  
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18-30-300-057-1015  
 Mr. William Dillard  
 801 Village Center Drive, Unit 307  
 Burr Ridge, Illinois 60527

18-30-300-057-1017  
 Resident  
 801 Village Center Drive, Unit 401  
 Burr Ridge, Illinois 60527

18-30-300-057-1019  
 Debra Sutkowski-Markmann  
 801 Village Center Drive, Unit 403  
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18-30-300-057-1021  
 Resident  
 801 Village Center Drive, Unit 405  
 Burr Ridge, Illinois 60527

18-30-300-057-1002  
 Ms. Erin Holec  
 801 Village Center Drive, Unit 202  
 Burr Ridge, Illinois 60527

18-30-300-057-1004  
 Mr. Raghuvansh Kumar  
 8161 Ridge Pointe  
 Burr Ridge, Illinois 60527

18-30-300-057-1006  
 Alka Srivastava  
 9 Lake Ridge Court  
 Burr Ridge, Illinois 60527

18-30-300-057-1008  
 Mr. Nicholas Meyers  
 801 Village Center Drive, Unit 208  
 Burr Ridge, Illinois 60527

18-30-300-057-1010  
 Ms. Carol Zapka  
 801 Village Center Drive, Unit 302  
 Burr Ridge, Illinois 60527

18-30-300-057-1013  
 Mr. and Mrs. Paul Bellisario  
 801 Village Center Drive, Unit 305  
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18-30-300-057-1022  
 Cartus Financial Corp  
 40 Apple Ridge Road  
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18-30-300-057-1017  
 Davindra L. Sharma  
 6652 Manor Drive  
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18-30-300-057-1020  
 Resident  
 801 Village Center Drive, Unit 404  
 Burr Ridge, Illinois 60527

18-30-300-057-1021  
 Ms. Asha Sarode  
 502 Ambriance Drive  
 Burr Ridge, IL 60527

18-30-300-057-1003  
 Mr. and Mrs. Keefe  
 801 Village Center Drive, Unit 203  
 Burr Ridge, Illinois 60527

18-30-300-057-1005  
 Rita D Stoss-Michaels  
 801 Village Center Drive, Unit 205  
 Burr Ridge, Illinois 60527

18-30-300-057-1009  
 Sarla Gupta  
 801 Village Center Drive, Unit 301  
 Burr Ridge, Illinois 60527

18-30-300-057-1011  
 Nancy Rizzuto  
 801 Village Center Drive, Unit 303  
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18-30-300-057-1014  
 Abdul Ilah Touleimat  
 801 Village Center Drive, Unit 306  
 Burr Ridge, Illinois 60527

18-30-300-057-1016  
 Ms. Maureen Denard  
 801 Village Center Drive, Unit 308  
 Burr Ridge, Illinois 60527

18-30-300-057-1018  
 Ms. Sandra Otto  
 801 Village Center Drive, Unit 402  
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18-30-300-057-1020  
 Mr. Larry Edwards Siebs  
 34770 N. Los Reales  
 Carefree, AZ 85377

18-30-300-057-1022  
 Resident  
 801 Village Center Drive, Unit 406  
 Burr Ridge, Illinois 60527



18-30-300-057-1023  
 Mr. and Mrs. Harbour  
 801 Village Center Drive, Units 407  
 Burr Ridge, IL 60527

18-30-300-054-1002  
 Mr. and Mrs. Kyksta  
 850 Village Center Drive, Unit 202  
 Burr Ridge, IL 60527

18-30-300-054-1004  
 Resident  
 850 Village Center Drive, Unit 204  
 Burr Ridge, IL 60527

18-30-300-054-1006  
 Mr. Michael Yost  
 850 Village Center Drive, Unit 206  
 Burr Ridge, IL 60527

18-30-300-054-1009  
 Antonije Keljevick  
 850 Village Center Drive, Unit 209  
 Burr Ridge, IL 60527

18-30-300-054-1012  
 Resident  
 850 Village Center Drive, Unit 212  
 Burr Ridge, IL 60527

18-30-300-054-1014  
 Daniel and Janet Piecki  
 850 Village Center Drive, Unit 214  
 Burr Ridge, IL 60527

18-30-300-054-1017  
 Kil Nam and Hee Ja Kim  
 850 Village Center Drive, Unit 217  
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 Sylvia Lee  
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 Burr Ridge, Illinois 60527

18-30-300-054-1022  
 Ashok Kothari  
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 Burr Ridge, Illinois 60527

18-30-300-054-1001  
 Resident  
 850 Village Center Drive, Unit 201  
 Burr Ridge, IL 60527

18-30-300-054-1004  
 Armarjit Singh  
 51 Ashton Court  
 Burr Ridge, IL 60527

18-30-300-054-1007  
 Vida Jankauskiene  
 850 Village Center Drive, Unit 207  
 Burr Ridge, IL 60527

18-30-300-054-1010  
 Nancy Segreti  
 850 Village Center Drive, Unit 210  
 Burr Ridge, IL 60527

18-30-300-054-1012  
 Elham Abboud  
 1241 Ashbury Court  
 Libertyville, IL 60048

18-30-300-054-1015  
 Nizam Ather  
 850 Village Center Drive, Unit 215  
 Burr Ridge, IL 60527

18-30-300-054-1018  
 Colette Rennie  
 850 Village Center Drive, Unit 218  
 Burr Ridge, Illinois 60527

18-30-300-054-1020  
 Altobelli  
 850 Village Center Drive, Unit 220  
 Burr Ridge, Illinois 60527

18-30-300-054-1023  
 Sheela Singh  
 850 Village Center Drive, Unit 302  
 Burr Ridge, Illinois 60527

18-30-300-054-1001  
 Mr. and Mrs. Walk  
 36 S. Old Mill Lane  
 Burr Ridge, IL 60527

18-30-300-054-1003  
 Mr. Vincenzo Marino  
 850 Village Center Drive, Unit 203  
 Burr Ridge, IL 60527

18-30-300-054-1005  
 Mr. Michael Simmons  
 850 Village Center Drive, Unit 205  
 Burr Ridge, IL 60527

18-30-300-054-1008  
 Anthony Jalovec  
 850 Village Center Drive, Unit 208  
 Burr Ridge, IL 60527

18-30-300-054-1011  
 Richard Sileikis  
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 Eloise Carnevale  
 850 Village Center Drive, Unit 213  
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18-30-300-054-1016  
 Tracy Schoppen  
 850 Village Center Drive, Unit 216  
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18-30-300-057-1024  
 Mr. and Mrs. Wasz  
 801 Village Center Drive, Units 408  
 Burr Ridge, IL 60527

18-30-300-054-1021  
 Alice Martin  
 850 Village Center Drive, Unit 221  
 Burr Ridge, Illinois 60527

18-30-300-054-1024  
 Resident  
 850 Village Center Drive, Unit 304  
 Burr Ridge, Illinois 60527

18-30-300-054-1024  
Francisco & Laura Cervantes  
7619 Drew Avenue  
Burr Ridge, Illinois 60527

18-30-300-054-1026  
Kaleinkovas Vitalijus  
850 Village Center Drive, Unit 306  
Burr Ridge, Illinois 60527

18-30-300-054-1029  
Resident  
850 Village Center Drive, Unit 309  
Burr Ridge, Illinois 60527

18-30-300-054-1030  
James Kuksta  
850 Village Center Drive, Unit 310  
Burr Ridge, Illinois 60527

18-30-300-054-1033  
Anthony Formato  
850 Village Center Drive, Unit 313  
Burr Ridge, Illinois 60527

18-30-300-054-1036  
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850 Village Center Drive, Unit 316  
Burr Ridge, Illinois 60527

18-30-300-054-1037  
Ann L. Vaughan  
940 S. Vine Street  
Hinsdale, IL 60521

18-30-300-054-1039  
Kathleen Jaszka  
850 Village Center Drive, Unit 319  
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18-30-300-054-1041  
Patel  
850 Village Center Drive, Unit 321  
Burr Ridge, Illinois 60527

18-30-300-054-1044  
James Chesniak  
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18-30-300-054-1025  
Resident  
850 Village Center Drive, Unit 305  
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18-30-300-054-1027  
Suryakant Patel  
6816 Fieldstone Drive  
Burr Ridge, Illinois 60527

18-30-300-054-1029  
Diane and Kemenko Jovic  
7920 Deer View Court  
Burr Ridge, IL 60527

18-30-300-054-1031  
Wesley Tate  
850 Village Center Drive, Unit 311  
Burr Ridge, Illinois 60527

18-30-300-054-1034  
Mary Lisnich  
850 Village Center Drive, Unit 314  
Burr Ridge, Illinois 60527

18-30-300-054-1038  
Mutie Naim Sughayer  
850 Village Center Drive, Unit 318  
Burr Ridge, Illinois 60527

18-30-300-054-1042  
Lali Singh  
850 Village Center Drive, Unit 401  
Burr Ridge, Illinois 60527

18-30-300-054-1045  
Amy Seus  
850 Village Center Drive, Unit 405  
Burr Ridge, Illinois 60527

18-30-300-054-1025  
Devindra and Usha Sharma  
6652 Manor Drive  
Burr Ridge, IL 60527

18-30-300-054-1028  
Philip Jepsen  
850 Village Center Drive, Unit 308  
Burr Ridge, Illinois 60527

18-30-300-054-1032  
Catharine Danly  
850 Village Center Drive, Unit 312  
Burr Ridge, Illinois 60527

18-30-300-054-1035  
David Atkenson  
850 Village Center Drive, Unit 315  
Burr Ridge, Illinois 60527

18-30-300-054-1037  
Resident  
850 Village Center Drive, Unit 317  
Burr Ridge, Illinois 60527

18-30-300-054-1040  
Rishi Sharma  
850 Village Center Drive, Unit 320  
Burr Ridge, Illinois 60527

18-30-300-054-1043  
Robert & Marie Zumstein  
850 Village Center Drive, Unit 402  
Burr Ridge, Illinois 60527

18-30-300-054-1046  
Allan Thom  
850 Village Center Drive, Unit 406  
Burr Ridge, Illinois 60527

18-30-300-054-1047  
 850 BR Condo LLC  
 850 Village Center Drive, Unit 407  
 Burr Ridge, Illinois 60527

18-30-300-054-1048  
 Gerald Cronk  
 850 Village Center Drive, Unit 408  
 Burr Ridge, Illinois 60527

18-30-300-054-1049  
 Mr. Edmundo Sanchez  
 850 Village Center Drive, Unit 410  
 Burr Ridge, Illinois 60527

18-30-300-054-1050  
 Mary Okolisam  
 Samuel Basillious  
 850 Village Center Drive, Unit 411  
 Burr Ridge, Illinois 60527

18-30-300-054-1051  
 Gregory Shultz  
 850 Village Center Drive, Unit 412  
 Burr Ridge, Illinois 60527

18-30-300-054-1052  
 Mr. and Mrs. Kalnes  
 850 Village Center Drive, Unit 413  
 Burr Ridge, Illinois 60527

18-30-300-054-1053  
 Rick Michalak  
 850 Village Center Drive, Unit 414  
 Burr Ridge, Illinois 60527

18-30-300-054-1054  
 Diane Vivo  
 850 Village Center Drive, Unit 415  
 Burr Ridge, Illinois 60527

18-30-300-054-1055  
 Resident  
 850 Village Center Drive, Unit 416  
 Burr Ridge, Illinois 60527

18-30-300-054-1055  
 Perm Sharma  
 505 Ambriance Drive  
 Burr Ridge, IL 60527

18-30-300-054-1056  
 Resident  
 850 Village Center Drive, Unit 417  
 Burr Ridge, Illinois 60527

18-30-300-054-1056  
 850 Burr LLC  
 2500 S. Highland Avenue  
 Suite 103  
 Lombard, IL 60148

18-30-300-054-1057  
 Lena Kasi  
 850 Village Center Drive, Unit 418  
 Burr Ridge, Illinois 60527

18-30-300-054-1058  
 Kumad Barman  
 850 Village Center Drive, Unit 419  
 Burr Ridge, Illinois 60527

18-30-300-054-1059  
 Vijay Singhal  
 850 Village Center Drive, Unit 420  
 Burr Ridge, Illinois 60527

18-30-300-054-1060  
 James O'Brien  
 850 Village Center Drive, Unit 421  
 Burr Ridge, Illinois 60527

18-30-300-058-1058  
 William Petty  
 1000 Village Center Drive, Unit 414  
 Burr Ridge, Illinois 60527

18-30-300-058-1059  
 Jay Christopher  
 1000 Village Center Drive, Unit 416  
 Burr Ridge, Illinois 60527

18-30-300-054-1047  
 850 BR Condo LLC  
 160 Green Tree Drive, Suite 101  
 Dover, Delaware 19904

18-30-300-058-1030  
 John Forkan  
 1000 Village Center Drive, Unit 214  
 Burr Ridge, Illinois 60527

18-30-300-058-1033  
 Kathleen Binks  
 1000 Village Center Drive, Unit 301  
 Burr Ridge, Illinois 60527

18-30-300-058-1036  
 Denise Lehnert  
 1000 Village Center Drive, Unit 304  
 Burr Ridge, Illinois 60527

18-30-300-058-1039  
 Brenda Helms  
 1000 Village Center Drive, Unit 307  
 Burr Ridge, Illinois 60527

18-30-300-058-1041  
 Frank Tabachka  
 1000 Village Center Drive, Unit 309  
 Burr Ridge, Illinois 60527

18-30-300-058-1044  
 Jean Rudolph  
 1000 Village Center Drive, Unit 312  
 Burr Ridge, Illinois 60527

18-30-300-058-1046  
 Jim and Leslie Bowman  
 1000 Village Center Drive, Unit 314  
 Burr Ridge, Illinois 60527

18-30-300-058-1049  
 Jim and Marriane Coogan  
 1000 Village Center Drive, Unit 401  
 Burr Ridge, Illinois 60527

18-30-300-058-1052  
 Nasem Akel  
 1000 Village Center Drive, Unit 406  
 Burr Ridge, Illinois 60527

18-30-300-058-1055  
 Tom Harris  
 1000 Village Center Drive, Unit 409  
 Burr Ridge, Illinois 60527

18-30-300-058-1031  
 Barbara Spitkovsky  
 1000 Village Center Drive, Unit 215  
 Burr Ridge, Illinois 60527

18-30-300-058-1034  
 Sharon M. Jioia  
 1000 Village Center Drive, Unit 302  
 Burr Ridge, Illinois 60527

18-30-300-058-1037  
 Claudia Navarro  
 1000 Village Center Drive, Unit 305  
 Burr Ridge, Illinois 60527

18-30-300-058-1040  
 Virgilio N. Nidea  
 1000 Village Center Drive, Unit 308  
 Burr Ridge, Illinois 60527

18-30-300-058-1042  
 Rosa Diaz Trust  
 1000 Village Center Drive, Unit 310  
 Burr Ridge, Illinois 60527

18-30-300-058-1044  
 Mr. and Mrs. Pierre Wakim  
 107 Oak Ridge Drive  
 Burr Ridge, IL 60527

18-30-300-058-1047  
 Gia and Tim Ormond  
 1000 Village Center Drive, Unit 315  
 Burr Ridge, Illinois 60527

18-30-300-058-1050  
 Asle and Kathleen Klemma  
 1000 Village Center Drive, Unit 403  
 Burr Ridge, Illinois 60527

18-30-300-058-1053  
 Betty J. Cervený  
 1000 Village Center Drive, Unit 407  
 Burr Ridge, Illinois 60527

18-30-300-058-1056  
 Tom Mouroukas  
 1000 Village Center Drive, Unit 410  
 Burr Ridge, Illinois 60527

18-30-300-058-1032  
 Helen Nardi  
 1000 Village Center Drive, Unit 216  
 Burr Ridge, Illinois 60527

18-30-300-058-1035  
 Sean Carney  
 1000 Village Center Drive, Unit 303  
 Burr Ridge, Illinois 60527

18-30-300-058-1038  
 Kathleen Becker  
 1000 Village Center Drive, Unit 306  
 Burr Ridge, Illinois 60527

18-30-300-058-1043  
 Larry Marcheschi  
 1000 Village Center Drive, Unit 311  
 Burr Ridge, Illinois 60527

18-30-300-058-1045  
 Dejan Derikonjic  
 1000 Village Center Drive, Unit 313  
 Burr Ridge, Illinois 60527

18-30-300-058-1048  
 Art and Amy Munar  
 1000 Village Center Drive, Unit 316  
 Burr Ridge, Illinois 60527

18-30-300-058-1051  
 Wade Smith  
 1000 Village Center Drive, Unit 405  
 Burr Ridge, Illinois 60527

18-30-300-058-1054  
 Nada Jensen  
 1000 Village Center Drive, Unit 408  
 Burr Ridge, Illinois 60527

18-30-300-058-1057  
 Louise Junkniess  
 1000 Village Center Drive, Unit 411  
 Burr Ridge, Illinois 60527

18-30-300-058-1001  
Suresh Agarwal  
1000 Village Center Drive, Unit 101  
Burr Ridge, Illinois 60527

18-30-300-058-1004  
Atlagic Zeliko  
1000 Village Center Drive, Unit 104  
Burr Ridge, Illinois 60527

18-30-300-058-1007  
Joe Canfora  
1000 Village Center Drive, Unit 107  
Burr Ridge, Illinois 60527

18-30-300-058-1010  
Mohammed Daaif & Ghussoun Kassam  
1000 Village Center Drive, Unit 110  
Burr Ridge, Illinois 60527

18-30-300-058-1012  
Dennis Quinn  
1000 Village Center Drive, Unit 112  
Burr Ridge, Illinois 60527

18-30-300-058-1015  
Ruth Lognman  
1000 Village Center Drive, Unit 115  
Burr Ridge, Illinois 60527

18-30-300-058-1018  
Scott Golchert & Jennifer Turano  
1000 Village Center Drive, Unit 202  
Burr Ridge, Illinois 60527

18-30-300-058-1021  
Pervez & Frances Altaf  
1000 Village Center Drive, Unit 205  
Burr Ridge, Illinois 60527

18-30-300-058-1024  
Annette Jones  
1000 Village Center Drive, Unit 208  
Burr Ridge, Illinois 60527

18-30-300-058-1027  
John O'Connor  
1000 Village Center Drive, Unit 211  
Burr Ridge, Illinois 60527

18-30-300-058-1002  
Stanley Karcz/Antonette Favia  
1000 Village Center Drive, Unit 102  
Burr Ridge, Illinois 60527

18-30-300-058-1005  
Dhaliwal Tehsel Singh  
1000 Village Center Drive, Unit 105  
Burr Ridge, Illinois 60527

18-30-300-058-1008  
Edward Dobrotka  
1000 Village Center Drive, Unit 108  
Burr Ridge, Illinois 60527

18-30-300-058-1013  
Dean Norman  
1000 Village Center Drive, Unit 113  
Burr Ridge, Illinois 60527

18-30-300-058-1016  
Yan Zhao  
1000 Village Center Drive, Unit 116  
Burr Ridge, Illinois 60527

18-30-300-058-1019  
Thomas Simunek  
1000 Village Center Drive, Unit 203  
Burr Ridge, Illinois 60527

18-30-300-058-1022  
Marriane Mangan  
1000 Village Center Drive, Unit 206  
Burr Ridge, Illinois 60527

18-30-300-058-1025  
Paula Lesniewski  
1000 Village Center Drive, Unit 209  
Burr Ridge, Illinois 60527

18-30-300-058-1028  
Paul Van Huben  
1000 Village Center Drive, Unit 212  
Burr Ridge, Illinois 60527

18-30-300-058-1003  
Richard Scardina  
1000 Village Center Drive, Unit 103  
Burr Ridge, Illinois 60527

18-30-300-058-1006  
Lynn Rebello  
1000 Village Center Drive, Unit 106  
Burr Ridge, Illinois 60527

18-30-300-058-1009  
Ahmad Zuhair  
1000 Village Center Drive, Unit 109  
Burr Ridge, Illinois 60527

18-30-300-058-1011  
Kerry Postillion  
1000 Village Center Drive, Unit 111  
Burr Ridge, Illinois 60527

18-30-300-058-1014  
Marcia Miller  
1000 Village Center Drive, Unit 114  
Burr Ridge, Illinois 60527

18-30-300-058-1017  
Ruthann McCarty  
1000 Village Center Drive, Unit 201  
Burr Ridge, Illinois 60527

18-30-300-058-1020  
Jason Chen  
1000 Village Center Drive, Unit 204  
Burr Ridge, Illinois 60527

18-30-300-058-1023  
Philip Trabaris  
1000 Village Center Drive, Unit 207  
Burr Ridge, Illinois 60527

18-30-300-058-1026  
Sahajpal Tripat  
1000 Village Center Drive, Unit 210  
Burr Ridge, Illinois 60527

18-30-300-058-1029  
Mr. and Mrs. Allenson  
1000 Village Center Drive, Unit 213  
Burr Ridge, Illinois 60527



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-20-2022: 11731 87th Street (McNaughton Development LLC); Request to re-zone the property as per Section VI.F of the Zoning Ordinance from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District to develop the site for a 20-lot subdivision.**

**HEARING:**

July 18, 2022

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONER:**

John Barry of  
McNaughton Development

**PETITIONER STATUS:**

Contract Purchaser

**PROPERTY OWNER:**

Greg Sauers of Frederick W. Sauers  
Trust

**EXISTING ZONING:**

R-1 Single-Family Residential

**LAND USE PLAN:**

Recommends Single-Family  
Residential

**EXISTING LAND USE:**

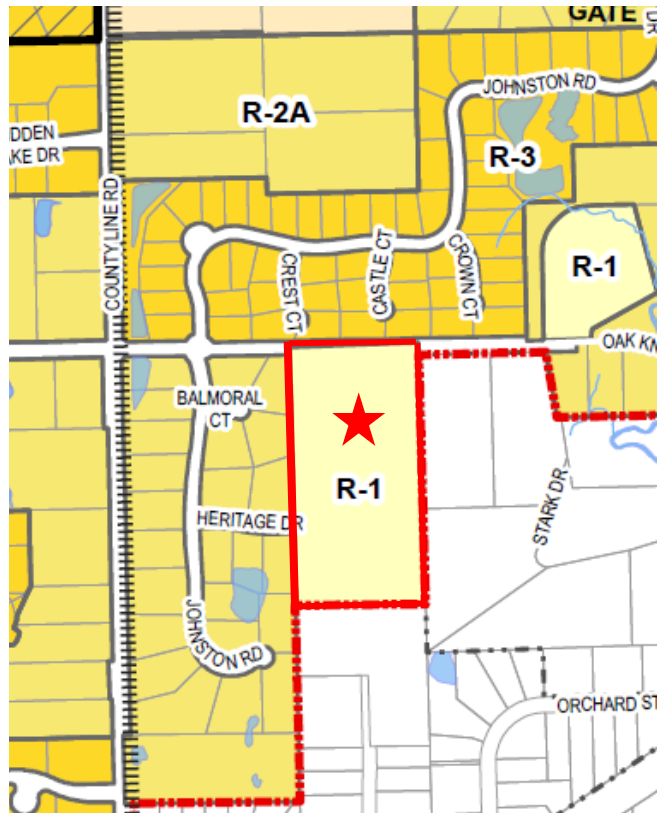
Single-Family Residential

**SITE AREA:**

±15 Acres

**SUBDIVISION:**

Not in a platted subdivision



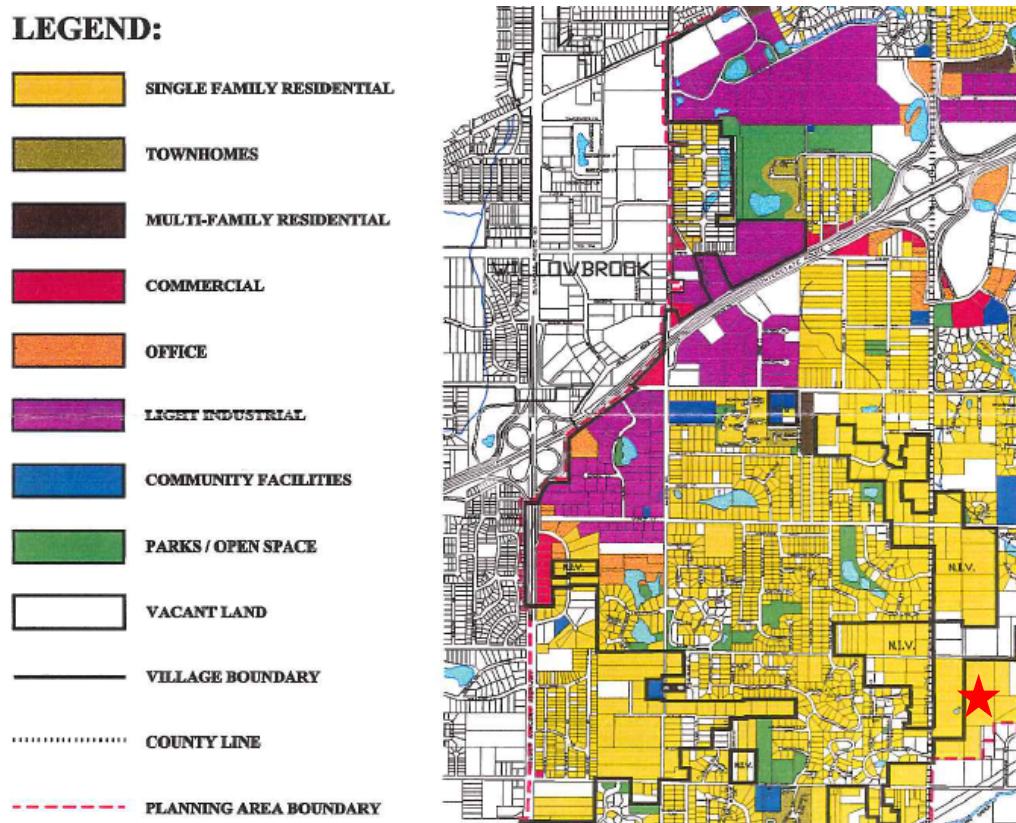


The petitioner, John Barry of McNaughton Development, requests to rezone the 15-acre parcel from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District. The petitioner's future intent is to demolish the existing structures and develop the site for a 20-lot subdivision. A conceptual subdivision plan was provided and is included as Exhibit A. Currently, the petitioner is only requesting re-zoning approval. Should re-zoning approval be received, the petitioner will then apply for Preliminary Plat of Subdivision approval.

The R-1 zoning district requires a minimum of 5 acres and 220 ft. or 300 ft. of lot width depending on when the parcel was created. The 15-acre parcel meets these requirements. The R-3 zoning district requires a minimum of 20,000 sq. ft. and 100 ft. of lot width. The petitioner's concept plan for the 20-lot subdivision illustrates compliance with this requirement.

### **Compliance with the Comprehensive Plan**

The Village's Comprehensive Plan (as amended through 2007) designates this property as single-family residential on the Future Land Use Map. While the proposal of single-family residential complies with the future land use envisioned for the property, the Comprehensive Plan's goals and objectives (1.1) states, "maintain and encourage low density residential developments with a variety of lot sizes. Lot sizes are encouraged to be 30,000 square feet or larger." The R-3 zoning district permits minimum lot sizes of 20,000 sq. ft. The R-2B zoning district minimum lot size is 30,000 sq. ft.



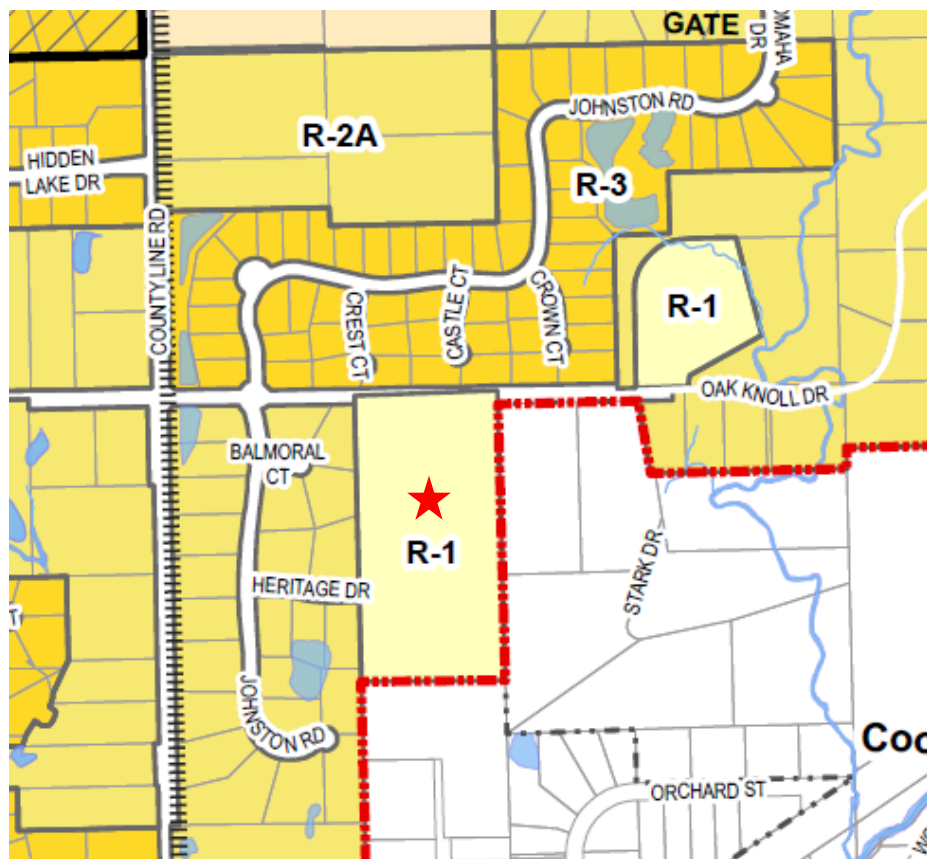
Comprehensive Plan Future Land Use Map

### **Compatibility with Surrounding Zoning and Development**

In addition to the Comprehensive Plan, a key factor in determining zoning for a property is the surrounding pattern of zoning and development. To the north and west of the property is the Highland Fields Subdivision, zoned R-3 to the north and R-2A to the west. For reference, the R-2A zoning district requires a minimum lot size of 40,000 sq. ft. To the east are residential properties within unincorporated Cook County, zoned R-1 Single-Family Residence District. To the south is the SR-1 Suburban Residence-Single Family District within the Village of Willow Springs.

The trend in development in the area since the property was annexed in 2005 has been towards residential subdivision developments. To the north and west is the Highland Fields Subdivision. The Reserve of Willow Ridge within the Village of Willow Springs is located to the south of the site. Four properties, three now developed for single-family residential, are not part of the Reserve of Willow Ridge and pre-date the subdivision. While the re-zoning of the subdivisions occurred prior to 2005, development was ongoing when the subject site was annexed.

Highland Fields consists of three phases: Highland Fields, 3-A, and 3-B. Final Plats of Subdivision for these phases were recorded in 2000, 2016, and 2018 respectively. The original portion of Highland Fields includes the portion to the north of 87<sup>th</sup> Street, zoned R-3, and fourteen lots to the south of 87<sup>th</sup> Street, zoned R-2A. Highland Fields 3-A and 3-B added an additional twelve lots zoned R-2A to the south of 87<sup>th</sup> Street. The earliest phase of Highland Fields was re-zoned in 1998 and the latest in 2003. Ordinances and excerpts of minutes from the Plan Commission meetings when the Highland Fields properties were re-zoned are included as Exhibit B.



Zoning map of the area



### **Public Hearing History**

Since the annexation of the property in 2005 (Ordinance 1044), no zoning action was found on file.

### **Public Comment**

While staff has had discussions and answered questions from the public regarding the petition, no written public comment was received.

### **Findings of Fact and Recommendation**

Findings of fact have been provided, which the Plan Commission may adopt if in agreement with those findings. Conditions of approval are not placed upon re-zoning requests since the regulations of the underlying zoning district apply.

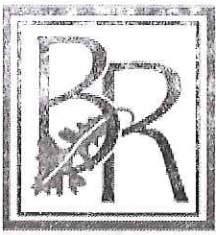
### **Appendix**

Exhibit A – Petitioner’s Materials and Public Notifications

Exhibit B – Excerpt of minutes and Ordinances from Highland Fields re-zoning requests

- Z-13-1998 Highland Fields (August 17 and October 5, 1998; Ordinance A-834-5-99)
- Z-17-2003 Highland Fields 3-A & 3-B (September 9, 2003; Ordinance A-834-16-03)

Exhibit C - Zoning Ordinance section VI.F, R-3 Regulations



**EXHIBIT A**  
**VILLAGE OF BURR RIDGE**  
**PETITION FOR PUBLIC HEARING**  
**PLAN COMMISSION/ZONING BOARD OF**  
**APPEALS**

**RECEIVED**

**JUN 16 2022**

**VILLAGE OF BURR RIDGE**

**GENERAL INFORMATION (to be completed by Petitioner)**

PETITIONER (All correspondence will be directed to the Petitioner): McNAUGHION Development LLC  
STATUS OF PETITIONER: CONTRACT PURCHASER  
PETITIONER'S ADDRESS: 115220 Jackson St. Burr Ridge IL 60527  
ADDRESS OF SUBJECT PROPERTY: 11731 W 87<sup>th</sup> STREET Burr Ridge IL 60527  
PHONE: 630-325-3400  
EMAIL: JOHN13@MCNAUGHIONDEVELOPMENT.COM  
PROPERTY OWNER: GARY SAULERS  
PROPERTY OWNER'S ADDRESS: 1308 W 130<sup>th</sup> STREET LA GRANGE HIGHLANDS PHONE: 224-234-3434  
PUBLIC HEARING REQUESTED: ☐ Special Use ☒ Rezoning ☐ Text Amendment ☐ Variation(s)

**DESCRIPTION OF REQUEST:**

REZONING OF 11731 W 87<sup>th</sup> STREET FROM R1 to R3  
with concept plan approval.

**PROPERTY INFORMATION (to be completed by Village staff)**

PROPERTY ACREAGE/SQ FOOTAGE: 1/2 - 15 acres EXISTING ZONING: R-1/Single-family residential  
EXISTING USE/IMPROVEMENTS: Residential/Detached sf residence  
SUBDIVISION: N/A  
PIN(S) # 23-06-100-005-0000

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature

6/16/2022  
Date of Filing

June 16, 2022

Ms. Janine Farrell  
Community Development Director  
7600 S. County Line Road  
Burr Ridge, Illinois 60527

RE: 11731 W. 87<sup>th</sup> Street, Burr Ridge

Dear Janine

As trustee for the Frederick W. Sauers Trust please accept this letter as our authorization for McNaughton Development to file an application for the rezoning of the trust's property at 11731 W. 87<sup>th</sup> Street.

If you have any questions, please feel free to contact me.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Sauers', with a long horizontal flourish extending to the right.

Greg Sauers  
Trustee



**11731 W 87<sup>th</sup> Street  
Burr Ridge, Illinois 60527  
Rezoning Findings of Fact  
June 13, 2022**

***Existing uses of property within the general area of the property in question.***

The majority of the annexed parcels south of 83<sup>rd</sup> to Street 91<sup>st</sup> Street are either R3 or a substantially sized R4 PUD. Less dense R2 & R2A developments and existing mid-sized parcels exist within the County Line Road Corridor and within portions of the village that developed as well and septic developments and later annexed to the village.

***The zoning classifications of the property within the general area of the property in question.***

The property is contiguous to the Highland Fields development on two sides. Highland Fields to the north is zoned R3 and R2A to the west. The property to the south is incorporated and zoned SR2 Suburban Residential-Single Family within the village of Willow Springs. The property to the east is within unincorporated Cook County and is zoned Single Family Residence R1.

***The suitability of the property in question to the uses permitted under the existing zoning classification.***

The existing zoning classification of R1 which requires single family parcels of five acres is obsolete. A R1 five-acre lot subdivision would be impractical in light of current day land valuation, the availability and the costs to extend public utilities and current market trends in homeownership.

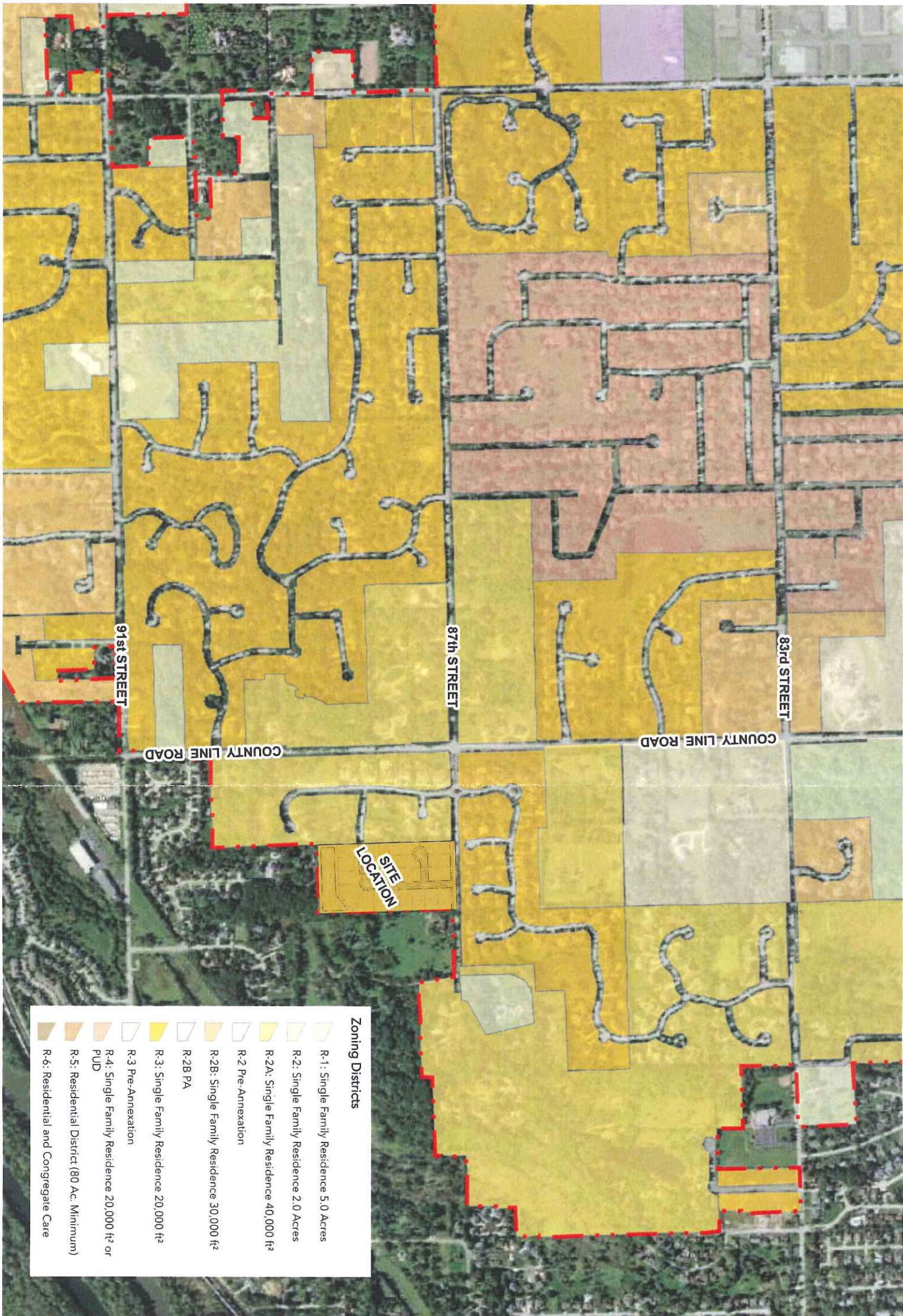
***The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.***

The trend of development in the general area is for single family residential product. The R3 and the R4 PUD developments within general areas are developed subdivisions with full suburban improvements including such items as sewer, water, and subdivision streets improved with curb and gutter. The less intense zoning districts, such as R2 & R2A, within the general area are typically former county developments that later annexed to the village in order to connect to public utilities and mid-sized parcels generally along County Line Road and west along 87<sup>th</sup> Street. The southern portion of Highland Fields would be an exception however, it is within the County Line Road Corridor and the development did not include full internal right-of-way improvements.

***The impact upon the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended.***

If amended, the proposed R3 zoning district, in addition to a high-quality product and means of construction, will result an overall high quality suburban development with low density that will enhance the surrounding neighborhoods and be within the character of the overall community





- Zoning Districts**
- R-1: Single Family Residence 5.0 Acres
  - R-2: Single Family Residence 2.0 Acres
  - R-2A: Single Family Residence 40,000 ft²
  - R-2B: Single Family Residence 30,000 ft²
  - R-2B PA
  - R-3: Single Family Residence 20,000 ft²
  - R-3 Pre-Annexation
  - R-4: Single Family Residence 20,000 ft² or PUD
  - R-5: Residential District (80 Ac. Minimum)
  - R-6: Residential and Congregate Care



**McNaughton**  
DEVELOPMENT, LLC  
YOUR LUXURY HOME BUILDER

REVISIONS

1	ALTA Survey	6-1-2022
2	87th Street Right-of-Way	6-2-2022
3	Client Review	6-9-2022

15-ACRE BURR RIDGE

11731 W. 87th STREET

BURR RIDGE, ILLINOIS

SEAL:

**METZ & COMPANY**  
ARCHITECTS ASSOCIATES, INC. FARMINGDALE, ILLINOIS

826 East Maple Street  
Lombard, Illinois 60148  
PH: 630.561.3503  
www.metz-company.com

TITLE

**ZONING EXHIBIT**

PROJECT NO.:

**21-171**

DATE:

09-09-2021

SCALE:

1"=50'

SHEET

**SP-1**

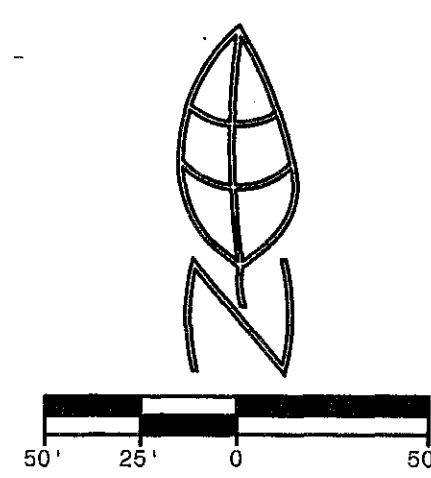


# ALTA/NSPS LAND TITLE SURVEY

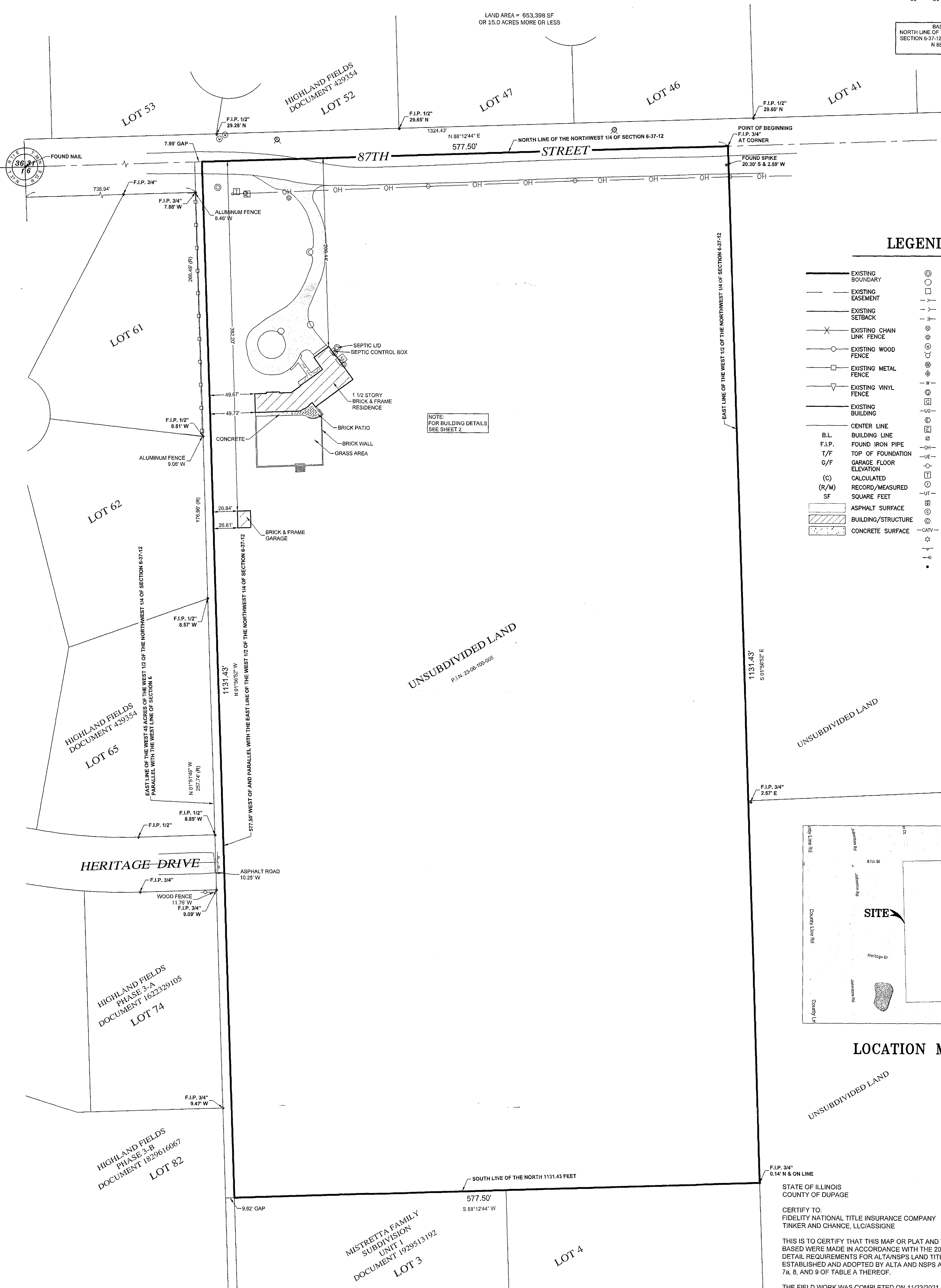
OF

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID WEST HALF OF SAID NORTHWEST QUARTER OF SAID SECTION WITH THE NORTH LINE THEREOF; THENCE WEST ALONG THE SAID NORTH LINE A DISTANCE OF 577.50 FEET; THENCE SOUTH ON A LINE 577.50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1131.43 FEET; THENCE EAST ON A LINE 1131.43 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION A DISTANCE OF 577.50 FEET TO THE EAST LINE OF SAID WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID LINE A DISTANCE OF 1131.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LAND AREA = 653,398 SF  
OR 15.0 ACRES MORE OR LESS

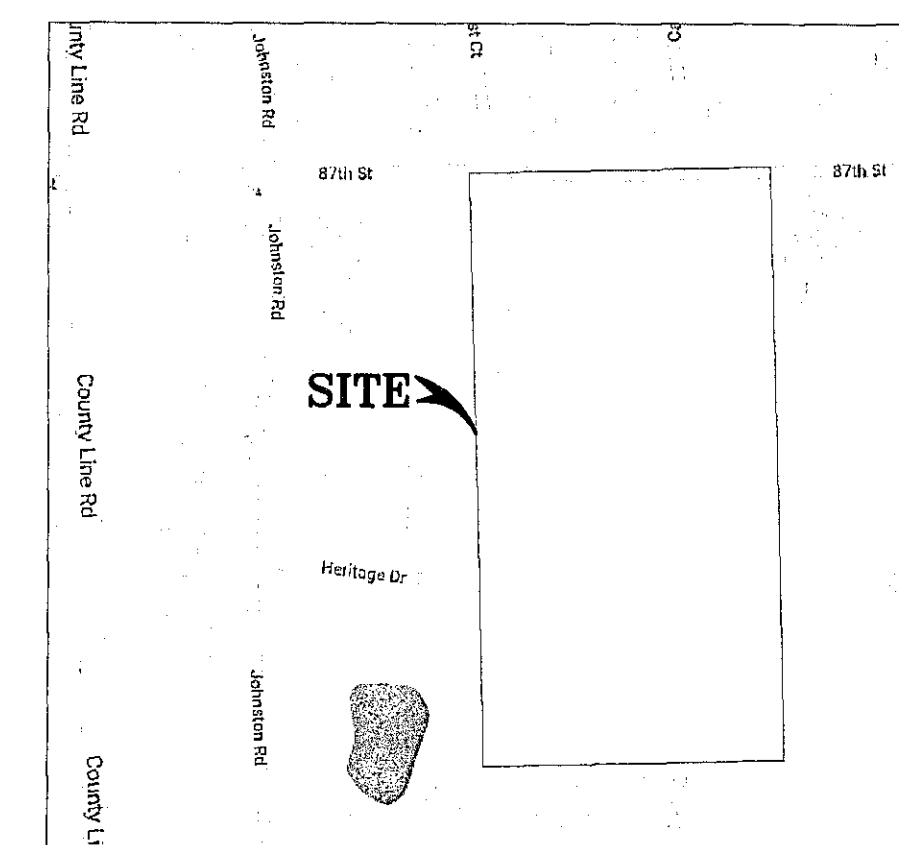


BASIS OF BEARING:  
NORTH LINE OF THE NORTHWEST 1/4 OF  
SECTION 6-37-12 AS FOUND MONUMENTED.  
N 88°12'44" E (ASSUMED)



## LEGEND

—	EXISTING BOUNDARY	⊙	MANHOLE
—	EXISTING EASEMENT	⊙	EXIST. CATCH BASIN
—	EXISTING SETBACK	⊙	STORM SEWER
—	EXISTING CHAIN LINK FENCE	⊙	SANITARY SEWER
—	EXISTING WOOD FENCE	⊙	COMBINED SEWER
—	EXISTING METAL FENCE	⊙	WATER VALVE
—	EXISTING VINYL FENCE	⊙	BUFFALO BOX (B-BOX)
—	EXISTING BUILDING	⊙	WATER VALVE & VAULT
—	CENTER LINE	⊙	FIRE HYDRANT
B.L.	BUILDING LINE	⊙	WATER METER
F.I.P.	FOUND IRON PIPE	⊙	WELL
T/F	TOP OF FOUNDATION	⊙	WATER LINE
G/F	GARAGE FLOOR ELEVATION	⊙	GAS METER
(C)	CALCULATED	⊙	GAS VALVE
(R/M)	RECORD/MEASURED	⊙	GAS LINE
SF	SQUARE FEET	⊙	ELECTRIC METER
▨	ASPHALT SURFACE	⊙	ELECTRIC PEDESTAL HANDHOLE
▩	BUILDING/STRUCTURE	⊙	OVERHEAD WIRES
▩	CONCRETE SURFACE	⊙	UNDERGROUND ELECTRIC
		⊙	UTILITY POLE
		⊙	PHONE PEDESTAL
		⊙	PHONE MANHOLE
		⊙	UNDERGROUND TELEPHONE
		⊙	CABLE TV PEDESTAL
		⊙	CABLE HANDHOLE
		⊙	CABLE METER
		⊙	UNDERGROUND CABLE
		⊙	LIGHT POST
		⊙	STREET SIGN
		⊙	DOWNSPOUT
		⊙	BOLLARD



## LOCATION MAP

STATE OF ILLINOIS  
COUNTY OF DUPAGE

CERTIFY TO:  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
TINKER AND CHANCE, LLC/ASSIGNEE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7a, 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 11/23/2021.

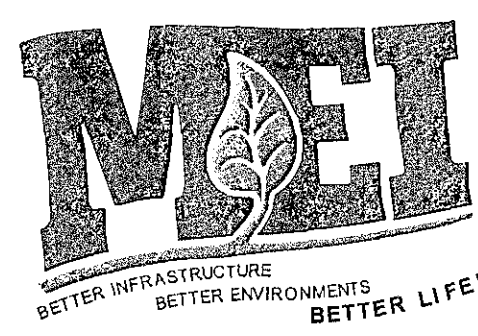
DATED, THIS 23RD DAY OF DECEMBER, A.D., 2021, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2022.  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL  
ENGINEERING CORPORATION NO. 184-001245

CLIENT: DAVID KRUG



DATE	
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Morris Engineering, Inc.  
Civil Engineering • Consulting  
Land Surveying  
515 Warrenville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0599  
Fax: (630) 271-0774  
Website: www.edvl.com

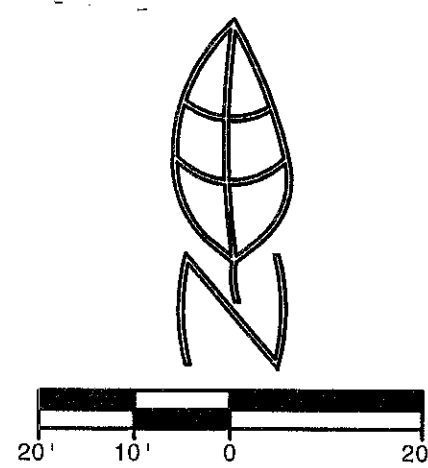
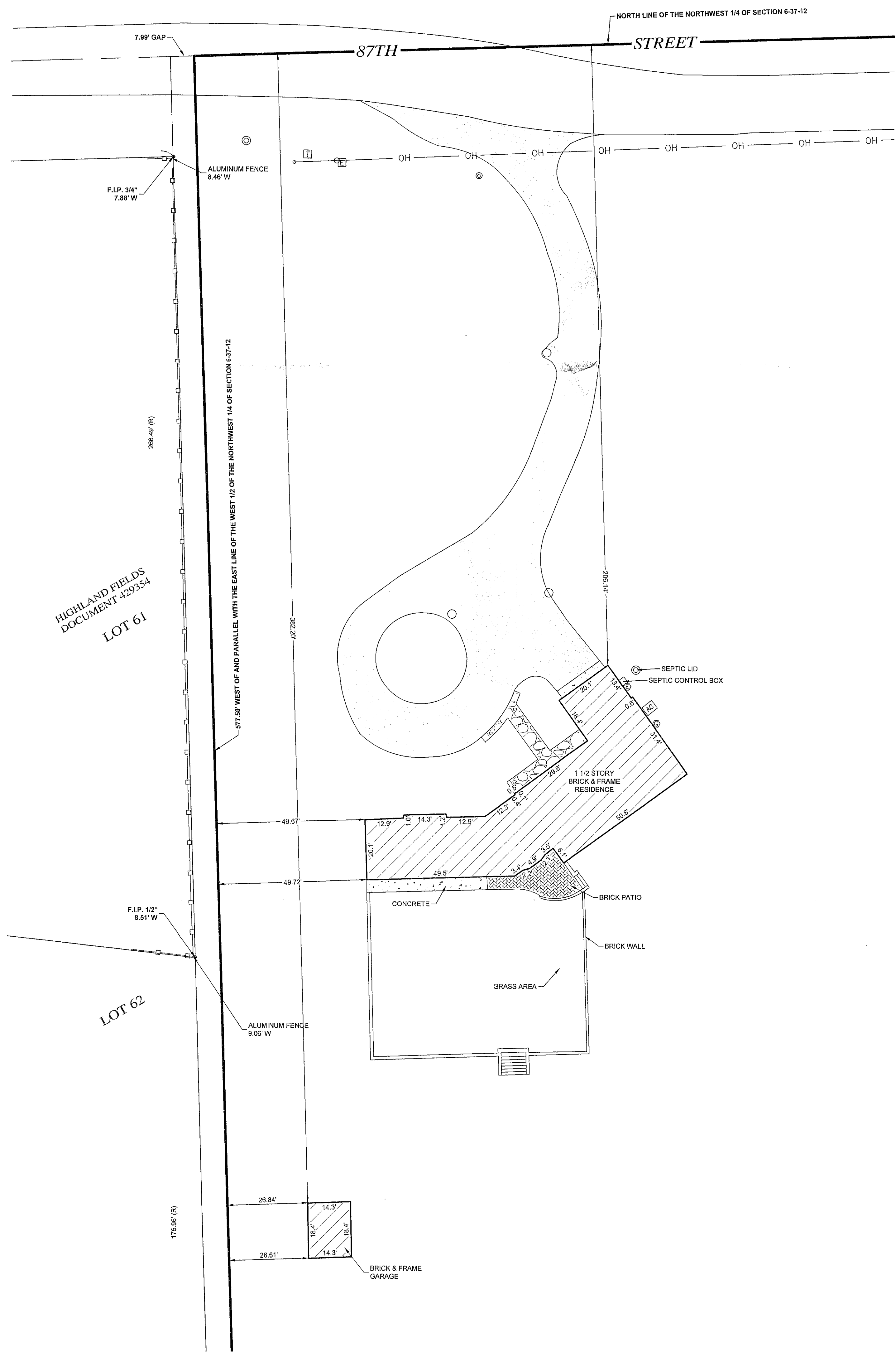
ALTA/NSPS LAND TITLE SURVEY  
11737 87TH STREET  
BURR RIDGE, ILLINOIS

FIELD CREW: PW	SHEET
DRAWN BY: CJS	1
CHECKED BY: TC	
APPROVED BY: TC	
DATE: 12/23/2021	
SCALE: HORIZ 1"=50'	
VERT NONE	

OF 2 SHEETS
PROJ # 21-10-6001

# ALTA/NSPS LAND TITLE SURVEY

## DETAIL OF BUILDINGS



BASIS OF BEARING:  
WESTERLY BOUNDARY LINE AS FOUND  
MONUMENTED AND OCCUPIED PER RECORD  
SUBDIVISION PLAT  
N XX'XX'XX" E (ASSUMED)

### GENERAL NOTES:

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY. THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE 'STAMPED' MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
5. UNDERGROUND UTILITIES OR DRAIN TILES ARE NOT SHOWN HEREON, EVEN IF ANY EXIST.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTIONS ZONING ORDINANCES AND/OR CODES AS AMENDED.
11. THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN 'ZONE X' PER THE FLOOD INSURANCE RATE MAP IN COOK COUNTY, AS SHOWN ON MAP NO. 1703100814 WITH A REVISED MAP DATE OF 8/19/2008.

THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 21HST12130 WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2021. NOTES CORRESPONDING TO SCHEDULE 'B' PART II EXCEPTIONS:

1. ITEMS 1 THROUGH 20 ARE EITHER NOT SURVEY ITEMS OR CANNOT BE PLOTTED.

DATE	
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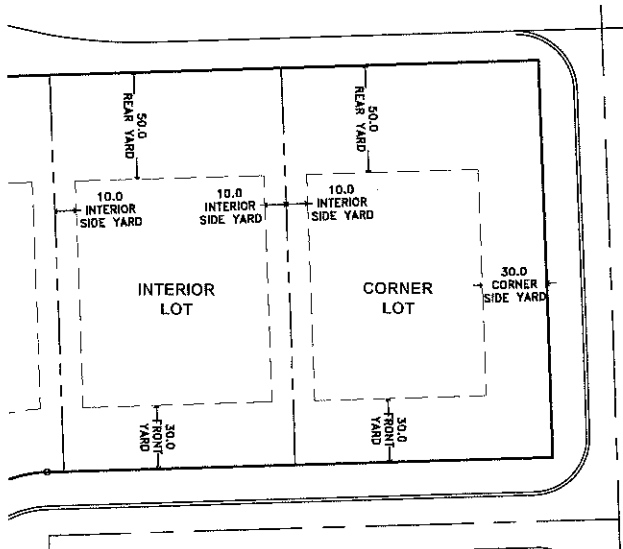
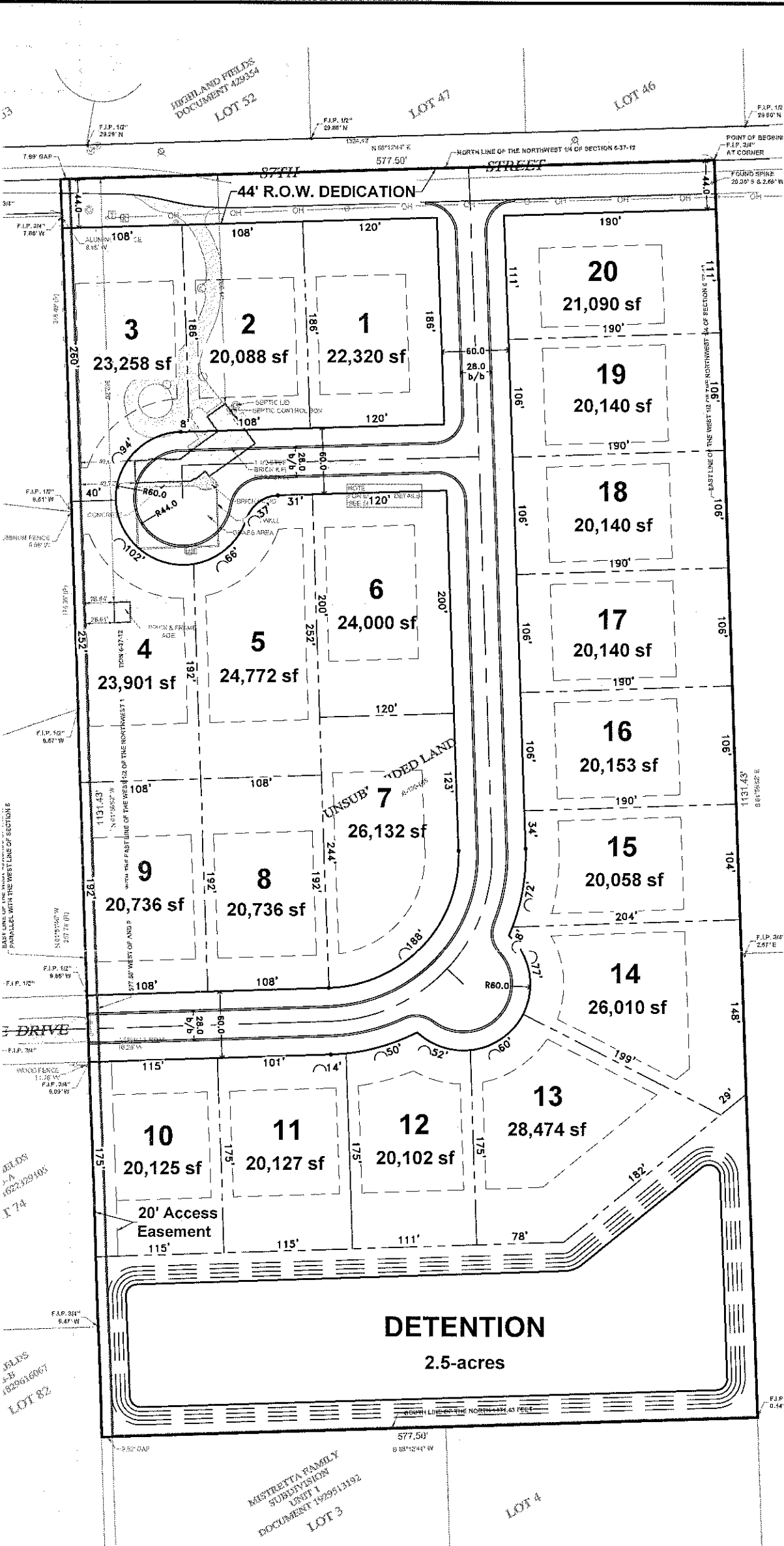


Morris Engineering, Inc.  
Civil Engineering • Consulting  
Land Surveying  
515 Warrville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0599  
Fax: (630) 271-0774  
Website: www.mcivil.com

ALTA/NSPS LAND TITLE SURVEY  
11737 87TH STREET  
BURR RIDGE, ILLINOIS

FIELD CREW: PW  
DRAWN BY: CJS  
CHECKED BY: TC  
APPROVED BY: TC  
DATE: 12/23/2021  
SCALE: HORIZ 1"=20'  
VERT NONE

SHEET  
**2**  
OF 2 SHEETS  
PROJ # 21-10-6001



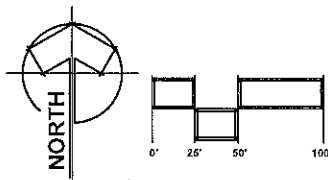
TYPICAL LOT DETAIL

1"=40'

### SITE PLAN DATA

TOTAL AREA	15.2 Acres (+/-)
PROPOSED ZONING	R-3
ROADWAY DEDICATION (87th St.)	0.4 Acres (+/-)
TOTAL LOTS:	20
MINIMUM LOT SIZE:	20,000 Sq.Ft.
AVERAGE LOT SIZE	22,125.1 Sq.Ft.
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	175'
DETENTION AREA	2.5-Acres (16%)
GROSS DENSITY	1.3 DU/Acre

**McNaughton** DEVELOPMENT, LLC  
YOUR LUXURY HOME BUILDER



This plan was prepared to illustrate the development potential for the site. As a Site Plan, it is conceptual in nature. Therefore, all dimensions are subject to verification and the Site Plan is subject to modification pending final planning, engineering, architecture and municipal approval.

<b>SHEET</b> <b>SP-1</b>	<b>DATE</b> 09-09-2021 <b>SCALE</b> 1"=50'	<b>PROJECT NO.</b> 21-171	<b>TITLE</b> CONCEPTUAL SITE PLAN	<b>826 East Maple Street</b> Lombard, Illinois 60148 PH: 630.561.5803 www.metz-company.com	<b>SEAL</b> <b>METZ &amp; COMPANY</b> ARCHITECTURAL FIRM	<b>15-ACRE BURR RIDGE</b> <b>11731 W. 87th STREET</b> <b>BURR RIDGE, ILLINOIS</b>	<b>REVISIONS</b> <table><tr><td>1</td><td>Client Review</td><td>6-8-2022</td></tr><tr><td>2</td><td>87th Street Right-of-Way</td><td>6-2-2022</td></tr><tr><td>3</td><td>ALTA Survey</td><td>6-1-2022</td></tr></table>	1	Client Review	6-8-2022	2	87th Street Right-of-Way	6-2-2022	3	ALTA Survey	6-1-2022
1	Client Review	6-8-2022														
2	87th Street Right-of-Way	6-2-2022														
3	ALTA Survey	6-1-2022														





**VILLAGE OF BURR RIDGE  
PLAN COMMISSION AND  
ZONING BOARD OF APPEALS**

**Consent to Install Public Notice Sign**

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

11731 W. 87<sup>th</sup> STREET.

Property Owner or Petitioner:

GREG SAUERS

(Print Name)



(Signature)



Jul 1, 2022 at 11:55:29 AM  
8691 Crest Ct  
Burr Ridge IL 60527  
United States





### **LEGAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, July 18, 2022**, at **Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527**.

### **PURPOSE OF HEARING**

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by McNaughton Development LLC to re-zone a property from R-1 Single-Family Residence District to R-3 Single-Family Residence District as per section VI.F of the Zoning Ordinance to develop the site for a 20-lot subdivision. The petition number and address of this petition is **Z-20-2022: 11731 87th Street** and the Permanent Real Estate Index Number is **23-06-100-005-0000**.

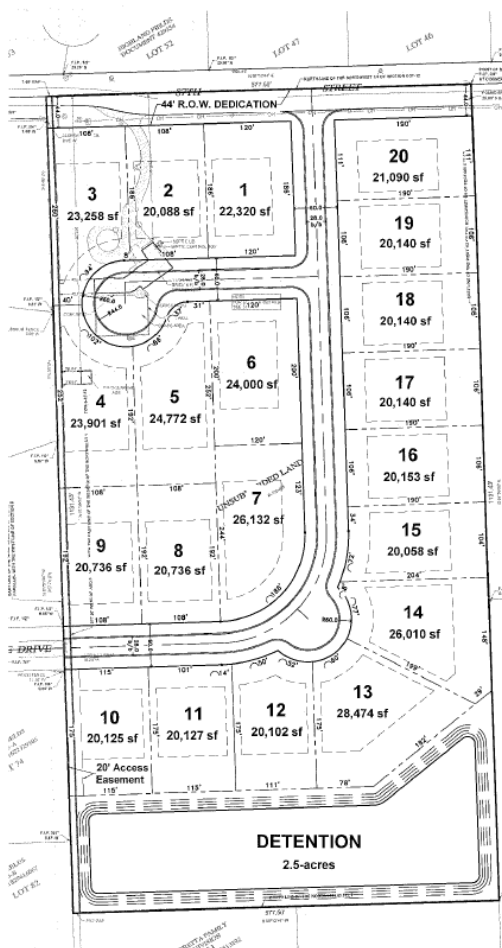
Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, July 12, 2022. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

**BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.**

**Greg Trzupek, Chairman**

**MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.**





#### CONCEPTUAL SITE PLAN OF PROPOSED SUBDIVISION

*Note: A Preliminary Plat of Subdivision has not yet been submitted. Rezoning of the parcel is the only item under consideration on July 18, 2022.*

William Mologousis  
8585 Johnston Rd.  
Burr Ridge, IL 60527

A Hadeed & M Abboud  
206 Ambriance Dr  
Burr Ridge, IL 60527

Ahmed Hassan  
8680 Johnston Rd  
Burr Ridge, IL 60527

Aman Ali  
8638 Johnston Road  
Burr Ridge, IL 60527

Amarik & Shveta Singh  
8650 Castle Court  
Burr Ridge, IL 60527

Amer Natl Tr 123662 09  
11622 W 87Th St  
Burr Ridge, IL 60527

Anil K Ranginani  
8620 Johnston Rd  
Burr Ridge, IL 60527

Bharti K Patel  
3531 Vanilla Grass Dr  
Naperville, IL 60564

Callahan, Jeffery  
1838 Davis Ave  
Whiting, IN 46394

CARLO ENTERPRISE  
P O BOX 607  
Hinsdale, IL 60522

CHICAGO TITLE LAND TRU  
140 CARRIAGE DR #129C  
Burr Ridge, IL 60527

Chicago Trust Company  
8800 S County Line Rd  
Burr Ridge, IL 60527

Christopher Pelzek  
8673 Johnston Rd  
Burr Ridge, IL 60527

Ctltc 008002352337  
10 S Lasalle St #2750  
Chicago, IL 60603

DAVE & MIA CHANNELL  
9020 ORCHARD RD  
Willow Springs, IL 60480

David & Char Cziperle  
8650 Crest Ct  
Burr Ridge, IL 60527

DAVID & ERIN MENCONI  
11715 ORCHARD RD  
Willow Springs, IL 60480

DAVID VANDERSTUYF  
8992 Reserve Dr.  
Willow Springs, IL 60480

Dilmubarak Sheikh  
8644 Johnston Rd  
Burr Ridge, IL 60527

DONALD CYNTHIA CIZEK  
11748 ORCHARD ST  
Willow Springs, IL 60480

Dr Ing Hsu Wu  
8687 Johnston Rd  
Burr Ridge, IL 60527

EYAAD ODEH & NOOR ALI  
9009 Reserve Dr.  
Willow Springs, IL 60480

Frank Hojjat  
8737 Johnston Rd  
Burr Ridge, IL 60527

Frederick W Sauers  
11731 W 87Th St  
Burr Ridge, IL 60527

G Zeman  
8724 Johnston Rd  
Burr Ridge, IL 60527

Gena Buonavolanto  
8690 Crest Ct  
Burr Ridge, IL 60527

GERALD MARCHIONE  
9000 ORCHARD ROAD  
Willow Springs, IL 60480

Hang Chang Shen  
8611 Crown Court  
Burr Ridge, IL 60527

Highland Fields  
80 Burr Ridge Pky 167  
Burr Ridge, IL 60527

Highland Fields HOA  
ATTN: Ramak Maheronnaghs  
8632 Johnston Road  
Burr Ridge, IL 60527

Highland Fields Llc  
80 Burr Ridge Pkwy 167  
Burr Ridge, IL 60527

Highland Fields Llc  
Po Box 308  
Maywood, IL 60153

Irfan Alhayani  
8610 Crest Ct  
Burr Ridge, IL 60527

J & T Baloch  
601 Kenmare Dr  
Burr Ridge, IL 60527

Jaga Vence  
8626 Johnston Rd  
Burr Ridge, IL 60527

James G Tuthill  
651 Dalewood Ln  
Hinsdale, IL 60521

JAY DUTTON  
8981 ORCHARD ST  
Willow Springs, IL 60480

Jay Houndervoogt  
16 W 361 94Th St  
Burr Ridge, IL 60527

JEFFREY MALYSZKO & COR  
8900 ORCHARD ST  
Willow Springs, IL 60480

JOHN & JENNY EBEID  
9010 Reserve Dr.  
Willow Springs, IL 60480

JOHN J MOSKAL SR  
8721 STARK DR  
Burr Ridge, IL 60527

John R Wienold  
8651 Crest Ct  
Burr Ridge, IL 60527

Joseph M Castelbuono  
8611 Crest Ct  
Burr Ridge, IL 60527

JOSEPH MAHR  
1652 WEST BARRY  
Chicago, IL 60657

Joseph Parente  
8744 Johnson Rd  
Burr Ridge, IL 60527

Jurevis, Dolores  
8850 County Line Rd  
Burr Ridge, IL 60527

Kellie Sipich  
8705 Balmoral Ct  
Burr Ridge, IL 60527

Kenneth Cohen  
730 Mckinley Lane  
Hinsdale, IL 60521

LAWRENCE J GALATEO  
11758 ORCHARD RD  
Willow Springs, IL 60480

LAWRENCE SAJDAK  
8973 RESERVE DR  
Willow Springs, IL 60480

M & D LUBITZ  
8958 ORCHARD RD  
Willow Springs, IL 60480

M & E ROSS  
8961 ORCHARD RD  
Willow Springs, IL 60480

M Elkhadra  
8691 Crown Ct  
Burr Ridge, IL 60527

M S & R Kholoki  
8693 Johnston Rd  
Burr Ridge, IL 60527

Marc & Cheryl Pilipuf  
8690 Castle Ct  
Burr Ridge, IL 60527

Margaret Simak  
8415 S County Line Rd  
Burr Ridge, IL 60527

Mary Partipilo  
8750 S County Line Rd  
Burr Ridge, IL 60527

Matthew Petrich  
8668 Johnston Rd  
Burr Ridge, IL 60527

Michael A Bilder  
8609 Crown Court  
Burr Ridge, IL 60527

Michael F Glynn  
11904 Heritage Dr  
Burr Ridge, IL 60527



Michael Thomas  
8729 Balmoral Ct  
Burr Ridge, IL 60527

Mohamed Hassan  
8804 Johnston Rod  
Burr Ridge, IL 60527

Mohammad Alkhudari  
8610 Crown Court  
Burr Ridge, IL 60527

Mubarak Mirjat  
8692 Johnston Rd  
Burr Ridge, IL 60527

Muhamed & G Kawji  
8601 Johnston Rd  
Burr Ridge, IL 60527

Noel H Apolinario  
8656 Johnston Rd  
Burr Ridge, IL 60527

Oak Knoll HOA  
ATTN: Brad Bryndal  
8501 Oak Knoll Drive  
Burr Ridge, IL 60527

Partipilo Family Prtnrshp  
8750 S County Line Rd  
Burr Ridge, IL 60527

Pawan K Agrawal  
421 Stonegate Ct  
Willowbrook, IL 60527

Peter Burdi  
431 S Dearborn 203  
Chicago, IL 60605

Peter Burdi  
8651 Castle Ct  
Burr Ridge, IL 60605

Raj & Nina Goyal  
8686 Johnson Rd  
Burr Ridge, IL 60527

Raja Gill  
8650 Johnston Road  
Burr Ridge, IL 60527

Rajeswaran Venkatraman  
8704 Johnson Rd  
Burr Ridge, IL 60527

RALPH SOLOMON  
8974 RESERVE DRIVE  
Willow Springs, IL 60480

Ramak Maheronnaghsh  
8632 Johnston Rd  
Burr Ridge, IL 60527

Richard Nawracaj  
8662 Johnston Rd  
Burr Ridge, IL 60527

S Gandhi  
8610 Castle Crt  
Burr Ridge, IL 60527

S Sastri  
7529 Ridgewood Ln  
Burr Ridge, IL 60527

Sachin & Deepali Mittal  
8614 Johnston Rd  
Burr Ridge, IL 60527

SADIE SMITS  
8848 STARK DR  
Burr Ridge, IL 60527

Salim Hasan  
8602 Johnston Rd  
Burr Ridge, IL 60527

Saverio Burdi  
58 E Walton  
Chicago, IL 60611

David & Katherine Schwarz  
8670 S County Line Rd  
Burr Ridge, IL 60527

Seema Sheth  
8691 Crest Ct  
Burr Ridge, IL 60527

Seif Martini  
9377 S Madison St  
Burr Ridge, IL 60527

Shailesh & N Patel  
8714 Johnston Dr  
Burr Ridge, IL 60527

SHAMA & IMRAN ALI  
11735 ORCHARD RD  
Willow Springs, IL 60480

Steve Jiotis  
8721 Balmoral Court  
Burr Ridge, IL 60527

Thomas Carmody  
8611 Castle Ct  
Burr Ridge, IL 60527

THOMAS LEE  
11768 ORCHARD RD  
Willow Springs, IL 60480

VLATKO POPOVSKI  
8744 JOHNSTON RD  
Burr Ridge, IL 60527

Walter Bauldrick  
8691 Castle Ct  
Burr Ridge, IL 60527

Western Natl Bk 6603  
8505 S County Line Rd  
Burr Ridge, IL 60527

WILLIAM BETTIGA  
8800 STARK DR  
Burr Ridge, IL 60527

William McIntyre  
1516 Ponce De Leon Dr  
FT Lauderdale, FL 33316

# EXHIBIT B

## REGULAR MEETING

### PLAN COMMISSION/ZONING BOARD OF APPEALS

#### VILLAGE OF BURR RIDGE

August 17, 1998

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

PRESENT: 5- Grela, Franzese, Sperlak, Nakib & Chairman Sodikoff.

ABSENT: 3 - Bozich, Coppoletta, McTigue

TRUSTEES: 4 - Cizek, Pallat, Paveza, Milota

Also present was Community Development Director Doug Pollock, Village Administrator Steve Stricker, Village Attorney Scott Uhler and Village President Irmen.

#### MINUTES:

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Grela to approve the August 3, 1998 Regular Meeting Minutes. ROLL CALL VOTE was as follows:

AYES: 5 - Franzese, Grela, Sperlak, Nakib & Chairman Sodikoff.

NAYS: 0 - None.

ABSENT: 3 - Bozich, Coppoletta & McTigue.

**MOTION CARRIED** by a vote of 5-0, with three ( 3 ) member absent, and the Minutes were approved as presented.

#### PUBLIC HEARINGS & CONSIDERATIONS:

Chairman Sodikoff announced that the petitioner for V-08-1998: 6400 Hillcrest Drive; Variation has requested a continuance.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Sperlak to continue the V-08-1998; 6400 Hillcrest Drive; Variation Hearing to September 21, 1998 at 7:30 p.m.. ROLL CALL VOTE was as follows:

AYES: 5-Franzese, Sperlak, Grela, Nakib & Chairman Sodikoff.

NAYS: 0-None.

ABSENT: 3-Bozich, Coppoletta & McTigue.

**MOTION CARRIED** by a vote 5-0, with three (3) members absent and the hearing was continued.

All those scheduled to testify at the public hearings were sworn in.

#### **Z-13-1998: 8501 County Line Road; Rezoning, Upon Annexation, with Special Use & Findings of Fact (Ranquist)**

Chairman Sodikoff called this hearing to order at 7:38 p.m.

Planning Assistant Cindy Haywood read the legal notice which stated: "The Plan Commission will consider a request for rezoning the property commonly known as 8501 South County Line Road, upon annexation to the Village, from the R-1 Single-Family Residence District to the R-2A Single-Family Residence District for the area of the property south of 87<sup>th</sup> Street; rezoning, upon

annexation to the Village, from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District for the area of the property north of 87<sup>th</sup> Street, and a Planned Unit Development (PUD) for the area of the property north of 87<sup>th</sup> Street, said PUD proposing an increase in floor area ratio to a maximum of 0.25, rather than the maximum 0.20 permitted by the Zoning Ordinance.”

Planning Assistant Cindy Haywood marked the exhibits as follows: The petitioner’s application as Exhibit 1; the publisher’s certificate as Exhibit 2; the list of neighboring property owners to whom the legal notice was mailed as Exhibit 3; the petitioner’s findings of fact as Exhibit 4; Proposed Site Plan as Exhibit 5; Plat of Survey as Exhibit 6; letter from resident at 8025 County Line Road as Exhibit 7; letter from Arrowhead Farm Homeowners Association as Exhibit 8; letter from property owner at 8800 Stark Road as Exhibit 9; letter from resident at 8497 Omaha Drive as Exhibit 10; letter from resident at 10 Hidden Lake Drive as Exhibit 11, and the Design Review Guidelines submitted by Ranquist Builders as Exhibit 12.

Mr. John Bening, engineer with the Ives-Ryan Group, spoke on behalf of the petitioner. Mr. Bening stated that the property owner was contacted by the Village and asked about his interest in annexing the property into Burr Ridge. He said that the property subsequently signed a contract to sell the land to the petitioner, Mr. William Ranquist. Mr. Bening stated that Mr. Ranquist proposes to build a total of 84 homes on the 75 acres; that the gross density would be approximately 1.1 to 1.2 units per acre; and that the average lot size would be 27,500 square feet.

Mr. Bening said that there would be two streets intersecting County Line Road and a connection to the Arrowhead Farm Subdivision. He said that the homes would be valued between \$600,000 to \$2,000,000. Mr. Bening referred to Design Review Guidelines submitted at the public hearing. He said that the guidelines will require a minimum size of 3,000 square feet for ranch homes and 3,500 square feet for two story homes.

Mr. Bening described the different phases of the project. He said that Phase 1 would be the property north of 87<sup>th</sup> Street and that R-3 zoning is proposed for this area. He said that Phases 2 and 3 would be the area south of 87<sup>th</sup> Street and that R-2A zoning is proposed for this area.

Chairman Sodikoff asked if the connection to Arrowhead Farm could be eliminated and that a connection to 87<sup>th</sup> Street in the vicinity of the proposed Lot 40 could be provided instead. He said that this might address concerns regarding a second access to the property. Mr. Bening responded that the connection to Arrowhead Farm was provided at the recommendation of the Village staff. Mr. Bening suggested that the County Line Road access would still be the primary access but that they will consider 87<sup>th</sup> Street. He concluded that he would be reluctant to consider access from 87<sup>th</sup> Street because they were trying to preserve 87<sup>th</sup> Street as it currently exists.

In response to a question from Commissioner Nakib, Mr. Bening stated that they were trying to provide a diversity of lot sizes for marketing reasons. Mr. Nakib asked if they could provide a categorized list describing the percentages of different lot sizes.

Commissioner Nakib asked if they would consider reducing the number of lots and asked for an explanation regarding the proposed FAR modification. Mr. Bening responded that they are proposing 84 lots and are seeking a recommendation based on the proposed plan. He added that the FAR modification was to address the market demand for larger homes on smaller lots.

Commissioner Nakib asked if a market study was done. Mr. Bening stated that the developer, Bob Ranquist, completed a market study.

Commissioner Sperlak asked if they could transfer some of the smaller lots away from Arrowhead Farm Subdivision and provide larger lots in this area. Mr. Bening stated that they are willing to consider this change but that they want to maintain a total of 84 lots. Commissioner Sperlak added that she would like to see more diversity of lot sizes in the Phase 1 development.

Commissioner Sperlak stated that she objects to granting a blanket increase in the FAR. She added that the developer should list the lots for which they would like a higher FAR.

Commissioner Franzese asked if the access to County Line Road for Phase 1 aligned with Hidden Lake Drive. Mr. Bening responded that Hidden Lake Drive was off-set to the north.

Commissioner Franzese asked about the access and suggested that they utilize 87<sup>th</sup> Street. Mr. Bening responded that 87<sup>th</sup> Street was not an appropriate entryway into the subdivision and that Arrowhead Farm was comparable to the back door entry. He stated that moving the primary entryway to 87<sup>th</sup> Street would not be appropriate because it does not give the entryway a high profile like County Line Road would provide.

Commissioner Grela expressed concerns about the size of the lots adjacent to Arrowhead Farm. He stated that larger lots should be provided in this area.

Chairman Sodikoff asked if anyone in the audience would like to speak to this issue. There were approximately 75 to 90 people in attendance at the meeting. The following people spoke in regards to this public hearing.

Mr. Bill Stone spoke on behalf of the Arrowhead Farm Homeowners Association. Mr. Stone read a statement from the Association. The statement was previously submitted to the Plan Commission and identified as Exhibit 8. Mr. Stones statement expressed several concerns regarding the proposed development. He said that the homeowners in Arrowhead Farm are adamantly opposed to the proposed Phase 1 development. He stated that they are concerned that the lots adjacent to their subdivision are not as large as the lots in Arrowhead Farm, that the increase in FAR would not be consistent with their subdivision, and that the street connection to Arrowhead Farm would create traffic and safety problems.

Commissioner Franzese asked Mr. Stone if they would be opposed to the development if it were all zoned R-2A. Mr. Stone responded that he cannot speak for the Association since all they reviewed was the petition being proposed by the developer. He said that personally, he would be opposed to any development connecting to the Arrowhead Farm Subdivision regardless of lot sizes.

Chairman Sodikoff stated that many of the residents in the Village received a flyer regarding the proposed development. He held up a copy of the flyer and asked if the author of the flyer was in attendance and if they wanted to speak on this matter. There was no response from the audience.

Ms. Suzanne Rouse, 8800 County Line Road, stated that she lives across the street from the development and objects to back yards facing County Line Road.



Mr. Tom Sudan, 8492 Arrowhead Farm Drive, stated that he would like to see the development in Burr Ridge but with lots comparable to Arrowhead Farm.

Ms. Kathy Galainewa, 9 Hidden Lake Drive, stated that the lots on County Line Road should be larger. She asked if there was a possibility that stop light would be needed on County Line Road. Commissioner Franzese stated he did not think a stop light would be needed.

Mr. Michael Meglie, 8340 Arrowhead Farm Drive, asked how the residents would benefit from this development. Mr. Bening responded that the additional residents would add vitality to the community.

Mr. John Laude, 8830 Wedgewood, stated that he objects to Phase 1 because the lots are not large enough. He also asked about the financial condition of the developer and stated that this developer had financial problems and removed trees that were to be saved within the Fallingwater Subdivision.

Mr. Ganesan Visvalbharathy, 8999 County Line Road, stated that the streetscape on County Line Road would be terrible. He said that he would prefer to see lots facing County Line Road.

Chairman Sodidoff responded that there would be too many driveways onto County Line Road if the lots were to face County Line Road.

Mr. Al John, 17 Laurel Oak Court, was concerned about the ability of the Village to provide water service to the subdivision. Mr. Pollock responded that the Village has an adequate water supply to service the proposed subdivision.

Mr. James Maronic, 8950 County Line Road, stated that he was concerned that the lots comply with the County Line Road Corridor Overlay District. He said he objects to the back yards adjacent to County Line Road.

Mr. Odysseus Tsarpihis, 36 Hidden Lake Drive, was concerned with the number of lots and the possibility of lots being auctioned. He said that auctioning of lots has a detrimental impact on property values.

Mr. Jay Hoendervoug, 8715 Stark, said he doesn't object to the lots on County Line Road but wants to keep 87<sup>th</sup> Street a private roadway. He agreed that the subdivision should not be connected to Arrowhead Farm.

Ms. Kathy Hussey, 8316 Arrowhead Farm Drive, stated that she was concerned with the safety of children in Arrowhead Farm if the streets were allowed to be connected.

Mr. Larry Murtz, 8425 Omaha Drive, stated that larger lots should be considered and that he too was concerned about safety.

Ms. Dolores Cizek, 8025 County Line Road, stated that she does not object to the proposed development on the south parcel but that the development on the north parcels is too dense and the lots are too small. She stated that the R-2B District might be a good compromise. She added that she is opposed to the lot widths and the increase in the FAR.

Chairman Sodikoff asked if they could put a street parallel to County Line Road for access to those lots. Mr. Benning stated that the topography would prevent a road in this location.

In response to Commissioner Nakib, Mr. Benning stated that they did not want to consider different zoning for Phase 1. Commissioner Nakib stated that the connection to Arrowhead Farm should be reconsidered and that a greater mixture of lot sizes should be provided with larger lots adjacent to Arrowhead Farm.

Commissioner Sperlak agreed and added that she has a problem with the size of the lots all along the north boundary of the property. She stated that she is concerned with the impact on Arrowhead Farm as well as other undeveloped parcels in the area. She asked that the lots with increased FARs be identified.

Commissioner Franzese stated that he is familiar with the issues related to connections between subdivisions due to his experience in Burr Oaks Glen South with the Greenbriar Subdivision. He concluded that he does not support R-3 zoning and would prefer to see R-2A without an increase in FAR.

Commissioner Grela stated that he agrees with the other Commissioners. He said that all of the lots adjacent to Arrowhead Farm should be equal to or larger than the Arrowhead Farm lots. He agreed that the subdivisions should not be connected and added that he would like to have more information from the Fire District.

Chairman Sodikoff stated that he thinks the R-2B District would be most appropriate for the north part of the property. He agreed that the access to Arrowhead Farm is not needed but that an access to 87<sup>th</sup> Street should be considered.

In response to a question from Chairman Sodikoff, Mr. Bening agreed that the petitioner would prefer to have the public hearing continued for further consideration of these issues.

**A MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Sperlak to continue the Z-13-1998: 8501 County Line Road Hearing to Tuesday, September 8, 1998 at 7:30 p.m.. ROLL CALL VOTE was as follows:

AYES: 5—Franzese, Sperlak, Grela, Nakib & Chairman Sodikoff.

NAYS: 0—None.

ABSENT: 3—Bozich, Coppoletta & McTigue..

**MOTION CARRIED** by a vote of 5-0, with three (3) members absent, and at 9:45 P.M., the hearing was continued.

#### **V-07-1998: 6822 Fieldstone Drive; Variation & Findings of Fact (Carioscia)**

Chairman Sodikoff called this hearing to order at 10:00 p.m.

Planning Assistant Cindy Haywood read the legal notice which stated “The Zoning Board of Appeals will consider a request for the property commonly known as 6822 Fieldstone Drive, for a construction necessitated variation as per Section VI.F.7.a.(1) of the Burr Ridge Zoning Ordinance, to permit a side yard setback at the east property line to be approximately 8 feet, rather than the required 10 feet.”



**REGULAR MEETING**  
**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**  
**October 5, 1998**

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

PRESENT: 8- Grela, Bozich, Coppoletta, Franzese, McTigue, Sperlak, Nakib & Chairman Sodikoff.

ABSENT: 0- None.

TRUSTEES: 3- Pallat, Milota & Paveza.

Also present were Community Development Director Doug Pollock, Village Administrator Steve Stricker, Village Attorney Scott Uhler and Village President Jo Irmen.

**MINUTES:**

A **MOTION** was made by Commissioner Bozich and **SECONDED** by Commissioner Franzese to approve the September 21, 1998 Regular Meeting Minutes. ROLL CALL VOTE was as follows:

AYES: 6 – Bozich, Franzese, Coppoletta, McTigue, Sperlak & Chairman Sodikoff.

NAYS: 0 – None.

ABSENT: 0 – None.

ABSTAIN: 1 – Grela.

**MOTION CARRIED** by a vote of 6-0, with no ( 0 ) member absent and one (1) member abstaining, and the Minutes were approved as presented.

**PUBLIC HEARINGS & CONSIDERATIONS:**

**V-09-1998: 9520 Fallingwater Drive West; FAR Variation & Findings of Fact (Rose)**

Chairman Sodikoff called this hearing to order at 7:33 p.m.

All those present to testify at the scheduled hearing were sworn in.

Planning Assistant Cindy Haywood read the legal notice which stated: "The Zoning Board of Appeals will consider a request for the property commonly known as 9520 Fallingwater Drive West for a variation as per Section VI.E.4 of the Burr Ridge Zoning Ordinance, to permit the floor area ratio to be .249, rather than the requirement that the floor area ratio shall not exceed .20."

Planning Assistant Cindy Haywood marked the exhibits as follows: The petitioner's application as Exhibit 1; the publisher's certificate as Exhibit 2; list of neighboring property owners to whom the legal notice was mailed as Exhibit 3; the petitioner's findings of fact as Exhibit 4; the plat of survey as Exhibit 5, and the site, elevation, landscape and existing grading plan as Exhibit 6.

Mr. Alan Rose, petitioner and property owner, described the request for an increase in the floor area ratio. He stated that he has lived in the Oak Creek townhomes in Burr Ridge since 1994.

Commissioner Bozich stated that the staff summary was misleading in regards to the preliminary plan review. He explained that the summary stated that the former Building Commissioner failed to include the pool area in the floor area ratio at the time the preliminary review was conducted. He stated that it was not a failure on the part of the former Building Commissioner but rather it was a change in the interpretation of the Ordinance.

Mr. Craig Podalak, architect for the petitioner, described the preliminary review process. He said that he submitted plans for preliminary review in January of 1998. The Building Commissioner at that time approved the preliminary plans. When the plans were submitted for a building permit, there was a new Building Commissioner and it was determined that the plans exceeded the maximum permitted floor area ratio.

In response to a question from the Plan Commission, Mr. Podalak stated that if there were bedrooms over the pool area, the pool area would not count toward floor area ratio.

Commissioner Franzese asked if the petitioner had considered alternatives other than requesting a variation. Mr. Podalak responded that they had but did not find any satisfactory alternatives. He said that a reduction in the FAR would reduce the number of bedrooms and that was unacceptable.

Ms. Laurie Chang, 83 Pacific Court, stated that she supports the variation. She said that a larger home on the property would improve property values in the area and that the proposed home would be compatible with existing homes in the area. She added that the terrain in Fallingwater makes it difficult to build.

Commissioner Franzese responded that the proposed house would not be the largest in Fallingwater but would be the largest relative to the lot size.

Commissioner Coppoletta asked about the relocation of the bedrooms. He asked if the area above the garage were converted to attic space and the bedrooms relocated to the area above the pool, would the floor area be reduced enough to comply with the Zoning Ordinance.

Mr. Podalak responded that the area above the garages was approximately 1,000 square feet and that the floor area exceeded the permitted floor area by about 1,300 square feet.

Mr. Pollock added that simply changing the use of the area above the garage would not affect the floor area. He explained that attic space is not counted toward FAR whether or not it's used as finished floor space or left unfinished. Mr. Pollock stated that if the area above the garage is defined as attic space, it is counted toward the FAR and if it does not meet the definition of attic space, it is counted toward the FAR, regardless of its use.

Commissioner Coppoletta responded that he believes there are many homes in his neighborhood that were built contrary to Mr. Pollock's explanation of attic space relative to FAR.

**A MOTION** was made by Commissioner Bozich and **SECONDED** by Commissioner Coppoletta to close the V-09-1998 Variation Hearing. ROLL CALL VOTE was as follows:  
AYES: 7-Bozich, Coppoletta, Grela, Franzese, McTigue, Sperlak & Chairman Sodikoff.  
NAYS: 0-None.  
ABSENT: 0-None.



**MOTION CARRIED** by a vote of 7-0, with no (0) members absent, and at 7:55 p.m. the hearing was closed.

Commissioner McTigue stated that his vote to recommend approval of the variation is based on the fact that the former Building Commissioner approved the preliminary plan and that he would not otherwise support the variation. Commissioner Coppoletta and Commissioner Bozich stated that they agreed.

A **MOTION** was made by Commissioner Bozich **SECONDED** by Commissioner Coppoletta to recommend that the Board of Trustees grant a variation per Section VI.E.4 of the Burr Ridge Zoning Ordinance, to permit the floor area ratio to be .249, rather than the requirement that the floor area ratio shall not exceed .20. **ROLL CALL VOTE** was as follows:

AYES: 5-Bozich, Coppoletta, Grela, McTigue & Chairman Sodikoff.

NAYS: 2-Franzese & Sperlak.

ABSENT: 0-None.

**MOTION CARRIED** by a vote of 5-2, with no (0) members absent, to recommend that the aforesaid variation be granted.

The petitioner's findings of fact were accepted, with the exception of removal of the statement regarding the need for the pool for physical therapy.

#### **Z-13-1998: 8501 County Line Road; Rezoning, Upon Annexation with Special Use & Findings of Fact (Ranquist)**

This hearing was continued from the August 17, 1998 meeting. Chairman Sodikoff reconvened this hearing at 7:59 p.m. All those present to testify at the hearing were sworn in.

Mr. Gene Kripak spoke on behalf of the petitioner. Mr. Kripik described the changes to the concept subdivision plan including the following: Approximately twelve lots (actually 15) were identified for the floor area ratio (FAR) variation. The maximum FAR requested is 0.23. Access to the subdivision from County Line Road has been changed to 87<sup>th</sup> Street. A boulevard entrance and a landscaped roundabout have been added to 87<sup>th</sup> Street to create an entryway. An 80 foot rear yard setback from County Line Road has been added. The lots adjacent to the Arrowhead Farm Subdivision have been increased in area. Lots 20 through 26 have been increased to a minimum of 30,000 square feet. Lot 27 is approximately 22,000 square feet but may be increased. A stub street is provided next to lots 65 and 66 for future access to the east. Mr. Kripak added that an emergency access gate would be provided between Arrowhead Farm and the proposed subdivision.

Mr. Kripak said that they would continue to refine the plan. He said that the depth of Lots 76-79 probably should be increased to increase the separation from County Line Road. Mr. Kripak added that it might also be possible to increase the size of lot 27 adjacent to Arrowhead Farm and that the street in this area might be made to meander more to improve the appearance.

Mr. Kripak concluded that the subdivision would provide 83 homes on 74 acres, that the average lot size was 30,000 square feet, and that the density was just over 1 unit per acre. He said that all of the lots south of 87<sup>th</sup> Street would be at least 30,000 square feet and that all of the lots north of 87<sup>th</sup> Street would be at least 20,000 square feet.

Commissioner Grela asked Mr. Pollock about the comments from the Pleasantview Fire Protection District. Mr. Pollock said that the Fire District prefers the street connection. He added that the Fire District would like to see an emergency access gate if the Village does not approve the street connection.

Commissioner Bozich asked if sidewalks would be provided. Mr. Kripak stated that the developer proposes a single sidewalk on the north side of the proposed Phase 1 street. He said that this sidewalk would serve to connect the Arrowhead Farm sidewalk to County Line Road.

Commissioner Bozich asked about the street stub that would connect the subdivision with the property to the east of Phases 2 and 3. Mr. Billy Johnston, the owner of the proposed subdivision property, stated that this stub was provided for potential connection to the Sauer property to the east.

In response to a question from Chairman Sodikoff, Mr. Fred Sauer, stated that he owns the property to the east. He said that he thinks the stub is immaterial but that the former plan locked him out of the subdivision.

In response to a request by the Plan Commission, Mr. Pollock explained that the subject property could be annexed into Willow Springs and that there would be the possibility of smaller lots if its annexed to Willow Springs.

Commissioner Franzese asked about the decrease in the FAR for certain lots. Chairman Sodikoff said that he thought this was done to achieve an average FAR of 0.2. Mr. Kripak confirmed this response.

Commissioner Franzese asked why some of the detention was placed in easements instead of on outlots. Mr. Kripak stated that detention in outlots was unusable space for a property owner and that placing it in back yards allowed for greater usage of the property.

Commissioner Franzese asked a question of Mr. Pollock and members of the Plan Commission who may have been involved with approval of the Arrowhead Farm Subdivision. He asked why the street stub in Arrowhead Farm was provided. Mr. Pollock responded that he was not involved with that subdivision review but that the records indicate that the street was stubbed for future connection to the subject property. Commissioner McTigue added that in the future, the Village should either enforce the extension of stubbed streets or not allow streets to be stubbed.

Commissioner Sperlak suggested that the developer consider creating a frontage road similar to the Ambriance! Subdivision. She was concerned about back yards abutting County Line Road. Mr. Kripak responded that a frontage road would reduce the amount of vegetation and detract from the appearance of County Line Road. He added that the proposed 80 foot building setback and the landscape buffer would look better than a frontage road.

Chairman Sodikoff asked if there were other subdivisions in the Village with a similar number of lots and one point of access. Mr. Pollock mentioned the Fallingwater and Burr Oaks Glen South Subdivisions.

Commissioner Sperlak asked why the conservation easement next to Arrowhead Farm was removed. Mr. Bob Ranquist, the potential developer of the property, responded that the easement was removed because the Arrowhead Farm representatives testified at the last meeting

that they would build a wall along this property line. Mr. Johnston added that he did not see the need to create a permanent easement and that property owners should be able to decide what type of landscaping they will have. He added that the vegetation in this area consisted of undergrowth and garbage trees.

Commissioner McTigue asked that the developer provide information regarding the amount of lot area that would be underwater. He indicated that the preliminary plat for the property should provide this information.

Chairman Sodikoff opened the hearing for comments from the public. He asked that people state their name, address, and whether or not they lived in the Village.

Mr. Russ Lundin, 8600 County Line Road, stated that he lives in Du Page County. He was concerned about the stormwater detention. He said that there was a pond proposed across the street from his house and he wants to be sure it will not overflow onto his property. He also suggested that a four way stop sign be required at County Line Road and 87<sup>th</sup> Street.

Mr. J.D. Salazar, 8501 Oak Knoll Road, Cook County, stated that he was concerned about traffic and safety. He suggested that a traffic study be done before further consideration of the subdivision.

Mr. Tom Soudon, 8492 Arrowhead Farm Drive, Burr Ridge, stated that he was the President of the Arrowhead Farm Homeowners Association and that his comments represents those of the Association. He said that the Association does not want a wall along the common boundary but would like to see the existing vegetation preserved. He said that he appreciates the changes to the plan and provided the street is not connected, the Association does not object to the proposed subdivision.

Mr. William Stone, 1 Navajo Court, Burr Ridge, stated that both the developer and Arrowhead Farm do not want the street to be connected. He said that there are several subdivisions in Burr Ridge that are not connected. He said that the Arrowhead residents knew the street was planned for an extension but were told that the area would be zoned R-2A. He said that lowering the density to R-3 justified not connecting the streets. He added that only the Fire and Police were concerned with the connection and, therefore, the emergency gate was a perfect compromise.

Commissioner Grela asked Mr. Stone if he would be in favor of a sidewalk connection. Mr. Stone said that Arrowhead would work with the Pathway Commission to resolve the issue of sidewalk connections.

Mr. Tom Rediehs, 11500 87<sup>th</sup> Street, Cook County, said that he owned the property east of Arrowhead Farm and east of the subject property. He said that he would not object to a street stub connecting to his property. He also suggested that re-orienting the access from County Line Road to 87<sup>th</sup> Street would have an adverse impact on the 87<sup>th</sup> Street property owners and suggested that the access remain from County Line Road.

Mr. Bill Shaeffer, 15W234 79<sup>th</sup> Street, Burr Ridge, asked about the width of rights-of-way. Mr. Pollock responded that the standard right-of-way for a residential street is 60 feet.

Ms. Sue Rouse, 8800 County Line Road, DuPage County, stated that she was delighted with the access from 87<sup>th</sup> Street and suggested a stop sign at 87<sup>th</sup> and County Line Road.

Mr. John Moskal, 8721 Stark Drive, Cook County, expressed concerns about stormwater detention. He described erosion and stormwater problems on his property. He said that more information should be provided regarding stormwater management.

Ms. Abbey Lukins, 8800 Stark Drive, Cook County, stated that the lots were too small. She said that the lots should be 40,000 square feet.

**A MOTION** was made by Commissioner Coppoletta and **SECONDED** by Commissioner Bozich to close the hearing for Z-13-1998. ROLL CALL VOTE was as follows:

AYES: 7-Coppoletta, Bozich, Grela, Franzese, McTigue, Sperlak & Chairman Sodikoff.

NAYS: 0-None.

ABSENT: 0-None.

**MOTION CARRIED** by a vote of 7-0, with no (0) members absent, and at 9:32 p.m. the hearing was closed.

Commissioner Nakib suggested that the traffic issue should be addressed before the plans were approved. He added that he does not support the FAR variation.

Commissioner McTigue also suggested that the FAR variation was premature. He said that the final engineering and final plat may result in substantial revisions to the lot areas and affect the permitted floor area for all of the lots. He was also concerned about the stormwater detention. He noted that the Madison Club Subdivision provided extra detention and hoped that this set a precedent. He said that the street layout appears to be okay and he does not object to the cul de sac in lieu of the street connection.

Commissioner Franzese said that he was troubled by the increase in lot sizes as a result of moving the detention to some back yards. He said it was clear that the residents did not want the connection to Arrowhead Farm but he noted other subdivisions where such connections were successful. He added that the isolation of subdivisions further establishes Burr Ridge as a collection of subdivisions rather than a community.

Chairman Sodikoff said that another street connection could be made between Lots 41 and 42. This would provide a second means of access from 87<sup>th</sup> Street.

Commissioner Coppoletta suggested that a street stub be provided in the vicinity of lots 27 and 28 to provide access to the east property.

Commissioner Bozich noted that the Plan Commission was only considering rezoning of the property and not a preliminary plat approval. He said that it was premature to consider the PUD for the floor area ratio variations without knowing the final subdivision plan.

Commissioner Grela concurred with the street connection to the east property. He said that he was very concerned about the stormwater management issues and traffic control.

The Plan Commission discussed whether or not the site plan was part of this petition. Village Attorney Scott Uhler noted that if the PUD is not part of this petition, a site plan is not needed. Mr. Pollock added that this would be the Plan Commission's only chance to comment on the site plan before the Board of Trustees adopts an Annexation Agreement. He noted that the site plan would become part of the annexation agreement.

Mr. Karpic stated that they would withdraw the request for an FAR variation for the time being if it would expedite the Plan Commission's recommendation.

Mr. Pollock noted that if the FAR variation were withdrawn, it could not be requested again without conducting a public hearing before the Plan Commission. With this explanation, Mr. Karpic stated that they did not want to withdraw the FAR request.

Commissioner McTigue stated that he would be opposed to eliminating the emergency access gate in favor of a connection to the east. He said that the emergency access gate to Arrowhead Farm was important for the fire district.

**A MOTION** was made by Commissioner Bozich **SECONDED** by Commissioner McTigue to recommend that the Board of Trustees grant the request for rezoning to the R-3 and R-2A Districts and to deny the request for a Planned Unit Development to accommodate an increase in the floor area ratio. ROLL CALL VOTE was as follows:

AYES: 7-Bozich, McTigue, Grela, Coppoletta, Franzese, Sperlak & Chairman Sodikoff.

NAYS: 0-None.

ABSENT: 0-None.

**MOTION CARRIED** by a vote of 7-0, with no (0) members absent, to recommend that the aforesaid request for rezoning be granted, as stipulated and the request for variations be denied.

Staff was directed to prepare findings of fact.

**ADJOURNMENT:** A **MOTION** was made by Commissioner Coppoletta and **SECONDED** by Commissioner Grela to adjourn this Regular Meeting. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:17 p.m.



J. Douglas Pollock

Community Development Director

October 7, 1998





**ORDINANCE NO. A-834-5-99**

**AN ORDINANCE REZONING CERTAIN REAL ESTATE FROM THE  
R-1 DISTRICT TO THE R-3 and R-2A DISTRICT  
OF THE VILLAGE OF BURR RIDGE ZONING ORDINANCE  
(Z-13-1998; 8601-8901 County Line Road - Highland Fields)**

**WHEREAS**, an application has been filed with the Plan Commission of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, seeking a rezoning of certain real estate, all as more fully described below; and

**WHEREAS**, the Plan Commission of this Village held a public hearing on the question of granting said rezoning on August 17, 1998 and September 8, 1998, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

**WHEREAS**, legal notice of said public hearing was published in the manner and form required by law not more than 30 nor less than 15 days prior to said public hearing in the Burr Ridge Doings, a newspaper of general circulation in this Village, there being no newspaper published in this Village, all as required by law;

**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:** That the Plan Commission has made its report, including its findings and recommendations, to this President and Board of Trustees, which report and findings are herein incorporated by reference as findings of this Board of Trustees. All exhibits submitted at the public hearing of the Plan Commission are also incorporated by reference and adopted by this Board of Trustees.

**Section 2:** That this Board of Trustees, after considering the report and recommendations of the Plan Commission 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 rezoning of the property located at 8601-8901 County Line Road is Robert C. Ranquist, Jr. The Petitioner requests rezoning of that part of the Subject Property located north of 87<sup>th</sup> Street from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District of the Burr Ridge Zoning Ordinance. The Petitioner further requests rezoning of that part of the Subject Property located south of 87<sup>th</sup> Street from the R-1 Single-Family Residence District to the R-2A Single-Family Residence District of the Burr Ridge Zoning Ordinance.
- b. That the rezoning is compatible with surrounding uses, zoning and the trend of development in the area because the property is surrounded by single-family residential uses and the rezoning would accommodate additional single-family residential development.
- c. That the rezoning is consistent with the recommendations of the Village of Burr Ridge Comprehensive Plan because the Plan recommends single-family residential development for this area.

**Section 3:** That an amendment to the Village of Burr Ridge Zoning Ordinance be and is hereby granted to rezone the real estate described below from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District. The subject real estate is located at the northeast corner of 87<sup>th</sup> Street and County Line Road and is legally described as follows:

THE NORTH 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE EAST 6 ACRES OF THE WEST 10 CHAINS OF THAT PART SOUTH OF THE NORTH 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, EXCEPT THE WEST 221 FEET OF THE EAST 881 FEET OF THE SOUTH 600 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE WEST 6-1/2 ACRES OF THE WEST 10 CHAINS OF THAT PART SOUTH OF THE NORTH 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER EXCEPT THE WEST 4 RODS THEREOF; ALL OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AND ALSO;

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE NORTH 592.21 FEET AND EXCEPT THE SOUTH 395 FEET ) AND THAT PART OF THE WEST 4 RODS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH OF THE SOUTH 395 FEET OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AND ALSO;

THE SOUTH 395 FEET OF THE WEST 20 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST 4 RODS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**Section 4:** That an amendment to the Village of Burr Ridge Zoning Ordinance be and is hereby granted to rezone the real estate described below from the R-1 Single-Family Residence District to the R-2A Single-Family Residence District. The subject real estate is located at the southeast corner of 87<sup>th</sup> Street and County Line Road and is legally described as follows:

THE NORTH 1611.20 FEET OF THE WEST 757.0 FEET OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

**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.

**PASSED** this 8th day of March, 1999, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:**        4 - Trustees Paveza, Needham, Pallat & Rohner  
**NAYS:**        1 - Trustee Cizek  
**ABSENT:**      0 - None

APPROVED by the President of the Village of Burr Ridge on  
this 8th day of March , 1999.

DOV. Simon  
Village President

ATTEST:

Kara J. Thomas  
Village Clerk



**REGULAR MEETING**  
**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**

September 15, 2003

**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 Village Hall, 7660 County Line Road, Burr Ridge, Illinois, by Chairman Grela.

ROLL CALL was noted as follows:

PRESENT: 6 - Cronin, Walsh, McTigue, Sperlak, Trzupek, and Grela

ABSENT: 2 - Franzese and Wott

Also present were Community Development Director Doug Pollock, Planner Aaron Cook, Village Attorney Scott Uhler, Trustee Dolores Cizek, Village Administrator Steve Stricker, and Village President Jo Irmen.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner McTigue and **SECONDED** by Commissioner Cronin to approve the August 18, 2003 Regular Meeting Minutes with the referenced revisions.

ROLL CALL VOTE was as follows:

AYES: 5 - McTigue, Cronin, Sperlak, Trzupek, and Grela

NAYS: 0 - None

ABSTAIN: 1 - Walsh

ABSENT: 1 - Franzese

**MOTION CARRIED by a vote of 5-0-1.**

Commissioner Franzese entered the meeting at 7:34.

**III. PUBLIC HEARINGS & CONSIDERATIONS**

**A. Z-15-2003: 9S261 Route 83 (South Frontage Road); Rezoning and Findings of Fact**

Mr. Cook introduced the hearing and read the legal notice as follows: The Community Development Department recommends rezoning the property located at 9S261 Route 83 from the R-1 Single Family Residential to the GI General Industrial District. Mr. Cook stated that the Village of Burr Ridge Board of Trustees approved the annexation of this property on March 24, 2003, at which time the property was zoned into the R-1 Single Family Residential District. Mr. Cook indicated that the property is surrounded to the east and south by other industrial uses within the Village of Burr Ridge Corporate Limits. Mr. Cook stated that to the north and west of the property is adjacent to Frontage Road and Interstate 55.

Chairman Grela asked if there were any other members in the audience who wished to speak on this matter. There were none.

Chairman Grela asked for comments and questions from the Plan Commission.

Commissioner Trzupek asked if another single-family residence would be allowed on the property if the GI District rezoning was approved. Mr. Cook indicated that under the GI District, single-family residences would not be permitted. Commissioner Trzupek asked if remodeling the single-family residence would be permitted under the GI District. Mr. Cook stated that if that were the case, the use would be considered an existing, legally nonconforming use. Mr. Cook indicated that if the intent were to receive a demolition permit and construct a new home that would not be permitted under the GI District but that the existing home would continue to be used.

Commissioner McTigue asked if an incubator building with what appears to be offices and warehouses would be permitted under the GI District on a one acre parcel. Mr. Pollock stated that both offices and warehouses are permitted under the GI District. Mr. Pollock stated that the property owners could probably meet the criteria for determining this lot to be a buildable lot with the consideration that the lot would be considered a legally nonconforming lot. Mr. Pollock stated that it would be extremely difficult to meet all of the bulk regulations of the GI District.

A **MOTION** was made by Commissioner McTigue and **SECONDED** by Commissioner Franzese to close the public hearing. ROLL CALL VOTE was as follows:

AYES: 7 - McTigue, Franzese, Cronin, Walsh, Sperlak, Trzupek, and Grela

NAYS: 0 - None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner McTigue to recommend the request to rezone the property from the R-1 Single-Family Residence District to the GI General Industrial District and approve the Findings of Fact.

ROLL CALL VOTE was as follows:

AYES: 7 - Franzese, McTigue, Cronin, Walsh, Sperlak, Trzupek, and Grela

NAYS: 0 - None

**MOTION CARRIED** by a vote of 7-0.

#### **B. Z-16-2003: 8999 County Line Road; Rezoning and Findings of Fact**

Mr. Pollock introduced the hearing and read the legal notice as follows: The Community Development Department recommends rezoning of the property at 8999 County Line Road from the R-1 Single-Family Residence District to the R-2A Single-Family Residence District. Mr. Pollock stated that the subject property consists of approximately five acres and is improved with a substantial single-family home. Mr. Pollock indicated that the Village of Burr Ridge Board of Trustees approved the annexation of this area on March 24, 2003, at which time the property was zoned into the R-1 Single-Family Residential District. Mr. Pollock stated that the area to the north is zoned as the R-2A District.

Chairman Grela asked if there were any members in the audience who wished to speak on this matter.

Mr. Scott Kwitt, 11940 Willow Springs Road, stated that he lives directly south, and he does not like the possibility of a subdivision taking place on the property. Mr. Kwitt would like the Plan Commission to consider rezoning the property to the R-2 District. Chairman Grela indicated that subdivision does not necessarily come with rezoning the property. Chairman Grela stated that there are specific minimum subdivision requirements that need to be met.

Commissioner Franzese asked Mr. Kwitt what the lot sizes are within his subdivision. Mr. Kwitt answered that they are approximately one-half acre lots. Commissioner Franzese asked what the lot width is. Mr. Kwitt stated that the lots are 100 feet wide.

Mr. Andy Turcich, 11920 Willow Springs, stated that he agrees with his neighbor Mr. Kwitt and would not like to see a subdivision on the subject property. Mr. Turcich would like the Plan Commission to consider the R-2 District.

Ms. Dolores Cizek, 8025 County Line Road, stated that she is disappointed that only one zoning district was given in the public notice. Ms. Cizek indicated that if there is consideration for R-2A there should be consideration for R-2B. Ms. Cizek stated that this area should be looked at as a transition from the dense lots found in Willow Springs and the less dense properties of Burr Ridge.

Chairman Grela asked for comments and questions from the Plan Commission.

Commissioner Cronin asked if the property could be subdivided prior to annexation. Mr. Pollock stated that he is not sure of the Cook County Zoning prior to annexation. Commissioner Cronin asked if the property would be able to be subdivided into two or three more lots. Mr. Pollock indicated that there are several factors that would be considered, but it is likely that any subdivision would require the removal of the existing home. Mr. Pollock also added that a cul-de-sac would need to be installed which would take away from available land for lots. Commissioner Cronin asked how many lots the property could be subdivided into if it were rezoned to the R-2B District. Mr. Pollock indicated that it may be the same number as the R-2A District due to the County Line Road Overlay District which is comparable to the R-2A District requirements.

Commissioner Franzese asked if a cul-de-sac would be required if the property were to be subdivided. Mr. Pollock indicated it would be among many other items that would factor into what would be required in order to successfully subdivide.

Commissioner McTigue indicated that he is also disappointed that multiple residential districts were not included in the notice. Mr. Pollock stated that staff has been using discretion based on three factors involved in considering the zoning of an area. Mr. Pollock stated the suitability of the property in the zoning district, the Comprehensive Plan, and the surrounding zoning are the three factors involved. Mr. Pollock stated that in this case R-2A is the only appropriate zoning. Mr. Pollock indicated that staff could publish the notice with all the zoning districts. Mr. Pollock stated that he does not feel that it is fair to adjacent property owners to not provide some clear idea of what a rezoning hearing will be considering. Commissioner McTigue stated that he has no problem with the proposed zoning change. Commissioner McTigue indicated that his problem is other zoning is present but not included as a consideration in the public notice. Commissioner McTigue stated that to the south are small lots, to the west are smaller lots zoned R-3, and to the north are lots are zoned R-2A. Mr. Pollock stated that the only adjacent Burr Ridge zoning is R-2A and R-3. Mr. Pollock indicated that the R-3 District would clearly be in contradiction of the Comprehensive Plan; and any other district besides R-2A would be a spot zoning. Therefore, staff included the R-2A District only. Mr. Pollock stated that if the Plan Commission would like to direct staff to include all zoning districts and not use discretion, staff

would do that.

Commissioner Walsh asked if the Plan Commission decided upon a zoning that was not included in the public notice, procedurally could they recommend that to the Board of Trustees. Mr. Pollock stated that staff would need to republish the notice and the petition would have to reappear before the Plan Commission.

Commissioner McTigue stated that he understands the problem when publishing all the districts because it can be confusing to the property owners. Commissioner McTigue stated that on the other hand, if there is a compelling argument for a zoning district then a recommendation could not be forwarded along to the Board of Trustees at that hearing. Mr. Pollock said he agreed but that in this case, staff sees no justification for any other zoning district.

Commissioner Sperlak stated that Johnston Road is not completed to the south of Highland Fields. Mr. Pollock stated that was correct. Commissioner Sperlak asked if the road could serve this area. Mr. Pollock indicated it could be extended at some point.

Chairman Grela indicated that when everyone has an opinion on the zoning, he feels that the Plan Commission should rely upon Mr. Pollock and his expertise. Chairman Grela stated that Mr. Pollock is the one who does all the research.

A **MOTION** was made by Commissioner Sperlak and **SECONDED** by Commissioner Cronin to close the public hearing. ROLL CALL VOTE was as follows:

AYES: 7 - Sperlak, Cronin, Franzese, Walsh, McTigue, Trzupek, and Grela

NAYS: 0 - None

**MOTION CARRIED by a vote of 7-0.**

A **MOTION** was made by Commissioner McTigue and **SECONDED** by Commissioner Sperlak to recommend the request to rezone the property from the R-1 Single-Family Residence District to the R-2A Single-Family Residence District and approve the Findings of Fact.

ROLL CALL VOTE was as follows:

AYES: 7 - McTigue, Sperlak, Cronin, Franzese, Walsh, Trzupek, and Grela

NAYS: 0 - None

**MOTION CARRIED by a vote of 7-0.**

- C. **Z-17-2003: 23 parcels commonly known as 15W280 87<sup>th</sup> Street, 15W240 87<sup>th</sup> Street, 15W210 87<sup>th</sup> Street, 15W180 87<sup>th</sup> Street, 15W160 87<sup>th</sup> Street, 15W110 87<sup>th</sup> Street, 15W064 87<sup>th</sup> Street, 15W032 87<sup>th</sup> Street, 8600 County Line Road, 8690 County Line Road, 15W181 87<sup>th</sup> Street, 15W101 87<sup>th</sup> Street, 15W099 87<sup>th</sup> Street, 15W051 87<sup>th</sup> Street, 8750 County Line Road, 8800 County Line Road, 8850 County Line Road, 8874 County Line Road, 8900 County Line Road; Rezoning and Findings of Fact**

Mr. Pollock introduced the hearing and read the legal notice as follows: The Community Development Department recommends rezoning the area at 87<sup>th</sup> Street and County Line Road from the R-1 Single-Family Residence District to the R-2A Single-Family Residence District. Mr. Pollock indicated that the subject area of this rezoning petition consists of 23 parcels with 19 homes. The Village of Burr Ridge Board of Trustees approved the annexation of this area on March 24, 2003, at which time the property was zoned into the R-1 Single Family Residential District. Mr. Pollock stated that the property includes parcels with frontage on both sides of 87<sup>th</sup>

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.  
COUNTY OF DU PAGE )

CLERK'S CERTIFICATE

I, KAREN J. THOMAS, the duly elected, qualified, and acting Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

ORDINANCE NO. A-834-16-03  
AN ORDINANCE REZONING CERTAIN REAL ESTATE FROM THE  
R-1 DISTRICT TO THE R-2A DISTRICT  
OF THE VILLAGE OF BURR RIDGE ZONING ORDINANCE  
(Z-17-2003: 87<sup>th</sup> Street and County Line Road)

which Ordinance was passed by the Board of Trustees of the Village of Burr Ridge at a regular meeting held on the 13<sup>th</sup> day of October, 2003, which meeting a quorum was present, and approved by the President of the Village of Burr Ridge on the 13<sup>th</sup> day of October, 2003.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Burr Ridge was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Burr Ridge, and that the result of said vote was as follows, to-wit:

AYES: 5 - Trustees Paveza, Sodikoff, Pallat, Grasso,  
and Rohner

NAYS: 1 - Trustee Cizek

ABSENT: 0 - None

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Burr Ridge, this 13<sup>th</sup> day of October, 2003.

  
Village Clerk



ORDINANCE NO. A-834-16-03

AN ORDINANCE REZONING CERTAIN REAL ESTATE FROM THE  
R-1 DISTRICT TO THE R-2A DISTRICT  
OF THE VILLAGE OF BURR RIDGE ZONING ORDINANCE  
(Z-17-2003: 87<sup>th</sup> Street and County Line Road)

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**WHEREAS,** an application has been filed with the Plan Commission of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, seeking a rezoning of certain real estate, all as more fully described below; and

**WHEREAS,** the Plan Commission of this Village held a public hearing on the question of granting said rezoning on September 15, 2003, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

**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:** That the Plan Commission has made its report, including its findings and recommendations, to this President and Board of Trustees, which report and findings are herein incorporated by reference as findings of this Board of Trustees. All exhibits submitted at the public hearing of the Plan Commission are also incorporated by reference and adopted by this Board of Trustees.

**Section 2:** That this Board of Trustees, after considering the report and recommendations of the Plan Commission and other

matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- a. That the Village of Burr Ridge Community Development Department and Plan Commission recommend rezoning of the Subject Properties from the R-1 District to the R-2A District of the Burr Ridge Zoning Ordinance for the reasons stipulated below.
- b. That the proposed zoning is consistent with existing uses of property within the general area of the property in question. The area being rezoned is surrounded by single-family residences and single-family residential subdivisions on all sides.
- c. That the proposed zoning is consistent with zoning classification(s) of property within the general area of the property in question. The adjacent properties on the east side of County Line Road south of 87<sup>th</sup> Street are within the R-2A Single Family Residence District. There is also one property to the south on County Line Road and one property at the southwest corner of 87<sup>th</sup> and County Line Road that are both within the R-2A District.
- d. That the properties being rezoned are suitable to the uses permitted under the proposed R-2A District. The properties being rezoned all comply with the minimum lot area and lot width requirements of the R-2A District. Most of these parcels already are improved with single-family homes consistent with the R-2A District.
- e. That the trend of development in the general area of the property in question is consistent with the proposed R-2A District. The area is relatively stable with existing single-family homes. The proposed R-2A District is consistent with this existing trend of development.
- e. That the proposed R-2A District is consistent with the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended. The Comprehensive Plan recommends continued single-family residential uses of the subject properties and there surrounding areas.

**Section 3:** That an amendment to the Village of Burr Ridge Zoning Ordinance be and ***is hereby granted*** to rezone the subject

properties described below from the R-1 Single-Family Residence District to the R-2A Single-Family Residence District. The subject properties are commonly known as 15W280 87<sup>th</sup> Street, 15W240 87<sup>th</sup> Street, 15W218 87<sup>th</sup> Street, 15W180 87<sup>th</sup> Street, 15W120 87<sup>th</sup> Street, 15W110 87<sup>th</sup> Street, 15W064 87<sup>th</sup> Street, 15W050 87<sup>th</sup> Street, 8600 County Line Road, 8670 County Line Road, 15W181 87<sup>th</sup> Street, 15W155 87<sup>th</sup> Street, 15W151 87<sup>th</sup> Street, 8750 County Line Road, 15W051 87<sup>th</sup> Street, 8800 County Line Road, 8900 County Line Road, 8870 County Line Road, and 8850 County Line Road are legally described as follows:

**PERMANENT REAL ESTATE INDEX NUMBER 09-36-400-015**

**PERMANENT REAL ESTATE INDEX NUMBER 09-36-400-016**

THE WEST ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER 09-36-400-017**

THE EAST HALF OF THE WEST TWO-THIRDS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-018**

THE EAST ONE-THIRD OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-019**

THE WEST FIVE (5) ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-036**

THE WEST HALF OF THE EAST 5 ACRES OF THE WEST 10 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-037**

THE EAST HALF OF THE EAST 5 ACRES OF THE WEST 10 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD

PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 09-36-407-021**

THE WEST 170.0 FEET OF THE SOUTH HALF (EXCEPT THE EAST 5.0 ACRES AND THE WEST 10.0 ACRES THEREOF) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 09-36-407-022**

THE SOUTH HALF (EXCEPT THE EAST 5.0 ACRES AND THE WEST 10.0 ACRES THEREOF) OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 170.0 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-022**

THE NORTH HALF OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 09-36-400-023**

THE SOUTH HALF OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-026**

The West 212 Feet of the North 20.867 acres of the East Half of the Northeast Quarter of Section 1, Township 37 North, Range 11, East of the Third Principal Meridian in DuPage County, Illinois.

**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-015**

**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-017**

PARCEL 1:THE WEST 3 1/3 ACRES OF THE NORTH 10.867 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 212 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:THE WEST 3 ACRES OF THE SOUTH 10.0 ACRES OF THE NORTH 20.867 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 212 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-043**

PARCEL 1 OF DR. RONALD CHOCOLA, M.D. ASSESSMENT PLAT IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT THEREOF RECORDED APRIL 6, 1990 AS DOCUMENT R90-041315, IN DUPAGE COUNTY,

ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-046**

THE EAST 408.9 FEET OF THE WEST 815.71 FEET OF THE NORTH 10.867 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 417.78 FEET OF THE WEST 815.71 FEET OF THE SOUTH 10 ACRES OF EVEN WIDTH OF THE NORTH 20.867 ACRES OF EVEN WIDTH OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF THE EAST 408.9 FEET OF THE NORTH 10.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES, 57 MINUTES, 32 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 165.00 FEET; THENCE SOUTH 0 DEGREES, 08 MINUTES, 33 SECONDS WEST ALONG A LINE 165.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 408.9 FEET OF THE NORTH 19.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER 140.00 FEET; THENCE SOUTH 22 DEGREES, 45 MINUTES, 45 SECONDS WEST 65 FEET; THENCE SOUTH 0 DEGREES, 08 MINUTES, 33 SECONDS WEST ALONG A LINE 140 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 408.9 FEET OF THE NORTH 10.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER 60.00 FEET; THENCE SOUTH 15 DEGREES, 24 MINUTES, 54 SECONDS EAST 100.55 FEET; THENCE SOUTH 0 DEGREES, 08 MINUTES, 33 SECONDS WEST ALONG A LINE 175.85 FEET EAST OF THE WEST LINE OF THE EAST 417.78 FEET OF THE NORTH 20.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER 328.12 FEET TO THE SOUTH LINE OF THE NORTH 20.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES, 57 MINUTES, 32 SECONDS WEST ALONG THE LAST DESCRIBED LINE 175.85 FEET TO THE WEST LINE OF THE EAST 417.78 FEET OF THE NORTH 20.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES, 08 MINUTES, 33 SECONDS EAST ALONG THE LAST DESCRIBED LINE, 328.12 FEET TO THE SOUTH LINE OF THE NORTH 10.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES, 57 MINUTES, 32 SECONDS EAST ALONG THE LAST DESCRIBED LINE 8.88 FEET TO THE WEST LINE OF THE EAST 408.90 FEET OF THE NORTH 10.867 ACRES OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES, 08 MINUTES, 33 SECONDS EAST ALONG THE LAST DESCRIBED LINE 356.88 FEET TO THE POINT OF BEGINNING), ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 1: THE SOUTH 10 ACRES OF EVEN WIDTH OF THE NORTH 20.867 ACRES OF EVEN WIDTH EXCEPT THE WEST 815.71 FEET THEREOF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 12.76 FEET OF THE NORTH 10.867 ACRES EXCEPT THE WEST 815.71 FEET THEREOF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-027**

LOT 2 IN ALBERTINI'S ACRES, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1980 AS DOCUMENT R80-41715, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-032**

THE EAST 378.10 FEET OF THE NORTH 10 ACRES OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-047**

THE NORTH 5 ACRES OF THE SOUTH 40 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE NORTH 5 ACRES OF THE SOUTH 40 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH 5 ACRES OF THE SOUTH 40 ACRES; THENCE SOUTH 89 DEGREES, 33 MINUTES, 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTH 5 ACRES OF THE SOUTH 40 ACRES, A DISTANCE OF 698.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1 DEGREE, 28 MINUTES, 29 SECONDS EAST TO A POINT ON THE NORTH LINE OF SAID NORTH 5 ACRES OF THE SOUTH 40 ACRES, SAID LAST DESCRIBED POINT BEING ALSO THE POINT OF TERMINATION, ALL IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-035**

THAT PART OF THE NORTH 5 ACRES OF THE SOUTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE CENTER THREAD, AS OF AUGUST 7, 1986, OF THE CREEK RUNNING NORTHERLY AND SOUTHERLY THROUGH SAID NORTH 5.0 ACRES, OF THE SOUTH 50 ACRES, AFORESAID, IN DUPAGE COUNTY, ILLINOIS, ESTABLISHED BY SURVEY MADE BY CHRISTIAN-ROGE & RIBANDO DATED SEPTEMBER 5, 1986, IN DUPAGE COUNTY, ILLINOIS, SAID CENTER THREAD DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER 327.83 FEET TO THE NORTH LINE OF THE SOUTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, THENCE SOUTH 89 DEGREES, 33 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTH 50 ACRES 780 FEET FOR A POINT OF BEGINNING OF SAID CENTER THREAD; THENCE SOUTH 52 DEGREES, 31 MINUTES, 40 SECONDS EAST 93.91 FEET; THENCE SOUTH 15 DEGREES,

08 MINUTES, 28 SECONDS EAST 88.06 FEET; THENCE SOUTH 24 DEGREES, 34 MINUTES, 02 SECONDS WEST 38.48 FEET; THENCE SOUTH 53 DEGREES, 07 MINUTES, 48 SECONDS EAST 15.00 FEET; THENCE SOUTH 49 DEGREES, 45 MINUTES, 49 SECONDS EAST 17.03 FEET; THENCE SOUTH 16, DEGREES, 41 MINUTES, 57 SECONDS WEST 31.32 FEET; THENCE SOUTH 38 DEGREES, 39 MINUTES, 35 SECONDS WEST 25.61 FEET; THENCE SOUTH 75 DEGREES, 57 MINUTES, 50 SECONDS WEST 20.62 FEET; THENCE NORTH 72 DEGREES, 28 MINUTES, 28 SECONDS WEST 19.92 FEET; THENCE NORTH 48 DEGREES, 21 MINUTES, 59 SECONDS WEST 24.08 FEET; THENCE SOUTH 35 DEGREES, 04 MINUTES, 26 SECONDS WEST 57.43 FEET; THENCE SOUTH 21 DEGREES, 37 MINUTES, 45 SECONDS WEST 11.47 FEET; THENCE SOUTH 21 DEGREES, 37 MINUTES, 45 SECONDS WEST 42.54 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, SAID POINT BEING 766.68 FEET EAST OF THE NORTHWEST CORNER OF SAID 40 ACRES, FOR A POINT OF TERMINUS OF THE DESCRIPTION OF THE AFORESAID CENTER THREAD OF SAID CREEK.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE NORTH 5 ACRES OF THE SOUTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 378.10 FEET OF SAID EAST HALF OF THE NORTH EAST QUARTER AND THE NORTH LINE OF SAID SOUTH 50 ACRES; THENCE NORTH 89 DEGREES, 33 MINUTES, 03 SECONDS WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 160.00 FEET; THENCE SOUTH 52 DEGREES, 31 MINUTES, 40 SECONDS EAST A DISTANCE OF 93.91 FEET; THENCE SOUTH 15 DEGREES, 08 MINUTES, 28 SECONDS EAST A DISTANCE OF 88.06 FEET; THENCE NORTH 23 DEGREES, 54 MINUTES, 30 SECONDS EAST A DISTANCE OF 154.11 FEET TO SAID POINT OF BEGINNING.

**PERMANENT REAL ESTATE INDEX NUMBER:10-01-201-042**

LOTS 1, 2 AND 3 IN SUCHERS SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 71673, EXCEPTING THEREFROM THE EAST 33.00 FEET TAKEN FOR ROADWAY PURPOSES AND ALSO EXCEPTING THAT PART TAKEN FOR DEVON WOODS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SAID NORTHEAST QUARTER, ALL IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT REAL ESTATE INDEX NUMBER: 10-01-201-042**

LOT 4 IN SUCHERS SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 71673, EXCEPTING THEREFROM THE EAST 33.00 FEET TAKEN FOR ROADWAY PURPOSES AND ALSO EXCEPTING THAT PART TAKEN FOR DEVON WOODS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SAID

NORTHEAST QUARTER, ALL IN DUPAGE COUNTY, ILLINOIS.

**Section 4:** 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.

**PASSED** this 13<sup>th</sup> day of October, 2003, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** 5 - Trustees Paveza, Sodikoff, Pallat, Grasso,  
and Rohner

**NAYS:** 1 - Trustee Cizek

**ABSENT:** 0 - None

**APPROVED** by the President of the Village of Burr Ridge on this 13<sup>th</sup> day of October, 2003.

  
\_\_\_\_\_  
Village President

**ATTEST:**

  
\_\_\_\_\_  
Village Clerk



# EXHIBIT C



## BURR RIDGE ZONING ORDINANCE

### SECTION VI.F R-3 SINGLE-FAMILY RESIDENCE DISTRICT

#### F. R-3 SINGLE-FAMILY RESIDENCE DISTRICT

The R-3 Single Family Residence District is intended to provide for moderate density single family development on lots at least 20,000 square feet in size.

##### 1. Permitted Uses

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.
- d. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and rest room facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground equipment, and similar uses and structures.  
(Amended by Ordinance A-834-8-00)

##### 2. Special Uses

- a. Convents, monasteries and seminaries.
- b. Colleges, universities and accessory uses thereto.
- c. Community centers, museums, libraries, and other cultural facilities.
- d. Golf courses, standard or par 3.
- e. Garden and plant nursery plots not including retail sales.
- f. Hospitals.
- g. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.
- h. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.
- i. Schools, public or private.
- j. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
  - (1) Utility substations.
  - (2) Police stations.



- (3) Fire stations.
- (4) Railroad rights-of-way.
- (5) Water filtration plants, pumping stations, and reservoirs.
- (6) Municipal Administration Offices
- (7) Village owned public works facility or garage
- k. Churches, temples, or synagogues (including accessory day care and pre-school programs).
- l. Accessory uses customarily incidental to the above special uses.
- m. Sheltered/skilled care facility as regulated in the R-1 District.

**3. Lot Size Requirements**

**a. Permitted Uses**

	<b><u>Minimum Lot Area</u></b>	<b><u>Minimum Lot Width</u></b>
(1) Single-family detached dwellings	20,000 square feet	100 feet
(2) Agriculture	20 Acres	700 feet
(3) Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings	
(4) Public Parks with completely enclosed buildings	5 Acres	300 feet

(Amended by Ordinance A-834-8-00)

**b. Special Uses**

	<b><u>Minimum Lot Area</u></b>	<b><u>Minimum Lot Width</u></b>
(1) Convents, monasteries, and seminaries	5 Acres	300 feet
(2) Colleges and Universities	20 Acres	800 feet
(3) Garden and plant nursery plots	5 Acres	300 feet
(4) Hospitals	25 Acres	800 feet





(5) Outdoor recreational uses 5 Acres 300 feet

(6) Planned Unit Developments 40 Acres 800 feet

Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.

(7) Schools, public and private:

(a) Elementary School 5 Acres 300 feet

(b) Junior High School 10 Acres 300 feet

(c) High School 20 Acres 800 feet

(8) Public Utility and governmental facilities (As established by Special Use Approval)

(9) Churches, temples, or synagogues (including accessory day care and pre-school programs) 5 Acres 300 feet

(10) Community centers, museums, libraries, and other cultural facilities (As established by Special Use Approval)

**4. Floor Area Ratio**

Not to exceed 0.2.

**5. Building Height**

a. Single-family detached dwellings -- not more than two and one-half stories or 30 feet, whichever is lower.

b. Non-residential uses -- not more than 45 feet.

**6. Minimum Ground Floor Area Per Dwelling**

a. One-story dwellings -- not less than 1,500 square feet.

b. Dwellings having more than one story:

(1) not less than 1,125 square feet for a one and one-half story dwelling.

(2) not less than 750 square feet for a two story or two and one-half story dwelling.



**7. Yard Requirements**

**a. Permitted Uses**

		<b><u>Front Yard</u></b>	<b><u>Interior Side Yard</u></b>	<b><u>Corner Side Yard</u></b>	<b><u>Rear Yard</u></b>
(1)	Single-family detached dwellings	30 feet	10 feet	30 feet	50 feet
(2)	Agriculture	100 feet	50 feet	100 feet	60 feet
(3)	Other Permitted Uses	50 feet	20 feet	50 feet	60 feet

In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.

(4)	Public Parks without completely enclosed buildings	Same as minimum required for single-family dwellings (Amended by Ordinance A-834-8-00)			
(5)	Public Parks with completely enclosed buildings	100 feet	40 feet	100 feet	100 feet

**b. Special Uses**

		<b><u>Front Yard</u></b>	<b><u>Interior Side Yard</u></b>	<b><u>Corner Side Yard</u></b>	<b><u>Rear Yard</u></b>
(1)	All Special Uses	100 feet	40 feet	100 feet	100 feet

Planned Unit Developments existing as of August 1, 1995, shall be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.

In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.

**8. Off-Street Parking and Off-Street Loading**

In accordance with applicable regulations set forth in Section XI.



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**V-03-2022: 10S675 Glenn Dr. (Rohan); Variation and Findings of Fact; Request for variations to permit a detached accessory building (garage) within the corner side yard area and within the corner side yard setback, from 30 ft. to 10 ft., pursuant to Zoning Ordinance Sections IV.I.1, VI.F.7.a, IV.H.4, and IV.H.7.**

**HEARING:**

June 20 and July 18, 2022

**TO:**

Plan Commission  
Greg Trzupke, Chairman

**FROM:**

Janine Farrell, AICP  
Community Development Director

**PETITIONER:**

Michael Rohan

**PETITIONER STATUS:**

Property Owner

**PROPERTY OWNER:**

Michael Rohan

**EXISTING ZONING:**

R-3 Single-Family Residential

**LAND USE PLAN:**

Recommends single-family  
residential

**EXISTING LAND USE:**

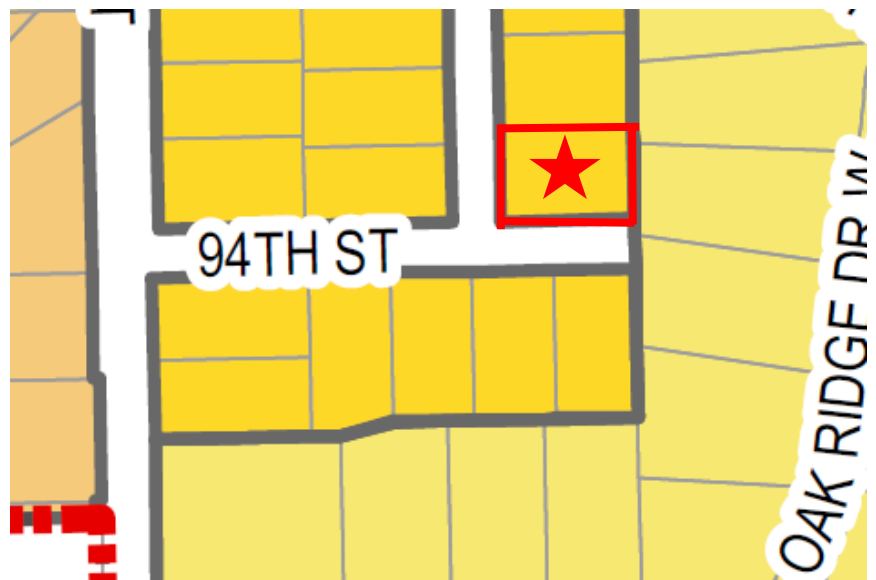
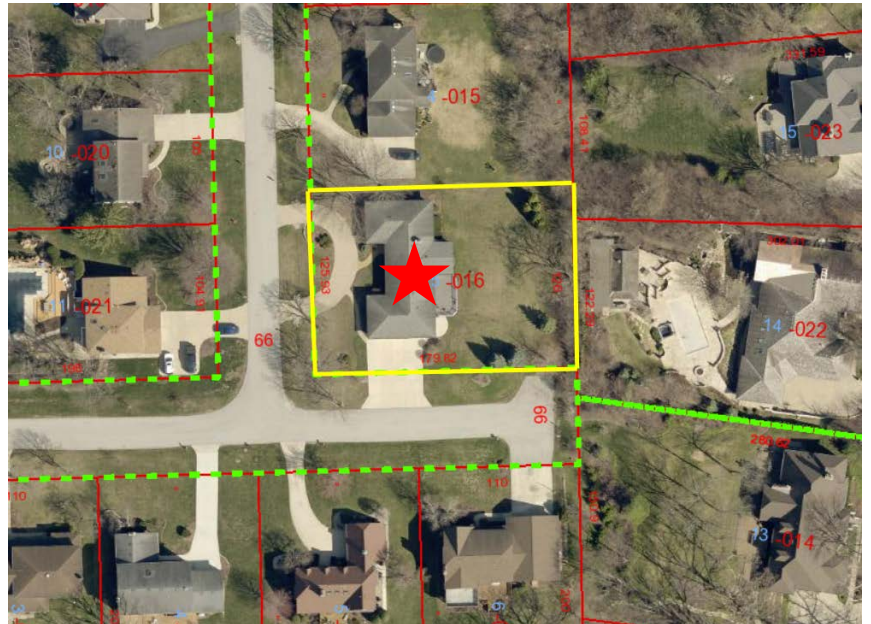
Single-family residence

**SITE AREA:**

± 22,680 sq. ft.

**SUBDIVISION:**

Space Valley Annex



This petition was first heard on June 20, 2022. At the meeting, there were only four members of the Commission (Zoning Board of Appeals) present to vote on the matter. For approval, four affirmative votes were required, and the petitioner requested to continue the case until July 18, 2022. There were no objectors present at the meeting and the public hearing for this petition was closed. The minutes from June 20, 2022 are included in this July 18, 2022 agenda packet.

The petitioner is Michael Rohan, owner of the subject property. The petitioner is requesting variations from Zoning Ordinance Sections IV.I.1, VI.F.7.a, IV.H.4, and IV.H.7 in order to permit a detached accessory building (garage) within the corner side yard area and within the corner side yard setback. The property currently contains a single-family residence with an attached garage. The petitioner would like to construct a 25 ft. x 26 ft. detached garage (650 sq. ft.). This proposed garage meets the R-3 zoning district requirements in all respects except for its location. Since this is a corner lot with frontage along Glenn Dr. and 94<sup>th</sup> Street, a minimum 30 ft. setback is required along both roads (west and south). A minimum 10 ft. setback is required along the interior side yard (north) and rear yard (east). These regulations are codified in the Zoning Ordinance sections as detailed below.

#### **Section IV.H.4 – Setback and Location of Accessory Buildings and Structures**

Accessory buildings and structures shall be setback a minimum of 10 feet from a rear lot line and shall comply with the minimum interior side and corner side yard setback of the zoning district in which the accessory building or structure is located except as may otherwise be specifically permitted in Section IV.I of this Ordinance.

#### **Section VI.F.7.a – R-3 Zoning District Yard Requirements**

	<b><u>Front Yard</u></b>	<b><u>Interior Side Yard</u></b>	<b><u>Corner Side Yard</u></b>	<b><u>Rear Yard</u></b>
(1) Single-family detached dwellings	30 feet	10 feet	30 feet	50 feet

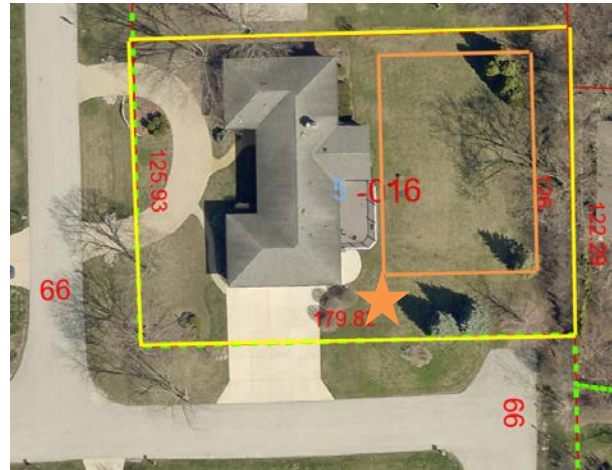
#### **Section IV.I.1 – Detached Accessory Buildings in Residential Districts**

Detached buildings accessory to permitted residential uses are permitted in the rear buildable area and may also be located in a required rear yard but not closer than 10 feet to the rear lot line. Detached buildings accessory to residential uses are also subject to the regulations in Section IV.H above.

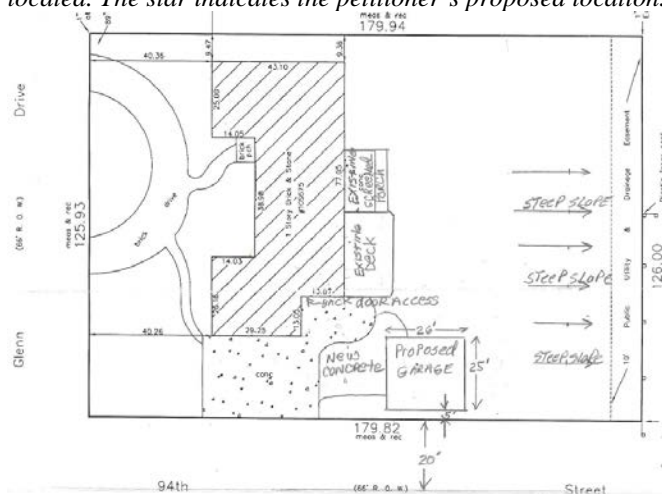
#### **Section IV.H.7 - Distance from a Corner Side Lot Line**

No detached or attached accessory building hereafter erected or altered shall project nearer to a lot line adjoining a street than the distance equivalent to the shortest distance between such lot line and the nearest wall of the principal building. *(For reference, the residence was constructed in 1973 according to the Assessor and is only about 24 ft. from the southern property line).*

The petitioner is proposing to construct a detached garage within the corner side yard area instead of the rear yard, which is not permitted. The petitioner is also not meeting the minimum required corner side yard setback of 30 ft., only proposing a 10 ft. setback from the southern property line. The original request was a 5 ft. setback, but after the June 20, 2022 meeting, the petitioner amended the request. Since this is greater than the original request (meaning not less than 5 ft.), new notification is not required. In the petitioner's Findings of Fact, he states that the garage cannot be located in the

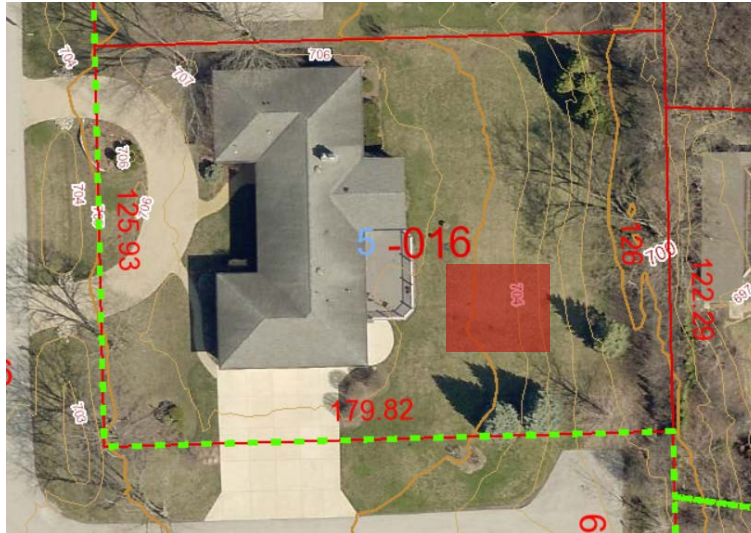
[illegible]

*Right: Aerial image of the site with an orange box illustrating roughly the area where the detached garage can be located. The star indicates the petitioner's proposed location.*



*The petitioner's proposal for the detached garage, also included as an attachment.*





The applicant indicated in the Findings of Fact that the garage cannot be located in the rear yard due to a drastic change in elevation. The topographic map above illustrates the grade change on the property where each orange line is a one-foot contour elevation interval. There is about a 5 ft. change from the home (706) to the rear (700). The red box indicates roughly the size of the detached garage. Depending on where it is placed on the property meeting Zoning Ordinance requirements, there could be a three- to four-foot grade change.

While architectural elevations have not been provided, the specifications from the contractor are included as an attachment. The petitioner is proposing a frame garage with the following details:

- A white, 7' tall and 16' wide garage door
- One white, vinyl slider window
- Gray architectural roofing shingles with white soffits and fascia
- Gray vinyl siding (for reference, the residence is light gray rusticated brick)



Estate Gray<sup>†</sup>



Left: Photo of the proposed roofing shingles from Owens Corning website.  
Right: Photo of the proposed siding from PlyGem/Mastic website.

### **Public Hearing History**

**V-03-2022 (this petition):** First heard on June 20, 2022 and continued until July 18, 2022.

### **Public Comment**

One public comment was received via email and is included as an attachment.



**Findings of Fact and Recommendation**

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend approval for the requested variations to construct a detached garage within the corner side yard, staff recommends that said recommendation be subject to the following condition:

1. The garage shall substantially comply with the plans submitted by the petitioner and included as Exhibit A.

**Appendix**

Exhibit A - Petitioner's Materials and Public Notifications

- Application
- Findings of Fact
- Proposed Site Plan
- Garage specifications

Exhibit B – Public Comments



# EXHIBIT A



## VILLAGE OF BURR RIDGE

RECEIVED

MAY 20 2022

### PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

#### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Michael Rohan

STATUS OF PETITIONER: Home owner

PETITIONER'S ADDRESS: 105675 GLENN DRIVE

ADDRESS OF SUBJECT PROPERTY: 105675 GLENN DRIVE

PHONE: 708 310-8121

EMAIL: MIKEGROHAN@hotmail.com

PROPERTY OWNER: Michael Rohan

PROPERTY OWNER'S ADDRESS: 105675 GLENN Dr. PHONE: 708 310-8121

PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

#### DESCRIPTION OF REQUEST:

Request a zoning variance to allow a 2 car garage to be built in our side yard instead of behind our house.

#### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 22,680 ft<sup>2</sup> EXISTING ZONING: R-3/Residential

EXISTING USE/IMPROVEMENTS: Single family residence

SUBDIVISION: Space Valley Annex

PIN(S) # 10-01-362-0100-0000 Q4

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Michael Rohan

Petitioner's Signature

5/20/22

Date of Filing





Findings of Fact - Zoning Variation  
Burr Ridge Zoning Ordinance

Address:

105675 GLENN Drive

As per Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, for a variation to be approved, the petitioner must confirm all of the following findings by providing 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

TO BUILD THE GARAGE BEHIND THE HOUSE WOULD BE CLOSE TO IMPOSSIBLE DUE TO A DRASTIC CHANGE IN ELEVATION.

- 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.

IF WE BUILD THE GARAGE BEHIND THE HOUSE NEAR THE BACK LOT LINE, THE COST MAY DOUBLE DUE TO THE ELEVATION CHANGE

- 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.

OUR PROPERTY IS ON A DEAD END STREET SO THERE ARE NO ADJACENT NEIGHBORS. NO SIDE LINES WILL BE OBTAINED. NO ADDITIONAL DRIVEWAY ENTRANCE FROM THE STREET WILL BE REQUIRED.

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

THIS IS NOT FOR FINANCIAL GAIN. WE ARE REQUESTING THIS TO PROVIDE A CLOSER LOCATION TO OUR BACK DOOR FOR EASIER ACCESS FOR MY WIFE WHO IS IN A WHEELCHAIR.

- 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.

NOT A CHANCE. THIS CHANGE WILL ALLOW US TO HAVE EASIER ACCESS FOR OUR WHEELCHAIR.

- 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.

NO. THERE WILL BE NO INCREASE IN TRAFFIC. NO SIDEWALKS WILL BE IMPACTED. I HAVE NO NEXT DOOR NEIGHBOR TO THE EAST OF ME.



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

OUR PLAN will be to MAKE the garage LOOK LIKE OUR HOUSE. ~~@@@~~

- 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.

There will NOT be any impact to any above issues.

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

yes.



Drive

meos & rec  
125.93

1" pipe (found)  
at corner

89°-48'-15" meos

40' Building Line

brick

drive

brick  
pch

1 Story Brick & Stone  
#10S675

#10S675

EXISTING  
DECK

EX-157-10  
conc  
5 SCREENED  
ARCH

2020

PROPOSED  
BARRAGE

Step 3/4

Steel Store

✓ 3000

Public

Util

&

Drainage

Easement

1" pipe (found) 0.45  
East & on line

126.00  
meas & rec

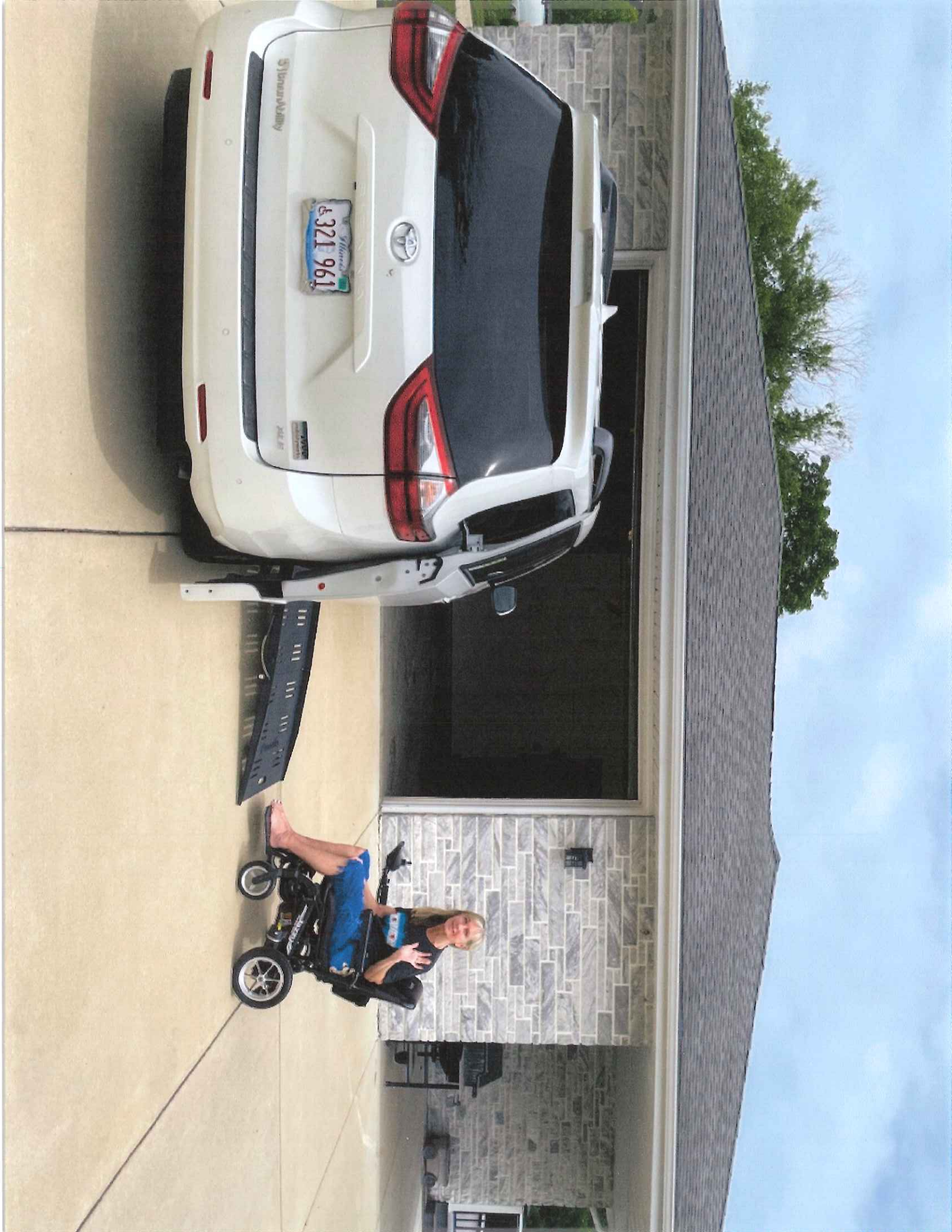
Plastic fence post  
0.60 East

Plastic fence  
0.68 East

94th

$$(\mathbb{S}^k, R_{\text{opt}}, W_{\text{opt}}).$$

Street



Name: Mike Grohan  
 Address: 105675 Glenn Dr.  
 City: Burr Ridge State: IL Zip Code: 60527  
 Primary Ph.#: 708-310-8121 Secondary Ph. #: \_\_\_\_\_  
 E-mail: mikegrohan@hotmail.com

DEMOLITION	CONCRETE	CARPENTRY
Size: <u>x</u>	Floor: <u>24' x 24'</u>	Garage Size: <u>24' x 24'</u>
<input type="checkbox"/> Brick <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Stucco	Apron: <u>24' x 3'</u>	<input checked="" type="checkbox"/> Hip <input type="checkbox"/> Gable <input type="checkbox"/> Rev Gable
Garage Must Be Empty	Ratio: <u>5" Thick</u> Walks: <u>3'x6'</u>	Roof Pitch 4/12
Tractor Out Yes / No	Driveway: <u>10084</u> Parkway:	2" x 4" x 16" O.C. Studs
Additional Debris:	Reinforcement: <input type="checkbox"/> Rebar <input checked="" type="checkbox"/> Wire Mesh <input checked="" type="checkbox"/> Fiber Mesh	2" x 8" x 16" O.C. Rafters
<u>Concrete as new</u>		With Birdsmouth Cut Design
Concrete up to 4" thick	Raised Curb 4 Sides	Interlocking Top Plates
Slab:	Anchor Bolts Around Perimeter	Triple 2"x4" Corners
Walks:	Bag Mix all <u>5"</u> Thick Floor	Wall Height 8 ft
Driveway:	Haul Dirt: <u>(Yes) / No</u>	Sheathing: <u>1/2" + Housewrap</u>
Sawcuts: <u>as new</u>	Scored Concrete: <u>(Yes) / No</u>	Crossties 2"x6"x 48" O.C.
Double Walls: Yes / <u>(No)</u>	Wheel in Concrete: <u>(Yes) / (No)</u>	Header 2-2"x12" / <u>(LVL)</u>
Tree/Bushes Removal: <u>(Yes) / No</u>	Retaining Wall: <u>(Yes) / No</u>	Treated Bottom Plate + Sill Sealer
DOORS	ROOFING	SIDING
Entry Door: Pre-Hung Insulated 36" Fiber Glass 6 Panel Door With Matching Entry & Dead Bolt Locks & Aluminum Threshold	Sheathing: <u>1/2"</u>	Vinyl: <input checked="" type="checkbox"/> D4 <input type="checkbox"/> DL4.5 <input type="checkbox"/> _____
	Shingles: Architectural Type	Manufacturer: <u>masite</u>
	Manufacturer: <u>Owens Corning</u>	Style: <u>Solar Defense</u>
	Style: <u>Oak Ridge</u>	Color: <u>Natural slate</u>
Overhead Door: Raised Steel Panel Door Finished With Heavy Baked On Paint With Rust Inhibitors & Torsion Spring Setup	Felt: <u>yes</u> Vents: <u>2</u>	<b>ELECTRIC</b>
	Eaves: <u>12"-4 sides</u>	
	Soffit - Fascia Color <u>white</u>	
	Gutters: <u>Pls Jambes + casings</u>	
Size: <u>16' x 7'</u>	<b>WINDOWS</b>	Switches: <u>2</u> <u>(Recessed)</u>
Color: <u>white</u>	Qty: <u>1</u> Vinyl	Exterior Outlets: <u>1</u> <u>(pipes)</u>
<u>Long panel</u>	Color: <input type="checkbox"/> White <input checked="" type="checkbox"/> <u>4' x 2'</u>	Exterior Lights: <u>3</u>
<u>1</u> Chamberlain 1/2 H.P. Lift Master Door Opener with WiFi + keypad with 2 Remote Controls <u>(Yes) / No</u>	Style: <input checked="" type="checkbox"/> Slider <input type="checkbox"/> Single Hung	Exterior Light by Owner: <u>(Yes) / No</u>
<b>CLEANUP INCLUDED</b>		

NOTES: (Diamond Drive Concrete Includer sealer) (1x4 casings)

(Tax & Permit Included)

\$52,300.00

- 1500.00

\$50,800.00

(any Requirements from city will be added costs)

OFFER EXPIRES:

5/27/22

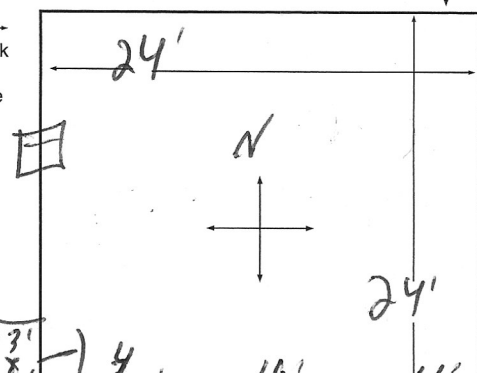
Total Price: \$

Stanley Representative:

Marty Barakat

setback from lot line

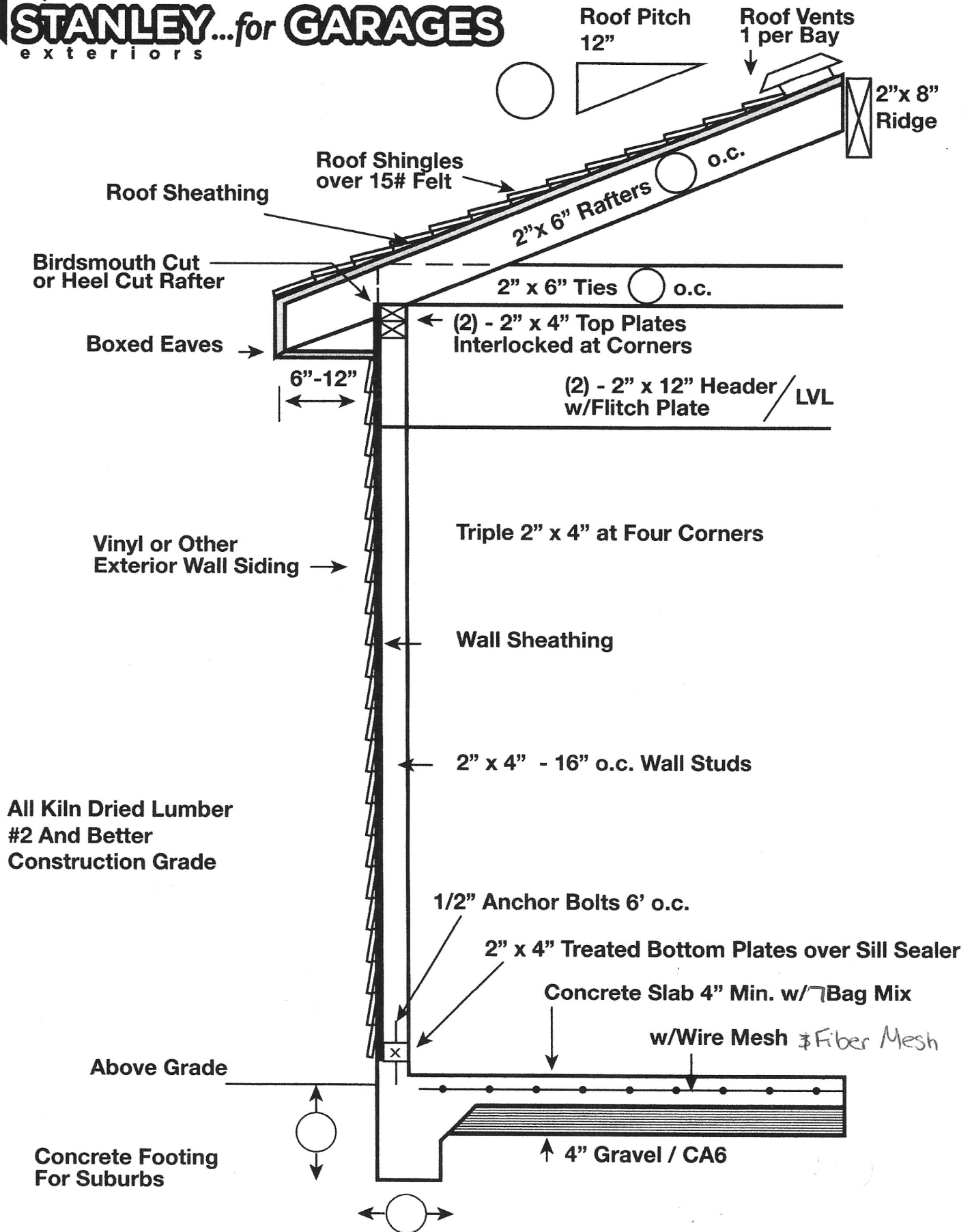
setback from lot line





# STANLEY...for GARAGES

exteriors





**VILLAGE OF BURR RIDGE  
PLAN COMMISSION AND  
ZONING BOARD OF APPEALS**

**Consent to Install Public Notice Sign**

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

105675 GLENN DRIVE

Property Owner or Petitioner:

MICHAEL ROHAN

(Print Name)

Michael Rohan

(Signature)



Jun 3, 2022 at 3:04:46 PM  
700-728 94th St  
Burr Ridge IL 60527  
United States



Jun 3, 2022 at 3:05:40 PM  
10S676 Glenn Dr  
Burr Ridge IL 60527  
United States







## **LEGAL NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, June 20, 2022**, at Burr Ridge Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois, 60527.

## **PURPOSE OF HEARING**

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Michael Rohan for variations to permit a detached accessory building (garage) within the corner side yard area and within the corner side yard setback, from 30 ft. to 5 ft., pursuant to Zoning Ordinance Sections IV.I.1, VI.F.7.a, IV.H.4, and IV.H.7. The petition number and address of this petition is **V-03-2022: 10S675 Glenn Dr.** and the Permanent Real Estate Index Number is **10-01-302-016-0000**.

Public comment may be provided by individuals who physically attend the meeting at 7700 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, June 14, 2022. All public comment may be emailed to Community Development Director Janine Farrell ([jfarrell@burr-ridge.gov](mailto:jfarrell@burr-ridge.gov)) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

**BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.**

**Greg Trzupek, Chairman**

**MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.**

# Public Notification Mailing Labels

Tax_Owner	Tax_Addrss	Tax_City	Tax_State	Tax_Zip	PIN_14
Grela, Jacek & Marzena	10S570 Glenn Dr	Burr Ridge	IL	60527	PIN 10013010140000
Litwin, Louis	10S650 Glenn Dr	Burr Ridge	IL	60527	PIN 10013010190000
Donthamsetti & Bathala	1001 Sean Cir	Darien	IL	60561	PIN 10024110060000
Hutcheson, Patricia R	10S667 Glenn Dr	Burr Ridge	IL	60527	PIN 10013020150000
Chicago Title 8002362754	6 Arcadia Ct	Burr Ridge	IL	60527	PIN 10024110030000
Feltz, Kenneth M & Rita I	15W700 94Th St	Burr Ridge	IL	60527	PIN 10013040130000
Mac Tavish, Benjamin F	103 Oak Ridge Dr	Burr Ridge	IL	60521	PIN 10013040150000
Porn, Louis M & C Carls	108 Oak Ridge Dr	Burr Ridge	IL	60521	PIN 10013060040000
Chitturi, Ratnam	2 Marissa Ct	Burr Ridge	IL	60527	PIN 10121000050000
Lively, Elizabeth & S	10S563 Glenn Dr	Burr Ridge	IL	60521	PIN 10013020100000
Iorfida, Samuel & Diane	122 Oak Ridge Rd	Burr Ridge	IL	60521	PIN 10013060070000
Arito Jr, Anthony & Janet	751 Provencal Dr	Burr Ridge	IL	60521	PIN 10013040190000
Haigh, Patricia	106 Oak Ridge Dr W	Burr Ridge	IL	60521	PIN 10013060030000
Wanta, Leonard	126 Circle Ridge Dr	Burr Ridge	IL	60527	PIN 10013020540000
Ascencios, M & X Hu	10S647 Glenn Rd	Burr Ridge	IL	60527	PIN 10013020140000
Wenc, Charlene C	10S550 Glenn Dr	Burr Ridge	IL	60527	PIN 10013010130000
Lilwani, Bharat	6455 N Kolmar Ave	Lincolnwood	IL	60712	PIN 10013020570000
Garbonkus, Vacys & Laima	760 W 94Th St	Burr Ridge	IL	60521	PIN 10013040100000
Baley, Thomas & Wendy	3 Keri Ln	Burr Ridge	IL	60527	PIN 10013020750000
Cushing, Robert & Sara	10S607 Glenn Dr	Burr Ridge	IL	60527	PIN 10013020120000
Matlashevskia, Olena	9395 S Madison St	Burr Ridge	IL	60527	PIN 10013010270000
O Leary, William & Carol	10S750 Madison St	Burr Ridge	IL	60527	PIN 10024060250000
Guirguis, Mina	10S581 Madison St	Hinsdale	IL	60527	PIN 10013010070000
Fritz, Edward A	10S734 Madison St	Burr Ridge	IL	60527	PIN 10024060210000
Florek, Joseph P	10S638 Glenn Dr	Burr Ridge	IL	60527	PIN 10013010180000
Keivan, Robert & Laura	701 Provencal Dr	Burr Ridge	IL	60527	PIN 10013040170000
Flanagan, Richard M	135 Oak Ridge Dr	Burr Ridge	IL	60527	PIN 10121000100000
Ressa, Todd A & Denise A	9 Arcadia Ct	Burr Ridge	IL	60521	PIN 10024110050000
Tharian, A & K Parackal	128 Circle Ridge Dr	Burr Ridge	IL	60527	PIN 10013020550000
Falling Water Owners Assn	1300 W Higgins Rd	Park Ridge	IL	60068	PIN 10024070080000
Hanif, Tabassum & Farhan	9305 S Madison St	Burr Ridge	IL	60527	PIN 10013010220000
Layland Jr, H K Tr	100 Shore Dr	Burr Ridge	IL	60521	PIN 10121000090000
Khanna, N & R Kapoor	725 Provencal Dr	Burr Ridge	IL	60527	PIN 10013040180000
Brumley, Guy & Deborah	10S675 Glenn Dr	Burr Ridge	IL	60521	PIN 10013020160000
Witter, Clare E	10S575 Glenn Dr	Burr Ridge	IL	60521	PIN 10013020110000
Kessel, Michael & Cynthia	10S676 Glenn Dr	Burr Ridge	IL	60527	PIN 10013010210000
Collins, Jeffrey	9359 S Madison	Burr Ridge	IL	60527	PIN 10013010250000
Fallingwaters Homeowners	9105 Fallingwaters	Burr Ridge	IL	60521	PIN 10024110110000
Seeely, Mikell & Mary	10S571 Madison St	Burr Ridge	IL	60521	PIN 10013010060000
Martini, Seif & Sawsan	9377 S Madison	Burr Ridge	IL	60527	PIN 10013010260000
Lowery, Michael & Colleen	10S622 Glenn Dr	Burr Ridge	IL	60521	PIN 10013010170000
Jackson, Vincent & Linda	100 Oak Ridge Dr.	Burr Ridge	IL	60521	PIN 10013060010000
Koldenhoven, Paul & Kim	10S580 Glenn Dr	Burr Ridge	IL	60521	PIN 10013010150000
Plamoottil, Issac & P	122 Circle Ridge Dr	Burr Ridge	IL	60527	PIN 10013020520000
Lee, Ham Nyung & Yoon Gum	130 Circle Ridge Dr	Burr Ridge	IL	60527	PIN 10013020560000
Vinkler, Jerome A	10S627 Glenn Dr	Burr Ridge	IL	60527	PIN 10013020130000

# Public Notification Mailing Labels

Maly, Paul T	780 W 94Th St	Burr Ridge	IL	60527 PIN 10013040090000
Rayan, Mamdouh E	310 S Michigan	Chicago	IL	60604 PIN 10121000130000
Hanig, Stephen & Tamara	113 Oak Ridge Dr	Burr Ridge	IL	60527 PIN 10013020290000
Toulios, Thomas	7550 Woodland Ct	Burr Ridge	IL	60521 PIN 10013020230000
Barton, Richard & J Hopson	101 Oak Ridge Dr	Burr Ridge	IL	60521 PIN 10013040160000
Afzal, Muhammad	124 Circle Ridge Dr	Burr Ridge	IL	60527 PIN 10013020530000
Rothrock, Barbara K	10S604 Glenn Dr	Burr Ridge	IL	60527 PIN 10013010160000
Mouradi, Adel	8 Arcadia Ct	Burr Ridge	IL	60521 PIN 10024110040000
Unglaub, Robert & Nancy	105 Oak Ridge Dr W	Burr Ridge	IL	60527 PIN 10013040140000
Steuens, James	801 Provencal Dr	Burr Ridge	IL	60521 PIN 10013040200000
Dremonas, James & Penelope	128 Oak Ridge Dr	Burr Ridge	IL	60521 PIN 10013060090000
Vivo, Salvatore	9341 S Madison	Burr Ridge	IL	60527 PIN 10013010240000
Khosla, Sandeep & P	9289 Falingwater Dr	Burr Ridge	IL	60527 PIN 10024100120000
Marzec, Raymond & Helen	720 W 94Th St	Burr Ridge	IL	60521 PIN 10013040120000
Oedzes, John	116 Oak Ridge Dr	Burr Ridge	IL	60521 PIN 10013060060000
Medaglia, Guy A	124 Oak Ridge Dr E	Burr Ridge	IL	60527 PIN 10013060080000
Halaka, Folim & Hana	9425 S Madison St	Burr Ridge	IL	60521 PIN 10013040210000
Brown, Dean & Katherine	111 Oak Ridge Dr	Burr Ridge	IL	60521 PIN 10013020280000
La Grange National Bank	14 S La Grange Rd	La Grange	IL	60525 PIN 10013060120000
Hanson, David H & June	4 Keri Ln	Burr Ridge	IL	60527 PIN 10013020250000
Davis, Russell & Alice	10S766 Madison St	Burr Ridge	IL	60527 PIN 10024060180000
Ctltc Lg4408	10 S Lasalle St	Chicago	IL	60603 PIN 10013040080000
Manczko, T & G Pirc	9340 Madison St	Burr Ridge	IL	60527 PIN 10024100160000
Porn, Louis M & C Carls	108 Oak Ridge Dr	Burr Ridge	IL	60521 PIN 10013060050000
Hai, Niloufer	2 Keri Ln	Burr Ridge	IL	60527 PIN 10013020240000
Christensen, Niels H & S	10S543 Glenn Dr	Burr Ridge	IL	60521 PIN 10013020090000
Tarnowski, Michael & V	10S664 Glenn Dr	Burr Ridge	IL	60527 PIN 10013010200000
Gallaher, Lee D	740 94Th St	Burr Ridge	IL	60521 PIN 10013040110000
Trust 1-6306	9323 S Madison St	Burr Ridge	IL	60527 PIN 10013010230000
Signorino, Paul	1 Keri Ln	Burr Ridge	IL	60521 PIN 10013020760000
Wakim, Pierre & Karla	107 Oak Ridge Dr	Burr Ridge	IL	60521 PIN 10013020220000
Goldberg, Richard S	102 Oak Ridge Dr	Burr Ridge	IL	60527 PIN 10013060020000
Pirc, G & T Manczko	9430 S Madison St	Burr Ridge	IL	60527 PIN 10024100170000
Dunmyer, John & Jane	130 Oak Ridge Dr	Burr Ridge	IL	60521 PIN 10013060100000
Chiu, Eugene	133 Oak Ridge Dr E	Burr Ridge	IL	60521 PIN 10121000110000
Aguilar Jr, Salvador J	131 Oak Ridge Dr	Burr Ridge	IL	60521 PIN 10121000120000



# EXHIBIT B

**From:** [Cynthia Kessel](#)  
**To:** [Janine Farrell](#)  
**Cc:** [REDACTED]  
**Subject:** Petition V-03-2022: 10s675 Glenn Drive  
**Date:** Thursday, June 2, 2022 10:16:00 AM

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Dear Plan Commission,

We are residents of 10s676 Glenn Drive, directly across Glenn Drive to the West of Michael Rohan's property. We would like to express our support of Mr. Rohan's request for variance.

We regret that we cannot attend the meeting in person. If you have any questions or we can further support Mr. Rohan in any way, please do not hesitate to email or contact us at the phone numbers below.

Thank you for all that you do to keep Burr Ridge a beautiful and safe community for all.

Sincerely,

Michael and Cynthia Kessel  
10s676 Glenn Drive  
Burr Ridge, IL 60527







**Z-08-2022: Request to consider text amendments to Sections VIII.A, VIII.B, VIII.C, and XIV.B of the Zoning Ordinance to define "live entertainment" and permit "live entertainment" as accessory to certain uses in the Business Districts.**

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

**Petitioner:** Village of Burr Ridge

**Prepared by:** Janine Farrell, Community Development Director

**Date of Hearings:** April 18, June 6, and July 18, 2022

On February 14, 2022, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to define “live entertainment” and to permit “live entertainment” as accessory to certain uses within the business districts. The direction from the Board only included those restaurants within the B-1 and B-2 districts, not those restaurant uses which may be located inside hotels zoned O-2. The Crowne Plaza is the only hotel zoned B-2. The Board direction was also to permit live entertainment as accessory to the restaurant use, meaning that a special use is not required. The Zoning Ordinance language in Exhibits C and D are drafted in this manner.

Under current Zoning Ordinance regulations, restaurant uses with live entertainment require a special use in the B-1 and B-2 zoning districts. There are eight restaurants which have approved special uses to have live entertainment accessory to the restaurant use:

- Cooper’s Hawk – Ordinance A-834-10-16 (2016)
- County Wine Merchant – Ordinance A-834-14-17 (2017)
- Dao Sushi and Thai – Ordinance A-834-08-12 (2012)
- Eddie Merlot’s – Ordinance A-834-11-11 (2011)
- Jonny Cab’s – Ordinance A-834-02-21 (2021)
- La Cabanita – Ordinance A-834-27-11 (2011)
- The Hampton Social – Ordinance A-834-09-17 (2017)
- Wok n Fire – Ordinance A-834-28-13 (2013)

The Plan Commission held public hearings on April 18 and June 6, 2022 for this petition. In response to the Commission’s June 6 comments, staff is providing the following:

- Updated definition for live entertainment.
- Wine boutique use has been clarified.
- The percentage of the area dedicated to the live entertainment has been modified to 10%. As an example, this means that a restaurant with 500 sq. ft. of seating space (25 ft. by 20 ft.) could have up to 50 sq. ft. of live entertainment space (5 ft. by 10 ft.). For reference, a small, portable stage can measure 4 ft. by 8 ft. or 32 sq. ft. This percentage is a suggestion based upon Commissioner comments and can be modified.

### **Findings of Fact**

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if the amendments fulfill the purpose and intent of the Zoning Ordinance.

### **Attachments**

- Exhibit A – Petitioner’s Materials and Findings of Fact
- Exhibit B – Research on regulations from neighboring municipalities for live entertainment
- Exhibit C – Section XIV.B Draft
- Exhibit D – Sections VIII.B and VIII.C Draft
- Exhibit E – Section VIII.A Draft
- Exhibit F – Public Comments



**EXHIBIT A**  
**VILLAGE OF BURR RIDGE**  
**PETITION FOR PUBLIC HEARING**  
**PLAN COMMISSION/ZONING BOARD OF**  
**APPEALS**

**GENERAL INFORMATION (to be completed by Petitioner)**

PETITIONER (All correspondence will be directed to the Petitioner): Janine Farrell, Community Development Director,  
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630)654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☒ Text Amendment ☐ Variation(s)

DESCRIPTION OF REQUEST:

Amendments to Zoning Ordinance sections VIII.A, VIII.B, VIII.C, and XIV.B to define "live entertainment" and  
to permit "live entertainment" as accessory to certain uses in the Business Districts.

**PROPERTY INFORMATION (to be completed by Village staff)**

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Janine Farrell  
Petitioner's Signature

3/22/2022  
Date of Filing



**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

The Zoning Ordinance contains numerous definitions for uses and terms. "Live entertainment" is currently undefined and what uses constitute live entertainment are subject to interpretation.

Permitting live entertainment as accessory to a restaurant use, but ensuring that it meets other regulations such as those pertaining to noise, is compatible with other accessory uses within the Zoning Ordinance. Accessory uses are typically permitted by right in conjunction with a principal use, like a shed is a permitted accessory to a residence as long as it complies with regulations.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

By including a definition for live entertainment, clarity is provided to all parties including residents, business owners, staff, and elected officials. The intent and purpose of the Zoning Ordinance to provide transparency in regulations.

By permitting live entertainment as accessory to the restaurant use but also including regulations to ensure that the use is not a nuisance to neighbors, fulfills the intent and purpose of the Zoning Ordinance to regulate uses appropriately.

(Please transcribe or attach additional pages as necessary)

# EXHIBIT B

<b>Municipality</b>	<b>Live Entertainment in Business or Commercial Districts (Indoor only)</b>
Clarendon Hills	Special use for all districts
Darien	Prohibited in B-1; allowed as accessory in B-2 and B-3
Downers Grove	Information not yet received
Hinsdale	Special use for all districts
Indian Head Park	B-3 special use; B-6 permitted
LaGrange	Permitted as accessory
Lemont	Controlled by liquor license
Naperville	Prohibited in B-1; permit required in other districts
Oak Brook	Prohibited in B-1; Permitted in B-2 and B-3
Western Springs	Prohibited in B-1; unclear if a permitted accessory in other districts
Westmont	Information not yet received
Willow Springs	Information not yet received
Willowbrook	Special use in B-4 only

Note: Like Burr Ridge, the Business or Commercial districts above increase in intensity as the number increases. As an example, a B-1 district is neighborhood shopping (hair salon) while a B-3 district is highway commercial (gas station).

# EXHIBIT C



## BURR RIDGE ZONING ORDINANCE

### SECTION XIV RULES AND DEFINITIONS

#### A. RULES

The language set forth in the text of this Ordinance shall be interpreted in accordance with the following rules of construction unless they are inconsistent with the manifest intent of the Board of Trustees of the Village of Burr Ridge or the context clearly requires otherwise:

1. Words used in the present tense shall include the past and the future tense.
2. Words used in the singular number shall include the plural number, and the plural the singular.
3. The word "shall" is mandatory and not discretionary.
4. The word "may" is permissive.
5. The masculine gender includes the feminine and neuter.
6. The word "person" shall include a firm, proprietorship, joint venture, association, agent, organization, partnership, trust, company or corporation, and any other form of legal entity, as well as an individual, so that where the word "person" is used it is clear that any entity which would be subject to the Zoning Ordinance would be defined as a person.
7. All "measured distances" shall be to the nearest foot. If a fraction is one-half foot or more, the full foot next above shall be taken. Unless otherwise specified, all distances shall be measured horizontally.
8. The word "building" includes all other structures of every kind regardless of similarity to buildings.
9. The phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for".

#### B. DEFINITIONS

In further amplification and for clarity of interpretation of the context of this Ordinance, the following words and terms shall have the meaning set forth herein. Words contained in this Ordinance and not defined hereinafter shall assume such definitions as prescribed in the most recent edition of Webster's unabridged dictionary which apply in the context in which they are used herein.

**ABUTTING:** Having a common border with, or being separated from such a common border by a right-of-way, alley, or easement.

**ACCESSORY BUILDING OR USE:** An accessory building, structure or use is one which:

1. Is clearly incidental to, subordinate in purpose to, and serves the principal building or use.





**KENNEL:** Any premises or portion thereof on which more than three dogs, cats, or other household domestic animals over six months of age are kept, or on which more than two such animals are maintained, boarded, trained, groomed, bred, or cared for in return for remuneration, or are kept for the purpose of sale. Any premise of five acres or more in area used for a single-family detached dwelling, agricultural, institutional or recreational use where more than three such domestic animals owned by the occupant of the principal use are kept, bred and offered for sale shall not be considered a kennel.

**LABORATORY:** A place devoted to experimental study such as testing and analyzing. Manufacturing and sale of product or products is not permitted within a laboratory.

**LAUNDERETTE:** A business that provides coin operated self-service machines for use by customers on the premises to wash, dry and/or iron clothing, provided that no pick-up or delivery service is maintained.

**LIVE ENTERTAINMENT:** Any one or more of any of the following, performed live by one or more persons: (1) musical act (including karaoke); (2) theatrical act (including stand-up comedy or performance art); (3) play; (4) revue; (5) performance or theatrical dance; (6) magic act; (7) disc jockey; or (8) similar activity. Lewd or overtly sexually suggestive acts or dance are prohibited. Live entertainment does not include television, radio, closed circuit or Internet broadcasts of live entertainment.

**LIVESTOCK:** Horses, ponies, donkeys, sheep, goats and cattle.

**LIQUOR STORE, PACKAGE:** A business establishment where alcoholic beverages are kept and sold in their original containers and where such alcoholic beverages are not consumed on the premises.

**LOADING BERTH:** A space within the principal building or on the same lot as the principal building providing for the standing, loading or unloading of trucks and vans and with access to a street or alley.

**LODGING HOUSE (including BOARDING and ROOMING HOUSE):** A residential building, or portion thereof, other than a motel, apartment hotel, or hotel, containing lodging rooms which accommodate three or more persons who are not members of the keeper's family and where lodging, with or without meals, is provided for compensation on a weekly or monthly basis.

**LODGING ROOM (ROOMING UNIT):** A room rented as sleeping and living quarters, but without cooking facilities, and with or without an individual bathroom. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as one "lodging room" for the purpose of this Ordinance.

**LOT:** A single parcel of land which is legally described and recorded as such, or which is one of two or more numbered lots or parts of such lots legally described and recorded as a part of a recorded subdivision plat, and, in any case, is located within a single block (regardless of whether or not the "block" is recorded as such) and has its principal frontage on a street or an easement or other common-use right-of-way. No parcel shall be considered a lot, even though it is called or designated a lot, if it does not have a lot line which abuts a street for a distance of greater than fifty percent (50%) of the lot width. A lot is also one of two or more contiguous lots or parts of lots of record comprising the tract of land which is designated by the owner at the time of application for a building permit as the site to be used, developed, or built upon as a unit under single ownership or control. Therefore, a lot may or may not coincide with a single lot of record. The term "lot" shall also include any parcel of land under single ownership even though it is not recorded as a subdivided lot, including any parcels that result from a tax division of any land.

# EXHIBIT D



## BURR RIDGE ZONING ORDINANCE

### SECTION VIII.B B-1 BUSINESS DISTRICT

#### **B. B-1 RETAIL BUSINESS DISTRICT**

The B-1 District is intended to provide a location suitable to accommodate a combination of retail, service, and office uses in a commercial and business district.

##### **1. Permitted Uses**

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. Antique shops with less than 7000 square feet of floor area
- b. Art galleries
- c. Art and school supplies
- d. Bakeries (retail sales and not more than 70 percent of the floor area may be devoted to the production or processing of bakery goods)
- e. Barber shops
- f. Beauty and Health Services
- g. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- h. Book stores and stationery shops
- i. Camera and photographic supply stores
- j. Candy stores
- k. Card and gift shops
- l. Carpet and rug stores (retail only)
- m. China, glassware and household goods stores
- n. Clothing, clothing rental, and clothing accessory stores
- o. Coin and philatelic stores
- p. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales and with less than 7,000 square feet of floor area
- q. Craft, fabric, and sewing stores



- r. Delicatessens (packaged and/or prepared food for consumption on or off premises)
- s. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- t. Florist shops
- u. Food Stores, including grocery stores, supermarkets, meat markets, health food stores, fruit and vegetable stores, bulk food stores, and other similar establishments
- v. Furniture stores with less than 7,000 square feet of floor area
- w. Furrier shops
- x. Hardware stores with less than 7,000 square feet of floor area
- y. Health and Athletic Club with less than 7,000 square feet of floor area (Amended by Ordinance A-834-25-15)
- z. Hobby shops (not including video game parlors or arcades)
- aa. Interior decorating shops
- bb. Jewelry stores, including watch repairs, design and production of custom jewelry
- cc. Leather goods and luggage stores
- ~~dd.~~ dd. Live entertainment accessory to a restaurant or to a wine boutique (VIII.B.2.nn), subject to compliance with Section VIII.A.12
- ~~dd-ee.~~ ee. Locksmith shops
- ~~ee-ff.~~ ff. Music stores including sheet music, recorded music, and musical instrument sales and repair
- ~~ff-gg.~~ gg. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- ~~gg-hh.~~ hh. Paint and wallpaper stores with less than 7,000 square feet of floor area
- ~~hh-ii.~~ ii. Pharmacies and Drug Stores
- ~~ii-jj.~~ jj. Photography studios
- ~~jj-kk.~~ kk. Picture framing, when conducted for retail sales on the premises only
- ~~kk-ll.~~ ll. Post Offices accessory to a permitted or special use
- ~~ll-mm.~~ mm. Restaurants in multi-tenant buildings (including specialty restaurants such as donut shops and ice cream shops) and without any of the following: ~~live entertainment, dancing, or sales of alcoholic beverages~~
- ~~mm-nn.~~ nn. Studios for teaching of art, martial arts, music, dance, and gymnastics
- ~~nn-oo.~~ oo. Shoe sales and shoe repair stores with less than 7,000 square feet of floor area
- ~~oo-pp.~~ pp. Sporting goods stores with less than 7,000 square feet of floor area
- ~~pp-qq.~~ qq. Tailor and dressmaking shops
- ~~qq-rr.~~ rr. Toy stores with less than 7,000 square feet of floor area



~~ff.ss.~~ Video rental stores

~~ss.tt.~~ Accessory uses customarily incidental to the above including but not limited to off-street parking and loading as regulated in Section XI of this Ordinance

## **2. Special Uses**

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of this Ordinance, as appropriate:

- a. Antique shops with more than 7000 square feet of floor area
- b. Banks and Financial Institutions (Amended by Ordinance A-834-06-09)
- c. Banquet Halls
- d. Catering establishments
- e. Child care centers and nursery schools
- f. Clubs or Lodges, private, fraternal, or religious
- g. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales, with more than 7,000 square feet of floor area
- h. Convenience Food Stores
- i. Department Stores
- j. Drive through facilities accessory to a permitted or special use
- k. Dry cleaners with on-site equipment for dry cleaning
- l. Financial Services Offices (Amended by Ordinance A-834-06-09)
- m. Funeral parlors
- n. Furniture stores with more than 7,000 square feet of floor area
- o. Hardware stores with more than 7,000 square feet of floor area
- p. Hours of operation exceeding 7 A.M. to 10 P.M. for any business listed as a permitted or special use except as otherwise permitted by Section VIII.A.11 (Amended by Ordinance A-834-03-12).
- q. Household appliance and electronics stores including repair and service functions where incidental to retail sales
- r. Insurance Offices (Amended by Ordinance A-834-06-09)
- s. Laundromats
- t. Liquor stores (package goods sales only)
- u. Medical, Dental, and Optical Offices and Clinics (Amended by Ordinance A-834-06-09)



- v. Office Supply and Service Stores including copying and package delivery services, with more than 7000 square feet of floor area
- w. Orthopedic and Medical Appliance Stores
- x. Outside dining area for a restaurant subject to compliance with Section VIII.A.5 herein
- y. Outside sales display accessory to a permitted or special use
- z. Paint and wallpaper stores with more than 7,000 square feet of floor area
- aa. Parking lots and structures where such uses are the principal use on a lot
- bb. Pet shops and pet service stores
- cc. Planned unit developments
- dd. Post offices, Federal Government
- ee. Real Estate Offices (Amended by Ordinance A-834-06-09)
- ff. Restaurants in single tenant buildings or with any one of the following: ~~live entertainment, dancing, or sales of alcoholic beverages~~ (Amended by Ordinance A-834-6-99).
- gg. Shoe sales and shoe repair stores with more than 7,000 square feet of floor area
- hh. Shopping centers (containing stores listed as permitted or special uses in this B-1 District) with less than 100,000 square feet of floor area
- ii. Sporting goods stores with more than 7,000 square feet of floor area
- jj. Theaters, performing arts, indoor only
- kk. Toy stores with more than 7,000 square feet of floor area
- ll. Travel Agencies (Amended by Ordinance A-834-06-09)
- mm. Tutoring center for pre-school, primary, and secondary education (Amended by Ordinance A-834-31-11).
- nn. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site (Amended by Ordinance A-834-01-11)

3. **Lot Size Requirements:**

	<b><u>Minimum Lot Area</u></b>	<b><u>Minimum Lot Width</u></b>
a. <b><u>Permitted Uses</u></b>	10,000 square feet	80 feet
b. <b><u>Special Uses</u></b>		
(1) All special uses except those listed below	10,000	80 feet



		square feet	
(2)	Convents, monasteries, and theological schools	10 Acres	500 feet
(3)	Child care centers and nursery schools	As approved by the Village	
(4)	Funeral Parlors	30,000 square feet	150 feet
(5)	Parking lots or Structures (as principal use)	10,000 square feet	100 feet
(6)	Planned Unit Developments	6 acres	350 feet
(7)	Post Offices	10,000 square feet	150 feet
(8)	Shopping Centers	3 acres	250 feet

**4. Floor Area Ratio:**

Not to exceed 0.40.

**5. Building Height:**

Not to exceed two and one-half stories or 35 feet, whichever is less.

**6. Yard Requirements:**

- a. Front yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- b. Corner side yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- c. Interior side yard: None required, however, if a yard is provided, it must be at least 20 feet in width.
- d. Rear yard: 40 feet
- e. Transitional rear and side yards: all lots with rear or side lot lines abutting a residential district shall provide a 50 foot yard along such abutting lot line, with landscaping in accordance with Subsection VIII.A.10.



# EXHIBIT D



## BURR RIDGE ZONING ORDINANCE

### SECTION VIII.C B-2 BUSINESS DISTRICT

#### C. **B-2 GENERAL BUSINESS DISTRICT**

The intent of the B-2 District is to accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Many such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.

##### 1. **Permitted Uses:**

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. Antique shops with less than 7000 square feet of floor area
- b. Art Galleries
- c. Art and School Supply Stores
- d. Automobile parts and accessory stores
- e. Bakeries (retail sales and not more than 70 percent of the floor area may be devoted to the production or processing of bakery goods)
- f. Barber Shops
- g. Beauty and Health Services
- h. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- i. Book stores and stationery shops
- j. Camera and photographic supply stores
- k. Candy stores
- l. Card and gift shops
- m. Carpet and rug stores (retail only)
- n. Catalogue Sales
- o. Catering Establishments
- p. China, glassware and household goods stores
- q. Clothing, clothing rental, and clothing accessory stores
- r. Coin and philatelic stores



- s. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- t. Craft, fabric, and sewing stores
- u. Delicatessens (packaged and/or prepared food for consumption on or off premises)
- v. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- w. Florist shops
- x. Food Stores, including grocery stores, supermarkets, meat markets, health food stores, fruit and vegetable stores, bulk food stores, and other similar establishments
- y. Furniture stores
- z. Furrier shops
- aa. Garden, landscape, and patio stores
- bb. Hardware and home improvements stores
- cc. Hobby shops (not including video game parlors or arcades)
- dd. Household appliance stores (including repair and service functions where such activities are incidental to the retail sales function)
- ee. Interior decorating shops
- ff. Jewelry stores, including watch repairs, design and production of custom jewelry
- gg. Leather goods and luggage stores
- hh. Live entertainment accessory to a restaurant use subject to compliance with Section VIII.A.12
- ii. Locksmith shops
- jj. Music stores including sheet music, recorded music, and musical instrument sales and repair
- kk. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- ll. Orthopedic and Medical Appliance Stores
- mm. Paint and wallpaper stores
- nn. Pharmacies and Drug Stores
- oo. Photography studios
- pp. Picture framing, when conducted for retail sales on the premises only
- qq. Playground equipment sales with indoor display



- ~~qqrr.~~ Post Offices, federal government, freestanding or accessory to a permitted or special use
- ~~rss.~~ Restaurants in multi-tenant buildings (including specialty restaurants such as donut shops and ice cream shops) and without any of the following: ~~live entertainment, dancing, or sales of alcoholic beverages~~
- ~~sstt.~~ Studios for teaching of art, martial arts, music, dance, and gymnastics
- ~~tuu.~~ Shoe sales and shoe repair stores
- ~~uvv.~~ Sporting goods stores
- ~~vww.~~ Tailor and dressmaking shops
- ~~wwwxx.~~ Toy stores
- ~~xyy.~~ Video rental stores
- ~~yyzz.~~ Accessory uses customarily incidental to the above including but not limited to off-street parking and loading as regulated in Section XI of this Ordinance

## 2. **Special Uses:**

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of this Ordinance, as appropriate:

- a. Amusement establishments, indoor and outdoor, including golf courses and ranges, miniature golf, batting cages, bowling alleys, tennis, racquetball, gymnasiums, swimming pools, and ice skating rinks but excluding arcades
- b. Animal hospitals and veterinary clinics
- c. Antique shops with more than 7000 square feet of floor area
- d. Automobile sales, new or used and including trucks
- e. Automobile gasoline sales stations
- f. Automobile service and repair
- g. Banks and financial institutions (Amended by Ordinance A-834-06-09)
- h. Banquet halls
- i. Building material sales
- j. Car washes, automatic, self-service, or hand wash
- k. Clubs or lodges, private, fraternal, or religious
- l. Colleges, universities, or business vocational schools
- m. Convents, monasteries, and theological schools
- n. Convenience Food Stores
- o. Child Care Centers and Nursery Schools



- p. Department Stores
- q. Drive through facilities accessory to any permitted or special use
- r. Dry cleaners with on-site equipment for dry cleaning
- s. Financial Services Offices (Amended by Ordinance A-834-06-09)
- t. Funeral parlors
- u. Golf Simulation Facility with Sales of Alcoholic and non-Alcoholic Beverages and pre-packaged food and snacks (Amended by Ordinance A-834-23-16)
- v. Greenhouses, retail sales only
- w. Health and athletic clubs and gymnasiums
- x. Hotels and motels (including dining and meeting rooms)
- y. Hours of operation exceeding 7 A.M. to 10 P.M. for any business listed as a permitted or special use except as otherwise permitted by Section VIII.A.11 herein (Amended by Ordinance A-834-03-12).
- z. Insurance Offices (Amended by Ordinance A-834-06-09)
- aa. Kennels
- bb. Laundromats
- cc. Liquor Stores (packaged goods sales only)
- dd. Medical, Dental, and Optical Offices and Clinics (Amended by Ordinance A-834-06-09)
- ee. Office supply and service stores including copying and package delivery services with more than 7000 square feet of floor area
- ff. Outside dining area for a restaurant subject to compliance with Section VIII.A.5 herein
- gg. Outside sales display accessory to a permitted or special use
- hh. Parking lots and structures where such uses are the principal use on a lot
- ii. Pet shops and pet service stores
- jj. Planned unit developments
- kk. Plumbing, heating, air conditioning, and lighting stores (retail sales and service only)
- ll. Real Estate Offices (Amended by Ordinance A-834-06-09)
- mm. Restaurants in single tenant buildings or with any one of the following: ~~live entertainment, dancing,~~ or sales of alcoholic beverages (Amended by Ordinance A-834-6-99)
- nn. Running Store/Fitness Apparel Store with Sales of Craft Beer or Wine (Amended by Ordinance A-834-14-16)



- oo. Shopping centers (containing stores listed as permitted or special uses in this B-2 District)
- pp. Theaters, indoor movie, not to exceed 4 screens or 800 seats, whichever is less, with no screen having more than 250 seats, and not located within 2500 feet (measured from property line to property line) of another theater facility.” Amended Ordinance A-834-7-97
- qq. Theaters, performing arts, indoor
- rr. Tobacco Shops
- ss. Travel Agencies (Amended by Ordinance A-834-06-09)
- tt. Tutoring center for pre-school, primary, and secondary education (Amended by Ordinance A-834-31-11)
- uu. Multiple buildings on a single lot if said building and lot are under common ownership and that all necessary infrastructure is provided for each of the buildings consistent with the Village’s subdivision regulations. (Amended Ordinance A-834-03-08)

**3. Lot Size Requirements:**

	<b><u>Minimum Lot Area</u></b>	<b><u>Minimum Lot Width</u></b>
<b>a. <u>Permitted Uses</u></b>	20,000 square feet	120 feet
<b>b. <u>Special Uses</u></b>		
(1) All special uses except those listed below	20,000 square feet	120 feet
(2) Colleges, universities	80 Acres	1,000 feet
(3) Restaurants with drive-thru facilities	40,000 square feet	200 feet
(4) Banks and Financial Institutions with drive-through facilities	1 acre	200 feet
(5) Funeral parlors	30,000 square feet	150 feet
(6) Greenhouse, retail sales only	1 acre	200 feet
(7) Hotels and motels	2 acres	250 feet
(8) Planned Unit Developments	5 acres	250 feet
(9) Shopping Centers	5 acres	250 feet



**4. Floor Area Ratio:**

Not to exceed 0.40.

**5. Maximum Building Height:**

Not to exceed 35 feet.

**6. Yard Requirements:**

- a. Front yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- b. Corner side yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- c. Interior side yard: None required, however, if a yard is provided it must be at least 20 feet in width.
- d. Rear yard: 40 feet.
- e. Transitional rear and side yards: all lots with rear or side lot lines abutting a residential district shall provide a 50 foot yard along such abutting lot line, with landscaping in accordance with Subsection VIII.A.10.



# **EXHIBIT E**



## **BURR RIDGE ZONING ORDINANCE**

### **SECTION VIII BUSINESS DISTRICTS**

#### **A. GENERAL PROVISIONS**

##### **1. Permitted Uses**

- a. No building, structure, or tract of land shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building, structure, or tract of land shall be located, with the exception of the following:
  - (1) Uses lawfully established on the effective date of this Ordinance. Uses already lawfully established on the effective date of this Ordinance and rendered non-conforming by the provisions shall be subject to the regulations of Section XII.
  - (2) Special uses as allowed in each district.
- b. All business establishments shall be retail trade, office or service establishments dealing directly with consumers and all goods produced on the premises shall be sold on the premises where produced; provided, however, if the premises are less than 3,000 square feet in size and both sells and produces such goods on the premises, such goods may also be sold off-premises as well.

##### **2. Bulk Requirements**

Bulk requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development. In addition, no building or structure shall be converted so as to conflict with, or further conflict with, the bulk requirements of the district in which such building or structure is located.

##### **3. Yard Requirements**

Yard requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development.

##### **4. Operation Within Enclosed Buildings**

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

- a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, car washes, or recreation areas for child care centers and nurseries.
- b. Outdoor activities listed as special uses, such as outdoor dining areas, drive-through windows, and outdoor displays of merchandise, may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to Section XIII, herein.



- c. Temporary (for a limited duration of time) outdoor activities may be permitted subject to written approval by the Community Development Director. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

**5. Outdoor Dining**

Restaurant outdoor dining areas, when permitted as a special use, shall be subject, at a minimum, to the following:

- a. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;
- b. Door to the dining area shall be self-closing;
- c. Tables shall be cleaned promptly following use;
- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- e. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;
- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
- h. Outdoor food preparation, storage or display is prohibited;
- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

**6. Nuisances**

Processes and equipment employed, and goods processed or sold, shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste, or any other environmental reason. All activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products, shall conform with the performance standards established in this Ordinance for Manufacturing Districts, provided that performance standards shall in every case be applied at the boundaries of the lot on which such activity takes place.

**7. Parking and Loading**

- a. With the exception stated below regarding delivery trucks of a business establishment, parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.
- b. Delivery trucks for a business establishment may be parked overnight on a property within the B-1 or B-2 Districts subject to the following:
  - 1. Parking of delivery trucks shall be limited to two per business



establishment.

2. A delivery truck as defined for purposes of these regulations shall not exceed 24,000 pounds.
  3. Delivery trucks shall be parked in an employee parking lot designated at the time of the site plan approval or in the rear of the business establishment. However, if the rear of the business establishment adjoins a residential district, said delivery trucks shall be screened from view from the residential district or parked to the side of the principal building. Under no circumstances shall a delivery truck be parked between the principal building and the front or corner side property line.
- c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.

**8. Signs**

All signs shall comply with the applicable provisions of the sign regulations of the Burr Ridge Municipal Code (such Sign Ordinance shall not be construed as being incorporated herein).

**9. Building and Site Plan Review**

- a. Due to the need to protect valued natural resources and the integrity and environment of the Village's residential neighborhoods, traffic congestion and safety conditions and the land-use character of key intersections, areas containing unique natural features, transition areas adjacent to residential districts and areas at or near major intersections are identified as being of significant impact to the Village. Therefore, all petitions for rezoning to the B-1 or B-2 Districts, all requests for special use approval pursuant to Sections VIII.B.2 and VIII.C.2 herein, and all applications for building permits for the construction of new buildings, building additions, structures, parking lots, and fences within the B-1 or B-2 Districts, shall be subject to building and site plan review and approval. Any building, structure, and site development must comply strictly with the approved site plan, and any building or occupancy permit will not be issued, or will be revoked if already issued, if the development does not strictly comply with the approved site plan.
- b. The site plan shall indicate the locations of proposed and existing buildings and structures and any proposed new additions to the existing buildings and structures, properly arranged facilities, water detention and drainage facilities, landscaping, buffering to adjacent residential areas, and such other buffering or features as are necessary or appropriate to fit harmoniously with the character, use and zoning of adjoining and surrounding properties and to avoid any appreciable adverse effect upon such properties. Such site plan shall also include and/or be accompanied by the documents and information required under Section XIII of this Ordinance. The Plan Commission, in its discretion, may waive the requirement of submitting any or all such information in connection with applications for approval of site plans for uses in the Business Districts.
- c. Such building and site plan and any accompanying documents or information, shall be filed with the Community Development Director. The Community Development Director shall schedule the building and site plan for review by the Plan Commission and shall provide notice of the Plan Commission's scheduled review in compliance with established procedures



for notice of Plan Commission public hearings.

- d. The Community Development Director shall refer such building and site plan and documents to the Plan Commission and the Village Engineer, Village Forester, and Building Commissioner for review. The Plan Commission shall review the report of the Community Development Director and the findings of the Village Engineer, Village Forester and Building Commissioner at the first meeting following receipt of a report of their findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed site plan, or approve it with modification, or shall refer the site plan back to the Plan Commission for reconsideration or modification. The Plan Commission's recommendation to approve and the Board's approval of building and site plans may be conditioned on future approval of revised landscaping plans or engineering, as may be needed due to required site plan modification.
- e. All exterior building facades in the Business Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels, or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as "Dryvit" or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Business Districts. Traditional cement based stucco may be used as an exterior building material subject to the following restrictions:
  - 1. The majority of a building's façade should be brick, natural stone, pre-cast stone architectural pre-cast panels, or glass.
  - 2. The first 8 feet from the top of the building's foundation should be brick, natural stone, pre-cast stone, or architectural pre-cast panels with the intent of creating the appearance of a strong building foundation.
  - 3. Stucco shall be installed as per the manufacturer's specifications. (9e added by Ordinance A-834-01-12).

#### **10. Landscaping and Buffering**

- a. All required parking areas, yards or other required open spaces shall be appropriately landscaped in accordance with Section XI.C.11 and with landscaping plans submitted to and approved by the Village, and thereafter shall be maintained in such a manner as to retain the intended standards of the approved landscaping plan and to conform to the landscaping requirements of the Village. As part of Subsection VIII.A.9, Site Plan Review will include the review of proposed landscape design and improvements. The proposed landscaping plan shall be filed with the Community Development Director, who shall then refer it to the Plan Commission and the Village Forester for review. The Plan Commission shall review the report of the Community Development Director and the findings of the Village Forester at the first meeting following receipt of said report and findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed plan, or approve it with modifications, or shall refer the plan back to the Plan Commission for reconsideration or modification.



- b. For any development of a property within a Business District which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations. No occupancy permit shall be issued until the required screening has been completed in strict accordance with the approved plan.

#### **11. Hours of Operation for Business Uses**

- a. The hours of operation for all uses within the B-1 and B-2 Districts shall not exceed 7 A.M. to 10 P.M. except as otherwise allowed herein.
- b. Any business use in the B-1 or B-2 District may request special use approval in accordance with the procedures and requirements outlined in Section XIII of this Ordinance.
- c. The hours of operation for restaurants with liquor licenses shall be as follows and subject to the terms and conditions as follows:
  - 1) The closing time for restaurants with liquor licenses shall be 12:00 Midnight on Sundays, Mondays, Tuesdays, and Wednesdays; 1:00 AM on Thursdays (i.e. Friday at 1:00 AM); and 2:00 AM on Fridays and Saturdays (i.e. Saturday and Sunday at 2:00 AM). Except however, on December 31 of each year the permitted closing time shall be extended to 2:00 AM regardless of the day of the week (i.e. 2:00 AM on January 1).
  - 2) Restaurants with liquor licenses shall provide service of food prepared on-site up to a minimum of one hour before closing.
  - 3) Nothing herein shall supersede the requirements for such uses to obtain special use approval as required by Sections VIII.B.2 and VIII.C.2, herein.  
(Amended by Ordinance A-834-03-12).

#### **12. Live Entertainment**

- a. Live entertainment shall be a permitted accessory use for all restaurants and for all wine boutiques with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site, located within a B1 or B2 District, including all existing restaurants or wine boutiques which have been approved by special use or PUD, regardless of whether the ordinance approving such special use or PUD specified differently.
- b. Live entertainment is prohibited from occurring within outdoor areas or from being broadcast to outdoor areas.
- c. Live entertainment shall comply with Zoning Ordinance Section IV, Noise Regulations.



- d. A floor plan which illustrates both seating and the space dedicated to the live entertainment area shall be provided to the Community Development Director for review and approval before live entertainment is authorized. The live entertainment area cannot occupy greater than 10% of the total space dedicated to patrons.

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# EXHIBIT F

**From:** [Patricia Davis](#)  
**To:** [gtrzupek@esadesign.com](mailto:gtrzupek@esadesign.com); [Janine Farrell](#)  
**Subject:** Comments for April 18 Plan Commission meeting  
**Date:** Tuesday, April 12, 2022 9:55:48 AM

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Dear Chairman Trzupek, Ms. Farrell, and Plan Commissioners:

I have some thoughts on hours of operation for restaurants and on live entertainment in the Village. I respectfully request that this letter be included in the agenda packet for the April 18, 2022 Plan Commission meeting.

Someone wise once said, "Nothing good happens after midnight." As Ms. Farrell's excellent research shows, there are differing operating hours for liquor license holders in this village and I applaud the Commission's attempt at standardization. I advocate for a closing time for ALL liquor license holders of midnight Fridays and Saturdays and 11 pm Sundays -- Thursdays. This is consistent with closing hours of restaurants and bars in other small towns like Burr Ridge. We don't want to be known as a place to come and drink past midnight when surrounding towns' restaurants and bars have closed their doors.

I am not opposed to live entertainment and also applaud the Commission's attempt to standardize this across businesses without need for a special use. However, I respectfully ask the Commission to prohibit live entertainment outside any business that holds a liquor license at all operating hours. Please consider the rights of residents to enjoy their properties without annoying karaoke, DJs, bands, singers, and the like disturbing the peace.

Lastly, why only standardize operating hours and entertainment within the "Business District" as called for in this Public Hearing? Any new rules you issue must also apply to restaurants and bars outside the District: Falco's, and restaurants and bars in Burr Ridge's hotels and at the Edgewood Valley Country Club.

Thank you for your consideration.

Respectfully,  
Patricia A. Davis  
Burr Ridge resident



**Z-11-2022: Request to consider text amendments to Section XIV.B of the Zoning Ordinance to create a definition for an attached garage.**

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

**Petitioner:** Village of Burr Ridge

**Prepared by:** Janine Farrell, Community Development Director

**Date of Hearing:** May 16, June 20 (continued), and July 18, 2022

On April 11, 2022, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to define an “attached garage.” Under current Zoning Ordinance regulations, there is no definition for an attached garage. Village policy and practice has been to define an attached garage as one which shares a common interior wall or one that is connected by a roof structure. The 2012 International Residential Code and Village of Burr Ridge Building Code do not define attached garages.

The Zoning Ordinance does contain definitions for an attached dwelling, a completely enclosed building, party wall, carport, and private garage all of which can help form a definition for an attached garage.

- **DWELLING, ATTACHED:** A dwelling joined to two other dwellings by party walls, or vertical cavity walls, and above-ground physically unifying horizontal structural elements.
- **BUILDING, COMPLETELY ENCLOSED:** A building separated on all sides from the adjoining open spaces by a permanent roof and by exterior walls, pierced only by windows and normal entrance and exit doors; or, when adjoining another building or buildings on one or two sides, a roof and such exterior wall adjoining open space and party wall adjoining the other building.
- **PARTY WALL:** An interior wall of adjoining buildings extending from its footing below grade to the underside of the roof, which divides and is in common use by such adjoining buildings.
- **CARPORT:** A roofed automobile shelter, with at least two open sides, usually formed by extension of the roof from the side of a building.
- **GARAGE, PRIVATE:** A detached accessory building, structure, or portion of a main building housing the motor vehicles of the occupants of the premises and in which no occupation or business for profit is conducted.

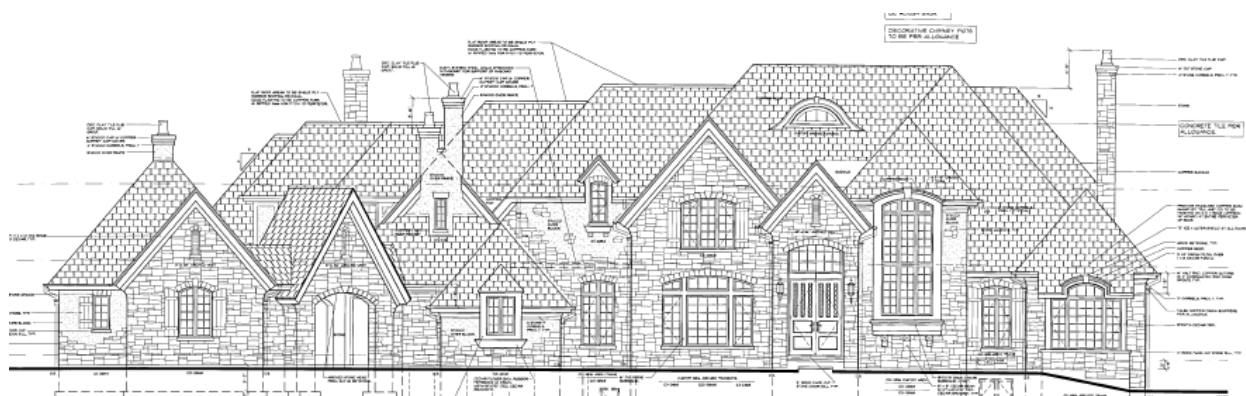
Staff researched Zoning Ordinance definitions for the following nearby municipalities: La Grange, Western Springs, Clarendon Hills, Hinsdale, Elmhurst, Darien, Willowbrook, and Oakbrook. None of the municipalities surveyed contained a Zoning Ordinance definition for an “attached garage.” DuPage County does contain definitions for an attached accessory building, detailed on the next page.

- **ACCESSORY BUILDING, ATTACHED:** An accessory building which is connected to a principal building by a party wall or a linkage building and which is constructed pursuant to all applicable building, zoning and drainage regulations for a principal building.
- **ACCESSORY BUILDING, DETACHED:** An accessory building, which is surrounded by open space on the same lot as a principal building and which is not connected to the principal building. For purposes of this Code, an accessory building which is connected to a principal building by a breezeway or other open-air passageway structure shall be considered detached.
- **LINKAGE:** Any portion of an attached accessory building which connects an attached accessory building to a principal building and meets the following requirements:
  - A. Is constructed pursuant to all applicable building, zoning and drainage regulations for a principal building;
  - B. Is less than twenty feet (20') in length; and C. Is less than six feet (6') in width.

After the May 16 meeting, the Commission preferred to codify the current practice of defining an attached garage as one connected by a roof structure. The Commission also preferred to codify that the space beneath the roof would count towards the attached garage area. Some examples of these types of residences are detailed below.



135 Glenmora Drive, zoned R-3, attached garage area 1,171 sq. ft.



89 Cabernet Court, zoned R-2A, attached garage area 1,243 sq. ft.



68 Cabernet Court, zoned R-2A, attached garage area 1,669 sq. ft.



15W351 87<sup>th</sup> Street (under construction), zoned R-3, attached garage area 1,334 sq. ft.

For reference, the maximum attached garage areas permitted in the single-family residential districts are as follows:

- R-1, R-2, and R-2A = not to exceed 1,410 sq. ft. or 35% of the floor area of the principal dwelling, whichever is greater.
- R-2B, R-3, R-4 = not to exceed 1,410 sq. ft.
- Any attached garage area that exceeds 1,000 sq. ft. is counted towards floor area ratio (FAR).

Based upon research and Commission comments, staff drafted a definition for discussion for an attached garage:

- **GARAGE, ATTACHED:** A garage connected to a principal building by a party wall or by a roof. The area underneath the roof, if fully enclosed or open on one or more sides, shall count towards the total attached garage square footage.

### **Findings of Fact**

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if the amendments fulfill the purpose and intent of the Zoning Ordinance. Findings of Fact have been included as Exhibit A.

**Attachments**

- Exhibit A – Petitioner’s Materials and Findings of Fact



**EXHIBIT A**  
**VILLAGE OF BURR RIDGE**  
**PETITION FOR PUBLIC HEARING**  
**PLAN COMMISSION/ZONING BOARD OF**  
**APPEALS**

**GENERAL INFORMATION (to be completed by Petitioner)**

PETITIONER (All correspondence will be directed to the Petitioner): Janine Farrell, Community Development Director  
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☒ Text Amendment ☐ Variation(s)

**DESCRIPTION OF REQUEST:**

Request to amend section XIV.B of the Zoning Ordinance to create a definition for an attached garage.

**PROPERTY INFORMATION (to be completed by Village staff)**

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Janine Farrell  
Petitioner's Signature

4/12/2022  
Date of Filing





**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

There are many definitions within the Zoning Ordinance section XIV.B, but an "attached garage" remains undefined.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

Defining an "attached garage" provides clarification to the public and staff as to what is specifically considered attached. Currently an attached garage has been defined by policy, not by a specific codified definition.

(Please transcribe or attach additional pages as necessary)



**Z-13-2022/S-01-2022: Request to consider text amendments to the Sign Ordinance regarding sign placement in public rights of way.**

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

**Prepared by:** Janine Farrell, Community Development Director

**Date of Hearing:** May 16, June 20 (continued), and July 18, 2022

On June 28, 2021 the Board directed the Plan Commission to consider amendments to the Sign Ordinance related to the placement of signs in public rights of way within the Village. Amendments to the Sign Ordinance do not require a public hearing, and while the Sign Ordinance is technically part of the Municipal Code (Chapter 55), amendments to the Sign Ordinance have always been initially considered by the Plan Commission.

Section 55.09.E of the Sign Ordinance lists “Right-of-Way” signs as Temporary Signs; they do not require permission to be placed so long as they comply with the following conditions:

1. Signs must be a maximum of 3 feet in height and 4 feet per face.
2. Signs may be placed on Saturdays and Sundays only between the hours of 9:00 a.m. and 6:00 p.m.
3. That the written consent of the homeowner be obtained prior to installing signs in the public right-of-way adjoining the front, side or rear of any residential property.
4. Signs must be free standing, not attached to any utility pole or structure nor any traffic control sign and placed at least 3 feet from the curb or edge of pavement.
5. No sign shall be placed within any portion of a twenty-five (25) foot sight triangle at the intersection of two streets. The sight triangle is determined by extending the curb or edge of pavement lines to a point of intersection; then measuring back along these extended curb or edge of pavement lines for a distance of twenty-five (25) feet to two points. A line drawn connecting the above determined points completes a triangle.
6. That only one sign be permitted within 150 feet of an intersection which relates to the same topic and that the next closest sign be no closer than 150 feet. Additionally, there shall be only one sign of the same topic placed in front of a single lot.
7. No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.
8. Each sign must have attached an adhesive label or other means to identify the name, address and telephone number of the person responsible for the placement and removal of each sign.
9. That signs which are removed will be kept by the Village for a period of no more than three (3) weeks. In order to retrieve the signs, the fine must be paid within the three-week period of time, otherwise they will be discarded.

10. Any noncomplying sign shall be removed.

“Right-of-Way” is defined in Section 12 of the Municipal Code as follows:

*“Any street, alley, other land or waterway, dedicated or commonly used for roadway or utility purposes, including utility easements in which the Village has the right and authority to authorize, regulate, or permit the location of facilities other than those of the Village. “Right-of-way” shall not include any real or personal Village property that is not specifically described above and shall not include Village buildings, fixtures, and other structures or improvements, regardless of whether they are situated in the right-of-way.”*

A “Temporary Sign” is defined in Section 55.02 of the Sign Ordinance as *“Any sign constructed in accordance with the provisions of this Ordinance for a period not to exceed thirty (30) days, or as otherwise defined and permitted in Sec. 55.09 hereof.”*

Staff has encountered several limitations to this approach to regulating the proliferation of signs in rights-of-way, including:

1. The location of rights-of-way is not readily apparent to the average person or to Code Enforcement staff in the field.
2. The Village is not made aware of the homeowner’s “written consent” as stipulated in #3 of section 55.09.E. Keeping records of this written consent could also become burdensome to Village staff.
3. There exists a complicated procedure within Section 55 for enforcing fines against non-complying right-of-way signs, one which was established prior to the Village’s administrative adjudication program in 2021, as follows:
  - a. That a fine in the amount of \$50.00 will be charged to the person whose name is on the sign, if the sign is in violation of any of the above restrictions. If no names are found on the sign, the party or entity identified on the sign will be assessed the fine. Notice of each violation shall be in writing. Any person, firm or corporation charged with said violation may be issued a citation or “P” ticket. Violators issued such notices may request a hearing in the Circuit Court of DuPage County within 10 days of the date of the original violation or may settle and compromise the claim by paying to the Village the respective amounts set forth in the following schedule and within the times set forth in the following schedule: (Amended by A-923-07-02)
    - i. Payment of \$50.00 for each violation within 10 days of the date of the original violation.
    - ii. A FINAL NOTICE, which stipulates the date on which collection of the \$50.00 penalty shall be turned over to a collection agency approved by the Village for collection will be issued after 10 days.
    - iii. In the event that said payment is made after the FINAL NOTICE and prior to the collection agency taking any action to collect the penalty, \$100.00 shall be accepted as settlement.
    - iv. If the person accused of the violation does not settle the claim or request a hearing in the Circuit Court of DuPage County, he/she must request of the Chief of Police within 10 days of the date of the notice of violation that an administrative hearing be held. Upon receipt of a hearing request, the Chief

of Police of the Village, or the designee of the Chief of Police, shall conduct the hearing. The person requesting a hearing shall be notified of the time, date and place of the administrative hearing. After the person accused of a violation has had an opportunity to present his or her testimony, the Chief of Police or the designee of the Chief of Police shall advise the person of his/her findings. If the Chief of Police or the designee of the Chief of Police determines that the violation notice was valid and that an ordinance violation occurred, the \$50.00 penalty shall be due and payable within 10 days. If the offender fails to pay the fine, the claim may be turned over to a collection agency as set forth in paragraphs 2 and 3 above.

- v. In the event that actions taken by the collection agency fail to result in payment of the penalty due, a FINAL NOTICE, which stipulates the date on which filing of a complaint with the Clerk of the Circuit Court of DuPage County will be commenced, will be issued. Payment of any fine and costs shall be in such amounts as may be determined and established by the Court.

Besides using an out-of-date enforcement method, assumption of responsibilities for sign placement is often challenging to establish, as an owner of a sign is sometimes not readily apparent, therefore making it difficult to establish who specifically to begin enforcement proceedings against.

This petition was first heard on May 16, 2022. While some Commissioners supported the text amendment to eliminate right-of-way signs, others wanted to allow certain right-of-way signs on a restricted basis. While signs cannot be regulated based upon content or message, certain types of signs which advertise a limited time event were supported. At this time, staff does not recommend implementing a permit process for temporary right-of-way signs due to the time involved in the processing, monitoring, and enforcement aspects. Based upon the recommendations from May 16, staff included draft language in Exhibit B to amend the Sign Ordinance and right-of-way sign regulations. The draft language removes the terminology “right-of-way,” thereby allowing temporary signs within a certain distance of the roadway on private property. The complex enforcement procedures, limitation on days of the week for posting, and other regulations have also been eliminated.

### **Findings of Fact and Recommendation**

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if it fulfills the purpose and intent of the Zoning Ordinance, or in this case, the Sign Ordinance. Findings of Fact has been included as an attachment.

### **Appendix**

Exhibit A – Petitioner’s Materials

Exhibit B – Draft Language, Sign Ordinance Section 55.09.E



# EXHIBIT A

## VILLAGE OF BURR RIDGE

### PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

#### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Janine Farrell, Community Development Director  
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☒ Text Amendment ☐ Variation(s)

#### DESCRIPTION OF REQUEST:

Request to modify section 55.09.E of the Sign Ordinance to clarify regulations pertaining to right-of-way signs.

#### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Janine Farrell  
Petitioner's Signature

3/22/2022  
Date of Filing





**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

Section 55.09.E of the Sign Ordinance lists "Right-of-Way" signs as Temporary Signs. Temporary signs do not require permission to be placed so long as they comply with several conditions. The conditions are difficult to quantify or verify and enforcement proceedings against signs violating the provisions is complicated. Clarifying the language will provide for better enforcement of the regulations.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

Section 55.09.E of the Sign Ordinance already codifies the provisions for right-of-way signs. Simplifying and clarifying the regulations pertaining to location, owner consent, and enforcement of fines will better serve the community.

(Please transcribe or attach additional pages as necessary)



# EXHIBIT B

## Article III. Temporary, Exempt and Prohibited Signs

Sec. 55.09.

### Temporary Signs

The following signs shall be permitted anywhere within the Village and shall not require a permit. Temporary signs may only be erected on private property by or with the express consent of the property owner.

- A. **Construction Work or Activity:** Not more than two (2) signs regarding construction work or activity on the property with a total combined surface area not to exceed thirty-two (32) square feet and a maximum height, to the top of each sign, of eight (8) feet. Not more than one (1) such sign, with an identical message to another, shall be permitted. The signs shall be confined to the site of construction, may be erected after a complete building permit application is submitted, and shall be removed within seven (7) days after the issuance of an occupancy permit.
- B. **Property Sale, Lease, or Rental:** Signs regarding the sale, lease, or rental of property, not exceeding a total area of twelve (12) square feet and a maximum height, to the top of each sign, of five (5) feet advertising the sale, rental or lease of all, or part, of the premises on which the signs are displayed. One such sign is permitted for each lot or parcel and such signs shall be removed within seven (7) days after the sale is closed or the lease is signed.
- C. **Non-Commercial:** Non-commercial signs, as defined herein, not exceeding sixteen (16) square feet in area for each sign. Not more than one (1) such sign, with an identical message to another, shall be permitted. Maximum height, to the top of such signs, shall be five (5) feet. ~~These signs shall be confined within private property.~~ Signs shall be removed within thirty (30) days after the conclusion of the event to which they pertain, if any, except as otherwise authorized or required by state and federal law. In no case may a temporary non-commercial sign be displayed for longer than one (1) year, except as otherwise authorized by state or federal law. Temporary non-commercial signs that do not meet the temporal requirements of this subsection shall require a permit. (Amended by Ord. A-923-04-17)
- D. **Development of Property:** Signs regarding property development not exceeding one hundred (100) square feet in area. Maximum height to the top of such signs shall be twenty (20) feet. One such sign shall be permitted for each thoroughfare or highway frontage of the development. Such signs may be erected upon approval of a preliminary plat of subdivision or upon submission of a building permit application and shall be removed within seven (7) days after the last lot or unit is sold.
- E. **Right of Way Other Temporary Signs:** Signs not described above may be placed on private property or within the public right of way~~within the public right of way~~ under the following conditions:
  1. Signs shall be located no closer than 10 feet from the road pavement edge or curb.
  - ~~1.2.~~ Signs shall be a maximum of three (3) feet in height and a maximum of four (4) feet per face.
  3. Signs are prohibited from being affixed to utility poles, light poles, fences, or other objects.
  4. Signs shall be placed only for seven consecutive days prior to the event occurring and removed within one day following conclusion of the event.
  - ~~2.~~ Signs may be placed on Saturdays and Sundays only between the hours of 9:00 a.m. and 6:00 p.m.

3. ~~That the written consent of the homeowner be obtained prior to installing signs in the public right of way adjoining the front, side or rear of any residential property.~~

4.5. ~~Signs must be free standing, not attached to any utility pole or structure nor any traffic control sign and placed at least 3 feet from the curb or edge of pavement.~~

5.6. No sign shall be placed within any portion of a twenty-five (25) foot sight triangle at the intersection of two streets. The sight triangle is determined by extending the curb or edge of pavement lines to a point of intersection; then measuring back along these extended curb or edge of pavement lines for a distance of twenty-five (25) feet to two points. A line drawn connecting the above determined points completes a triangle.

6. ~~That only one sign be permitted within 150 feet of an intersection which relates to the same topic and that the next closest sign be no closer than 150 feet. Additionally, there shall be only one sign of the same topic placed in front of a single lot.~~

7. ~~No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.~~

7.8. ~~No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.~~

8. ~~Each sign must have attached an adhesive label or other means to identify the name, address and telephone number of the person responsible for the placement and removal of each sign.~~

9. ~~That a fine in the amount of \$5075.00 per sign will be charged to the person, company, or other party -whose name or interest is on the sign, if the sign is in violation of any of the above restrictions. If no names are found on the sign, the party or entity identified on the sign will be assessed the fine. Notice of each violation shall be in writing. Any person, firm or corporation charged with said violation may be issued a citation or "P" ticket. Violators issued such notices may request a hearing in the Circuit Court of DuPage County within 10 days of the date of the original violation or may settle and compromise the claim by paying to the Village the respective amounts set forth in the following schedule and within the times set forth in the following schedule: (Section 9 Amended by A 923-07-02)~~

~~1. Payment of \$50.00 for each violation within 10 days of the date of the original violation.~~

~~2. A FINAL NOTICE, which stipulates the date on which collection of the \$50.00 penalty shall be turned over to a collection agency approved by the Village for collection will be issued after 10 days.~~

~~3. In the event that said payment is made after the FINAL NOTICE and prior to the collection agency taking any action to collect the penalty, \$100.00 shall be accepted as settlement.~~

~~4. If the person accused of the violation does not settle the claim or request a hearing in the Circuit Court of DuPage County, he/she must request of the Chief of Police within 10 days of the date of the notice of violation that an administrative hearing be held. Upon receipt of a hearing request, the Chief of Police of the Village, or the designee of the Chief of Police, shall conduct the hearing. The person requesting a hearing shall be notified of the time, date and place of the administrative hearing. After the person accused of a violation has~~

~~had an opportunity to present his or her testimony, the Chief of Police or the designee of the Chief of Police shall advise the person of his/her findings. If the Chief of Police or the designee of the Chief of Police determines that the violation notice was valid and that an ordinance violation occurred, the \$50.00 penalty shall be due and payable within 10 days. If the offender fails to pay the fine, the claim may be turned over to a collection agency as set forth in paragraphs 2 and 3 above.~~

~~5. In the event that actions taken by the collection agency fail to result in payment of the penalty due, a FINAL NOTICE, which stipulates the date on which filing of a complaint with the Clerk of the Circuit Court of DuPage County will be commenced, will be issued. Payment of any fine and costs shall be in such amounts as may be determined and established by the Court.~~

10.9. That signs which are removed will be kept by the Village for a period of no more than three (3) weeks. In order to retrieve the signs, the fine must be paid within the three-week period of time, otherwise they will be discarded.

11.10. Any noncomplying sign shall be removed.

### Article III. Temporary, Exempt and Prohibited Signs

Sec. 55.09.

#### Temporary Signs

The following signs shall be permitted anywhere within the Village and shall not require a permit. Temporary signs may only be erected on private property by or with the express consent of the property owner.

- A. **Construction Work or Activity:** Not more than two (2) signs regarding construction work or activity on the property with a total combined surface area not to exceed thirty-two (32) square feet and a maximum height, to the top of each sign, of eight (8) feet. Not more than one (1) such sign, with an identical message to another, shall be permitted. The signs shall be confined to the site of construction, may be erected after a complete building permit application is submitted, and shall be removed within seven (7) days after the issuance of an occupancy permit.
- B. **Property Sale, Lease, or Rental:** Signs regarding the sale, lease, or rental of property, not exceeding a total area of twelve (12) square feet and a maximum height, to the top of each sign, of five (5) feet advertising the sale, rental or lease of all, or part, of the premises on which the signs are displayed. One such sign is permitted for each lot or parcel and such signs shall be removed within seven (7) days after the sale is closed or the lease is signed.
- C. **Non-Commercial:** Non-commercial signs, as defined herein, not exceeding sixteen (16) square feet in area for each sign. Not more than one (1) such sign, with an identical message to another, shall be permitted. Maximum height, to the top of such signs, shall be five (5) feet. Signs shall be removed within thirty (30) days after the conclusion of the event to which they pertain, if any, except as otherwise authorized or required by state and federal law. In no case may a temporary non-commercial sign be displayed for longer than one (1) year, except as otherwise authorized by state or federal law. Temporary non-commercial signs that do not meet the temporal requirements of this subsection shall require a permit. (Amended by Ord. A-923-04-17)
- D. **Development of Property:** Signs regarding property development not exceeding one hundred (100) square feet in area. Maximum height to the top of such signs shall be twenty (20) feet. One such sign shall be permitted for each thoroughfare or highway frontage of the development. Such signs may be erected upon approval of a preliminary plat of subdivision or upon submission of a building permit application and shall be removed within seven (7) days after the last lot or unit is sold.
- E. **Other Temporary Signs:** Signs not described above may be placed on private property or within the public right of way under the following conditions:
  - 1. Signs shall be located no closer than 10 feet from the road pavement edge or curb.
  - 2. Signs shall be a maximum of three (3) feet in height and a maximum of four (4) feet per face.
  - 3. Signs are prohibited from being affixed to utility poles, light poles, fences, or other objects.
  - 4. Signs shall be placed only for seven consecutive days prior to the event occurring and removed within one day following conclusion of the event.
  - 5. No sign shall be placed within any portion of a twenty-five (25) foot sight triangle at the intersection of two streets. The sight triangle is determined by extending the curb or edge of pavement lines to a point of intersection; then measuring back along these extended curb or edge of pavement lines for a distance of

twenty-five (25) feet to two points. A line drawn connecting the above determined points completes a triangle.

6. No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.
7. That signs which are removed will be kept by the Village for a period of no more than three (3) weeks. In order to retrieve the signs, the fine must be paid within the three-week period of time, otherwise they will be discarded.
8. Any noncomplying sign shall be removed.



**Z-12-2022: Request to consider text amendments to Section IV.K of the Zoning Ordinance to amend the definition for a commercial vehicle and regulations for commercial vehicles in residential districts**

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

**Petitioner:** Village of Burr Ridge

**Prepared by:** Janine Farrell, Community Development Director

**Date of Hearing:** June 6 and July 18, 2022

On June 28, 2021, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to refine what constitutes a “commercial vehicle” and review the regulations pertaining to the parking of commercial vehicles in the residential areas.

Under current Zoning Ordinance regulations for the residential zoning districts, commercial vehicles are prohibited from being parked overnight and outside. Only two commercial vehicles may be stored inside a fully enclosed building or structure for detached, single-family residences. Only one commercial vehicle may be stored inside a fully enclosed building or structure for duplexes, two-family, multi-family, or townhomes.

Section IV.K.2.e defines a commercial vehicle as follows:

- i. Any vehicle exhibiting lettering or logos advertising a business related enterprise (other than traditional bumper stickers).
- ii. Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks, storage boxes or lockers.
- iii. Any vehicle requiring a vehicle license of Class D as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses. (Amended by Ordinance A-834-19-06)
- iv. Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.
- v. Any van that does not have seating behind the driver’s seat and the front passenger seat or without side windows adjacent to the rear seating area such as panel vans. (Amended by Ord. A-834-03-03)

While the Commission may wish to amend all five of the above definitions for commercial vehicles, letter ‘ii’ has posed an enforcement challenge since many pick-up trucks with Class B plates have storage boxes built into the beds but are used only for personal purposes. Under current Zoning Ordinance regulations, a pick-up truck with a storage box could not be parked overnight, outside of a residential property because it would be defined as a commercial vehicle.





*Examples of storage boxes and racks in truck beds.*

This petition was first heard on June 6, 2022. Below is a summary of the Commission's comments:

- Commissioners were not unanimous on letter 'v' regarding vans without seats behind the driver or without rear windows and if these vehicles should continue to be deemed commercial.
- Commissioners were not unanimous on whether to eliminate "racks."
- Commissioners generally agreed to eliminate "storage boxes or lockers."
- There was discussion about checking vehicle registration to determine what is a commercial vehicle. After staff consulted with the Police Department and Village Administrator, this would not be recommended and poses an enforcement challenge.

Based upon the comments above, staff is proposing the following amendment for Section IV.K.2.e, for letter 'ii' only: *Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, **or racks.**, ~~storage boxes or lockers.~~*

### **Findings of Fact**

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if the amendments fulfill the purpose and intent of the Zoning Ordinance.

### **Attachments**

- Exhibit A – Petitioner's Materials and Findings of Fact
- Exhibit B – Zoning Ordinance Section IV.K excerpt



# EXHIBIT A

## VILLAGE OF BURR RIDGE

### PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

#### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Janine Farrell, Community Development Director  
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☒ Text Amendment ☐ Variation(s)

#### DESCRIPTION OF REQUEST:

Request to amend section IV.K of the Zoning Ordinance to amend the definition for a commercial vehicle and regulations for commercial vehicles in residential districts.

#### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature

Date of Filing



**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

(Please transcribe or attach additional pages as necessary)

# EXHIBIT B



## BURR RIDGE ZONING ORDINANCE

### SECTION IV GENERAL REGULATIONS

#### K. **PARKING AND STORAGE OF TRAILERS, MOBILE HOMES, MOTOR HOMES, BOATS, TRUCKS, COMMERCIAL VEHICLES, AND BUSES**

Trailers, mobile homes, motor homes, boats, trucks, commercial vehicles, and buses may be parked on private property subject to the following regulations:

##### **1. Trailers, Mobile Homes, Motor Homes, and Boats**

For purposes of this section, trailers, mobile homes, motor homes, and boats shall be hereinafter collectively referred to as trailers and shall comply with the following regulations:

- a. Trailers shall not be permitted to be used as dwelling units in any district as principal or accessory uses on a lot.
- b. Trailers shall not be parked or stored in the open on any lot, except one trailer owned by the occupant of a dwelling on the same property may be stored or parked in the rear buildable area or the required rear yard of a lot containing a dwelling, provided that the trailer is no wider than 8.5 feet and no longer than 35 feet, or when herein permitted in the operations of a lawfully established trailer sales establishment. (Amended by Ordinances A-834-4-02 and A-834-13-11)
- c. Temporary parking and use of trailers shall be permitted when approved by the Community Development Director for the following purposes:
  - i. Parking in the open and use of a trailer owned by the occupant of the dwelling for lodging purposes on a lot containing a dwelling, provided it is not parked or used thereon more than two days (or any portion thereof) in any consecutive 30-day period.
  - ii. Parking in the open and use of a trailer for lodging purposes on a lot during reconstruction of the dwelling on the lot when that dwelling has been destroyed by fire, tornadoes, or other acts of nature or otherwise beyond the control of the owner; provided that such use shall only be allowed when such reconstruction commences within a reasonable period of time after destruction of the original dwelling and further provided such reconstruction continues without cessation on a reasonable construction schedule.
  - iii. Parking and use of trailers for temporary office or storage uses incidental to and only for the period of time of land development and/or the construction of a building provided such trailers are located on the same or contiguous lots as the building or land development



and are at such location as approved by the Community Development Director.

- d. One boat owned by the occupant of the dwelling may be stored or parked in the rear yard of a lot containing a single-family detached dwelling, provided no major repair, disassembly, or rebuilding operations are conducted thereon.

2. **Trucks, Commercial Vehicles, and Buses - Residential Districts**

Off-street parking facilities accessory to residential uses shall be used principally for the parking of passenger automobiles. Overnight, outside parking of commercial vehicles, as defined herein, is prohibited but may be permitted in a fully enclosed building or structure upon any lot or parcel of land in a residential district in accordance with the following provisions:

- a. Commercial vehicles may be stored and/or parked overnight only in a fully enclosed building or structure.
- b. No commercial vehicle shall be permanently affixed to the ground.
- c. No more than a combined total of two (2) commercial vehicles may be stored or parked overnight in a fully enclosed building or structure upon any lot or parcel of land, except as hereinafter provided.
- d. Only one (1) commercial vehicle may be stored or parked overnight for each unit in a duplex, two-family, multi-family, or townhouse structure, provided it is in a fully enclosed building or structure.

e. For purposes of this section commercial vehicles shall be defined as follows:

- i. Any vehicle exhibiting lettering or logos advertising a business related enterprise (other than traditional bumper stickers).
- ii. Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks, storage boxes or lockers.
- iii. Any vehicle requiring a vehicle license of Class D as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses. (Amended by Ordinance A-834-19-06)
- iv. Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.
- v. Any van that does not have seating behind the driver's seat and the front passenger seat or without side windows adjacent to the rear seating area such as panel vans. (Amended by Ord. A-834-03-03)

3. **Semi-Tractors and Other Similar Vehicles – Residential Districts**

Off-street parking facilities accessory to residential uses shall be used for the parking of passenger automobiles only. Parking of any vehicle with a registered weight of 16,000 pounds or greater and requiring a vehicle license of Class F or greater as



## **Section IV General Regulations**

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regulated by the State of Illinois including but not limited to semi-tractors and other heavy vehicles is prohibited in all residence districts. (Amended by Ordinance A-834-12-07)





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Janine Farrell, AICP  
Community Development Director

**DATE:** July 18, 2022

**RE:** Board Report

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The June 27, 2022 Board of Trustees meeting was cancelled. At their July 11, 2022 meeting, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission:

- **Z-16-2022: 6860 North Frontage Rd. (Action Behavior Centers); Special Uses and Findings of Fact:** The Board approved a consideration to direct staff to prepare an Ordinance for the special use for a child care center.
- **Note:** The Cottages of Drew petition was originally scheduled for this meeting, but due to scheduling conflicts, it is now slated for the August 8, 2022 Board meeting.

06/20/2022

## Permits Applied For May 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCMSC-22-131	05/04/2022	124 Tower Dr	Professional Paving & Concret	1 N 282 Park Blvd. Glen Ellyn IL 60137	Commercial Miscellaneous
JCMSC-22-141	05/10/2022	7650 County Line Rd	MAO Concrete	2416 Deerfield Dr Aurora IL 60506	Commercial Miscellaneous
JCMSC-22-171	05/25/2022	412 Rockwell Ct	Armor Construction Inc	13700 McCarthy Rd Lemont IL 60439	Commercial Miscellaneous
JCMSC-22-173	05/31/2022	16W 30 83RD ST	Double Good	16W030 83rd St Burr Ridge IL 60527	Commercial Miscellaneous
JDEK-22-127	05/02/2022	755 Cambridge Dr	Giertsen Company of Illinois	250 Lexington Drive Buffalo Grove IL 60089	Deck
JDEK-22-152	05/19/2022	11450 Circle Dr	Archadeck of Chicagoland	395 W. Northwest Hwy Palatine IL 60067	Deck
JDEK-22-153	05/19/2022	159 Pheasant Hollow Dr.	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-22-154	05/19/2022	192 Pheasant Hollow DR	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-22-160	05/23/2022	8550 Oak Knoll	DM Outdoor Living Spaces	PO Box 54 Western Springs IL 60558	Deck
JDEK-22-164	05/24/2022	3 Andrew Ct	Platinum Decking LLC	336 S Loomis St Naperville IL 60540	Deck
JDS-22-172	05/31/2022	15W 227 79th St	Homeowner	Burr Ridge IL 60527	Demolition Structure
JGEN-22-161	05/23/2022	7708 Ridgewood Ln	Alternative Energy Solutions	1225 Commercial Dr Schererville IN 46375	Generator
JPAT-22-138	05/10/2022	7264 Lakeside Cir	Cable Communications, Inc	6200 S. Oakley Avenue Chicago IL 60636	Patio
JPAT-22-150	05/19/2022	6971 Fieldstone Dr	New Generation Landscape	9825 W 56th St Countryside IL 60525	Patio
JPAT-22-163	05/24/2022	8484 Carlisle Ct	Filkovic, Toma & Aniela	8484 Carlisle Ct Burr Ridge IL 60521	Patio
JPAT-22-165	05/24/2022	250 Dartmouth Ct	Arrowhead Brick Pavers, Inc.	2800 S Cannonball Tr Bristol IL 60512	Patio
JPF-22-130	05/04/2022	7940 S Wolf Rd	Homeowner	Burr Ridge IL 60527	Fence Permit

06/20/2022

## Permits Applied For May 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPF-22-144	05/11/2022	142 Circle Ridge Dr	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPF-22-147	05/17/2022	125 60th St	Classic Fence Inc.	1822 Rte 30 Oswego IL 60543	Fence Permit
JPF-22-156	05/20/2022	8143 Kathryn Ct	Homeowner	Burr Ridge IL 60527	Fence Permit
JPPL-22-145	05/13/2022	6101 Wildwood Ln	MHD Builders	1378 McDaniels Ave Highland Park IL 60035	Pool
JPPL-22-155	05/20/2022	8143 Kathryn Ct	All Property Services	26 W Royal Oaks Dr Bristol IL 60512	Pool
JPPL-22-159	05/23/2022	8048 Hamilton	Barrington Pools, Inc.	6 Executive Ct Barrington IL 60010	Pool
JRAD-22-139	05/10/2022	15W 151 60th St	Griffin Custom Homes	5025 Woodland Avenue Western Springs IL 60558	Residential Addition
JRAL-22-132	05/05/2022	7612 Hamilton Ave	Leon Seal Coating	117 S. Williams Street Westmont IL 60559	Right-of-Way
JRAL-22-136	05/09/2022	1308 Laurie Ln	The Home Medics	4525 Saratoga Av Downers Grove IL 60515	Residential Alteration
JRAL-22-137	05/10/2022	1141 S Woodview Rd	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRAL-22-142	05/11/2022	128 Circle Ridge Dr	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-22-146	05/17/2022	161 Carriage Way	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-22-148	05/17/2022	7350 Forest Hill Rd	Paul Davis Restoration	433 Spring Ave Naperville IL 60540	Residential Alteration
JRAL-22-149	05/18/2022	249 Lakewood Cir	Construction Design Services	249 E Prospect Ave Mount Prospect IL 60056	Residential Alteration
JRAL-22-166	05/24/2022	ROWs Ck Cty Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way
JRAL-22-167	05/25/2022	24 Hidden Lake Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-22-168	05/25/2022	8212 Windsor Ct	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way

06/20/2022

## Permits Applied For May 2022



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-22-169	05/25/2022	2 Seneca Ct	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-22-170	05/25/2022	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-22-174	05/31/2022	ROWs Ck Cty Locations	Southern Co		Right-of-Way
JRDB-22-151	05/19/2022	7220 Park Ave	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRES-22-128	05/02/2022	420 Devon Dr	Finishing Touch Cement & Ma	2604 Sunnyside Ave Westchester IL 60154	Residential Miscellaneous
JRES-22-162	05/24/2022	440 Devon Dr	Atlas Restoration	11441 Melrose Av Franklin Park IL 60131	Residential Miscellaneous
JRPE-22-157	05/20/2022	302 Old Oak Ct.	Sunpower Corp	2380 Vantage Drive Elgin IL 60124	Res Electrical Permit
JRPF-22-129	05/03/2022	7941 Creekwood Dr	Homeowner	Burr Ridge IL 60527	Pool and Fence
JRPF-22-143	05/11/2022	142 Circle Ridge Dr	Barrington Pools, Inc.	6 Executive Ct Barrington IL 60010	Pool and Fence
JRPP-22-158	05/20/2022	1024 Laurie Ln	Dave Soltwisch Plumbing	422 Chestnut St Hinsdale IL 60521	Res Plumbing Permit
JRSF-22-134	05/06/2022	11231 W 77th St	Jovic Builders	7920 Deerview Court Burr Ridge IL 60527	Residential New Single Family
JRSF-22-135	05/06/2022	7606 Hamilton Ave	Jovic Builders	7920 Deerview Court Burr Ridge IL 60527	Residential New Single Family
<b>TOTAL:</b>	<b>46</b>				

06/20/2022

## Permits Issued May 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value & Sq Ftg	
JCMSC-22-121	05/25/2022	7850 Grant St	Power Solutions International	7850 S. Grant Street Burr Ridge IL 60527	Commercial Miscellaneous	
					\$1,500	
JCMSC-22-131	05/31/2022	124 Tower Dr	Professional Paving & Concret	1 N 282 Park Blvd. Glen Ellyn IL 60137	Commercial Miscellaneous	
					\$64,233	
JDEK-22-077	05/20/2022	8461 Park Ave	Powers Renovations LLC	901 N. Hickory Street Joliet IL 60435	Deck	
					\$14,000	386
JDEK-22-100	05/09/2022	142 Circle Ridge Dr	Platinum Decking LLC	336 S Loomis St Naperville IL 60540	Deck	
					\$64,925	
JDEK-22-122	05/26/2022	1003 Kenmare Dr	Woodridge Deck & Gazebo Co	2246 Palmer Dr Schaumburg IL 60173	Deck	
					\$61,000	648
JDS-22-109	05/03/2022	7208 Central Ave	Homeowner		Demolition Structure	
				Burr Ridge IL 60527		
JELV-22-055	05/06/2022	305 Ambriance	Village Woodworking Inc	9435 Fountain Darien IL 60561	Elevator	
JODK-22-071	05/19/2022	7523 DREW AVE	Arrowhead Brick Pavers, Inc.	2800 S Cannonball Tr Bristol IL 60512	Outdoor Kitchen	
					\$70,000	
JPAT-22-079	05/09/2022	1132 Woodview Rd	Homeowner		Patio	
				Burr Ridge IL 60527	\$20,000	
JPAT-22-080	05/12/2022	1247 Laurie Ln	Skillcraft Construction Inc	29W648 Trinity Ln West Chicago IL 60185	Patio	
					\$2,335	
JPAT-22-101	05/09/2022	142 Circle Ridge Dr	Platinum Decking LLC	336 S Loomis St Naperville IL 60540	Patio	
					\$19,450	
JPAT-22-103	05/31/2022	6101 Wildwood Ln	King's Landscaping	16W280 Jeans Rd. Lemont IL 60439	Patio	
JPF-22-085	05/04/2022	8461 Park Ave	Northwest Cedar Products	15537 S. Weber Road Lockport IL 60441	Fence Permit	
					\$14,700	
JPF-22-099	05/16/2022	8448 Clynderven Rd	Ameri Dream Fence & Deck, I	1419 E. Cass St. Joliet IL 60432	Fence Permit	
					\$4,198	
JPF-22-114	05/18/2022	8901 Royal Dr	Ameridream Fence	1419 E. Cass Street Joliet IL 60432	Fence Permit	
					\$12,610	
JPF-22-125	05/26/2022	6755 Fieldstone Dr	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit	
					\$8,530	



06/20/2022

## Permits Issued May 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPF-22-126	05/27/2022	5942 Elm	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit \$34,200	
JPPL-22-095	05/09/2022	2 Hillcrest Ct	Premier Pools & Spas	601 S. Broadway Aurora IL 60505	Pool \$116,550	
JPS-22-097	05/09/2022	410 Village Center Dr.	Neon Art Sign	4752 N. Avers Chicago IL 60625	Sign	
JRAL-22-104	05/18/2022	32 Hidden Lake Dr	Lemont Paving Company	11550 Archer Ave Lemont IL 60439	Right-of-Way \$7,750	
JRAL-22-108	05/19/2022	125 60th St	Lemont Paving Company	11550 Archer Ave Lemont IL 60439	Right-of-Way \$23,480	
JRAL-22-111	05/19/2022	1490 Garywood Dr	Great American Exteriors	470 Spring Road Elmhurst IL 60126	Right-of-Way \$10,000	
JRAL-22-112	05/19/2022	6025 Woodcreek Dr	Hector Duran	8900 Central Avenue Oak Lawn IL 60453	Right-of-Way	
JRAL-22-116	05/23/2022	755 W Shepard Ln	The Concrete Doctors	242 N. York Rd Suite 200 Elmhurst IL 60126	Right-of-Way \$18,030	
JRAL-22-117	05/23/2022	16W 328 95TH PL	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way \$5,950	
JRAL-22-120	05/25/2022	1 Hillcrest Ct	Arce Tec, Ltd New Line Desig	19636 97th Ave #1 Mokena IL 60448	Residential Alteration \$40,000	525
JRAL-22-136	05/18/2022	1308 Laurie Ln	The Home Medics	4525 Saratoga Av Downers Grove IL 60515	Residential Alteration \$13,417	1,225
JRES-22-128	05/31/2022	420 Devon Dr	Finishing Touch Cement & Ma	2604 Sunnyside Ave Westchester IL 60154	Residential Miscellaneous \$8,287	525
JRPE-22-076	05/18/2022	8410 Arrowhead Farm Dr	Sunrun Installation Services, In	1 Territorial Ct Bolingbrook IL 60440	Res Electrical Permit \$58,007	
JRPE-22-118	05/23/2022	8011 Greenbriar Ct	Red Star Electric	2232 Hawthorne Ave Westchester IL 60154	Res Electrical Permit	
JRPF-22-082	05/25/2022	8425 Omaha DR	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Pool and Fence \$36,307	
JRPF-22-129	05/31/2022	7941 Creekwood Dr	Homeowner	Burr Ridge IL 60527	Pool and Fence \$2,129	



06/20/2022

## Permits Issued May 2022



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRPP-22-158	05/27/2022	1024 Laurie Ln	Dave Soltwisch Plumbing	422 Chestnut St Hinsdale IL 60521	Res Plumbing Permit \$9,250	
JRSF-22-011	05/27/2022	7700 S Wolf Rd	Archer Inc	14564 136th Street Lemont IL 60439	Residential New Single Family \$500,000	4,761
<b>TOTAL:</b>	<b>34</b>					

06/20/22

## Occupancy Certificates Issued May 2022



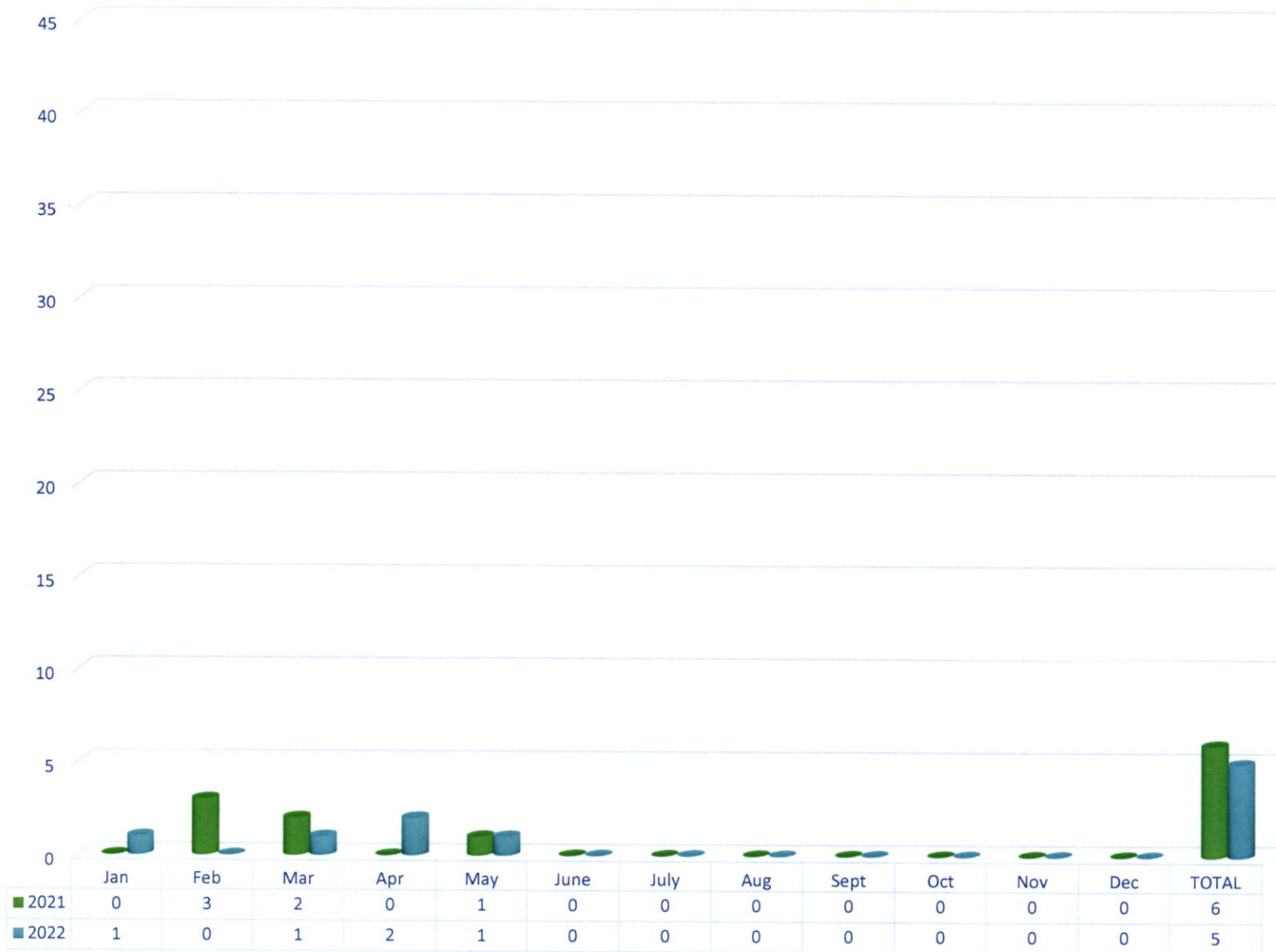
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF22012	05/03/22	Gregory T. and Amanda A. Oosterbaa	7381 Lakeside Cir
OF22013	05/20/22	Duly Health and Care	860 Village Center Dr

# CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2022

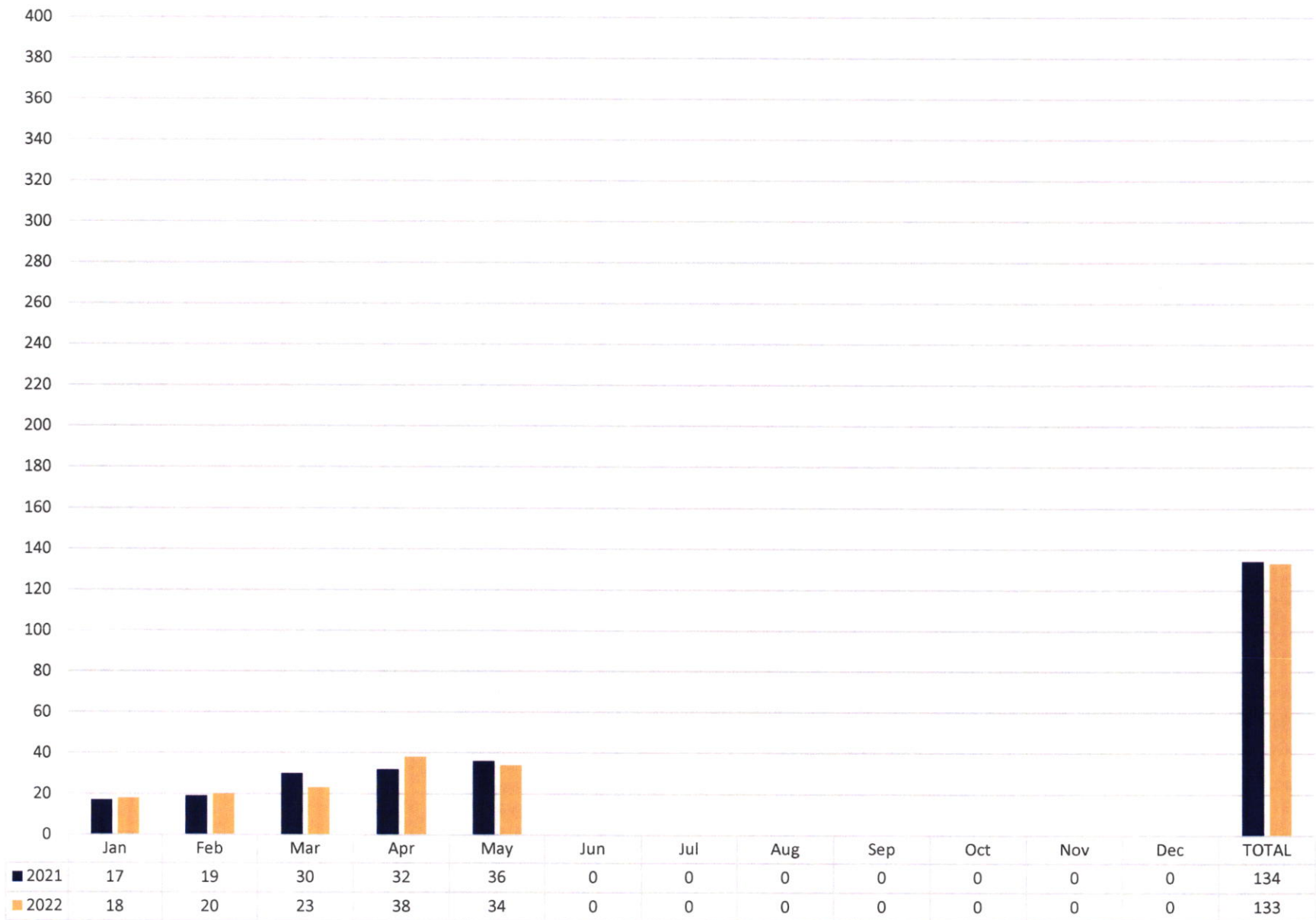
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$607,950	\$170,800		\$488,775	\$1,267,525
	[1]	[3]		[1]	
FEBRUARY		\$366,385		\$31,501	\$397,886
		[5]		[1]	
MARCH	\$600,000	\$672,000		\$5,978,425	\$7,250,425
	[1]	[6]		[4]	
APRIL	\$2,000,000	\$109,075		\$310,000	\$2,419,075
	[2]	[5]		[2]	
MAY	\$500,000	\$53,417			\$553,417
	[1]	[2]		[]	
JUNE					\$0
	[]	[]		[]	
JULY					\$0
	[]	[]		[]	
AUGUST					\$0
	[]	[]		[]	
SEPTEMBER					\$0
	[]	[]		[]	
OCTOBER					\$0
	[]	[]		[]	
NOVEMBER					\$0
	[]	[]		[]	
DECEMBER					\$0
	[]	[]		[]	
<b>2022 TOTAL</b>	<b>\$3,707,950</b>	<b>\$1,371,677</b>	<b>\$0</b>	<b>\$6,808,701</b>	<b>\$11,888,328</b>
	[5]	[21]	[]	[8]	

## Village of Burr Ridge New Housing Permits 2021 Compared to 2022



## Village of Burr Ridge Building Permits Issued 2021 Compared to 2022





## Breakdown of Permits by Project Type

## Permits Issued May 2022

