



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

**May 4, 2015  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Robert Grela**

**Luisa Hoch  
Greg Scott  
Mary Praxmarer**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A. February 16, 2015 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

- A. Z-06-2015: 3 Regent Court (Richards); Variation or Text Amendment and Findings of Fact**

Requests a variation from or amendment to Section IV.I. 18 of the Burr Ridge Zoning Ordinance to permit a flag pole on a residential property not exceeding 25 feet in height rather than the current limit of 15 feet in height.

- B. Z-07-2015: 16W020 79<sup>th</sup> Street (Lyons Truck Sales); Special Use and Findings of Fact**

Requests special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance for an addition to a building used for Truck and Equipment Sales and Service.

**IV. CORRESPONDENCE**

- A. Board Report – March and April, 2015**  
**B. Building Report – February and March 2015**  
**C. Subdivision Report – April, 2015**

**V. OTHER CONSIDERATIONS**

- A. S-08-2014: Sign Ordinance Amendment – Temporary Grand Opening Signs**



## **VI. FUTURE SCHEDULED MEETINGS**

**A. May 18, 2015:** The following public hearing is scheduled:

- **Z-04-2015: 324 and 320 Burr Ridge Parkway; (Capri Restaurant); Special Use for expansion of a restaurant with alcoholic beverages and outdoor dining, modification to the existing outdoor dining area, and a variation to permit the expansion of the existing restaurant without the required number of parking spaces.**

**B. June 1, 2015:** The filing deadline for this meeting is May 11, 2015

## **VII. ADJOURNMENT**

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**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their May 11, 2015 Regular Meeting beginning at 7:00 P.M. The Alternate Commissioner is the scheduled Plan Commission representative for the May 11, 2015 Board meeting.





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

**Z-06-2015; 3 Regent Court (Richards); Requests a variation from or amendment to Section IV.I. 18 of the Burr Ridge Zoning Ordinance to permit a flag pole on a residential property not exceeding 25 feet in height rather than the current limit of 15 feet in height.**

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

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

**Date of Hearing:** May 4, 2015

**GENERAL INFORMATION**

**Petitioner:** Kevin R. Richards

**Property Owner:** Kevin R. Richards

**Petitioner's Status:** Property Owner

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

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

**Existing Land Use:** Single-Family Home

**Site Area:** @1/2 Acre

**Subdivision:** Devon





### **SUMMARY**

The petitioner wants to erect a flag pole on his property at 3 Regent Court that would be 25 feet tall. The Zoning Ordinance restricts flag poles to 15 feet in height.

Prior to 1997, the Burr Ridge Zoning Ordinance did not restrict the height of a flag pole. Flag poles were permitted on residential properties with the only restriction being a 10 foot setback from all lot lines. A 1997 amendment maintained the 10 foot setback but also restricted the height of flag poles on residential properties to 15 feet. The 1997 amendment also established a 40 foot height limit in non-residential districts.

The petitioner has submitted this petition as either a variation specific to the property at 3 Regent Court or as an amendment to the Zoning Ordinance which would allow flag poles in residential districts up to 25 feet in height. The petitioner points out that the standard flag poles sold at a local home improvement store are 20 to 25 feet in height. As a point of reference, the maximum building height permitted by the Zoning Ordinance for residential properties is 30 feet measured at the midpoint of a sloped roof.

In order to grant this request as a variation limited to this property, the Plan Commission would have to determine that there is something unique about this property which distinguishes the property from most other residential properties in the Village and that such distinction creates a hardship in the reasonable and continued use of the property. If the Plan Commission determines that such conditions do not exist, the only way to approve this request is by an amendment to the Zoning Ordinance which would apply to all residential properties in the Village.

Please also note the email messages from two neighbors of the property at 3 Regent Court. Both neighbors state their support of the petition but question the type of flags that may be flown. After consultation with the Village Attorney, staff suggests that it may be considered an inappropriate restriction to limit the types of flags that may be flown from a private residential flag pole.





## **Findings of Fact**

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

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

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

**Yes, Flagpole could not be installed.**

- 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.

**Yes, Flagpole could not be installed.**

- 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.

**No, This regulation would affect all homeowners in the Village.**

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

**No, There would be no financial gain.**



- 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.

**Yes, the problem is the ordinance and not any person.**

- 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**

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

**No**

- 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.

**No**

- 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, please see attached**

(Please transcribe or attach additional pages as necessary.)



March 10, 2015

Good Afternoon:

The requested change in regulation was related to the following statement of facts:

- 1 – My father, Harry G. Richards, was a WWII Navy Veteran
- 2 – He suffered a major stroke on December 4, 1994
- 3 – He lived 18 years after his stroke with pride, dignity, and love of his family & country
- 4 – He passed away on June 26, 2012
- 5 – He was proud of his service to his country
- 6 – He was patriotic and a fierce supporter of his country
- 7 – There is a brick in the Burr Ridge Veterans Memorial in his honor
- 8 – He purchased an automatic flagpole in the late 1980's
- 9 – It has been installed at his home at 724 Tomlin Drive since
- 10 – The flagpole is 25 feet in height and has flown the US Flag every day since.
- 11 – My mother, Ruth C. Richards, is relocating to an Independent Care Facility
- 12 – The home is now being sold
- 13 – Mom has asked me to relocate this flagpole in remembrance of both her and Pops
- 14 – Since installed back in the 1980's the regulation for flagpole height changed
- 15 – The reinstallation would be in a similar manor as to present installation at 724
- 16 – I believe there are more residents who would like to install similar flagpoles
- 17 – Home Depot sells various flagpoles with the shortest being 20 feet in height
- 18 – The shortest automatic flagpole is 25 feet in height



Photo of present location at 724 Tomlin Drive

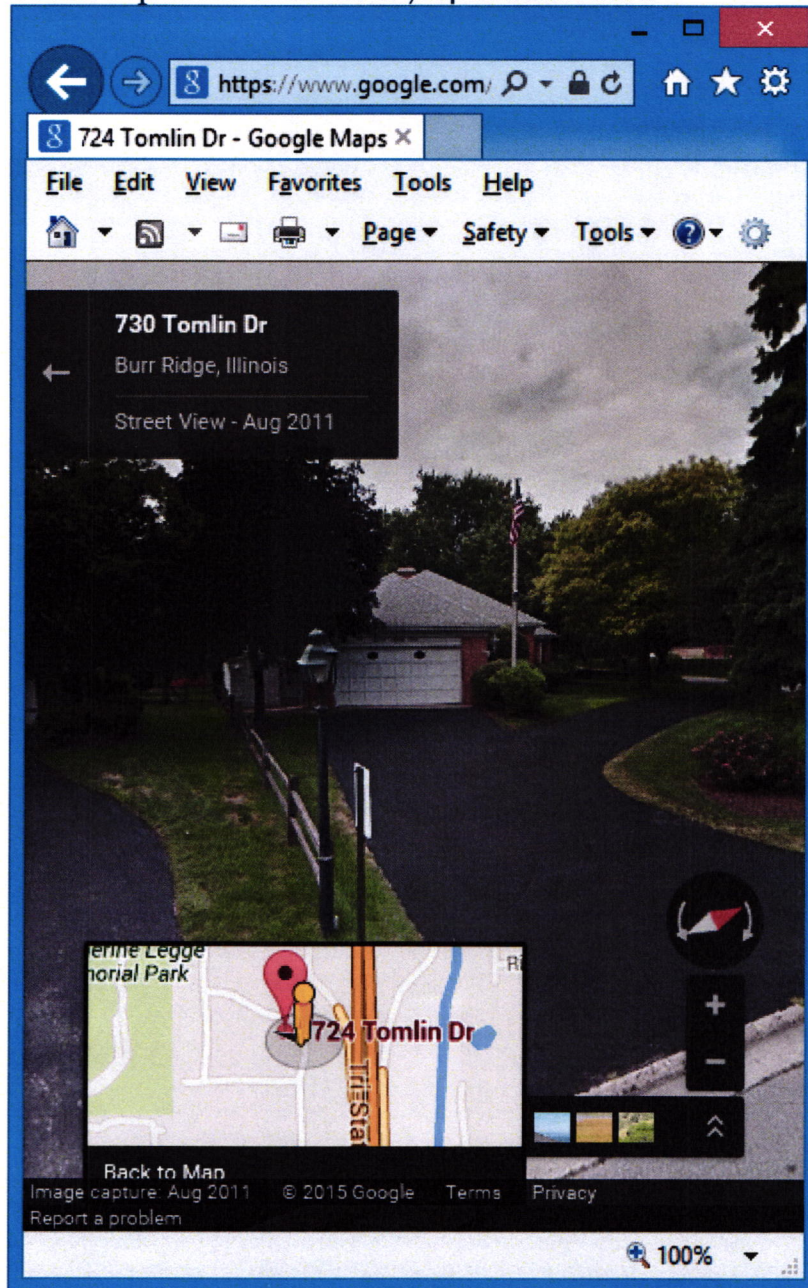
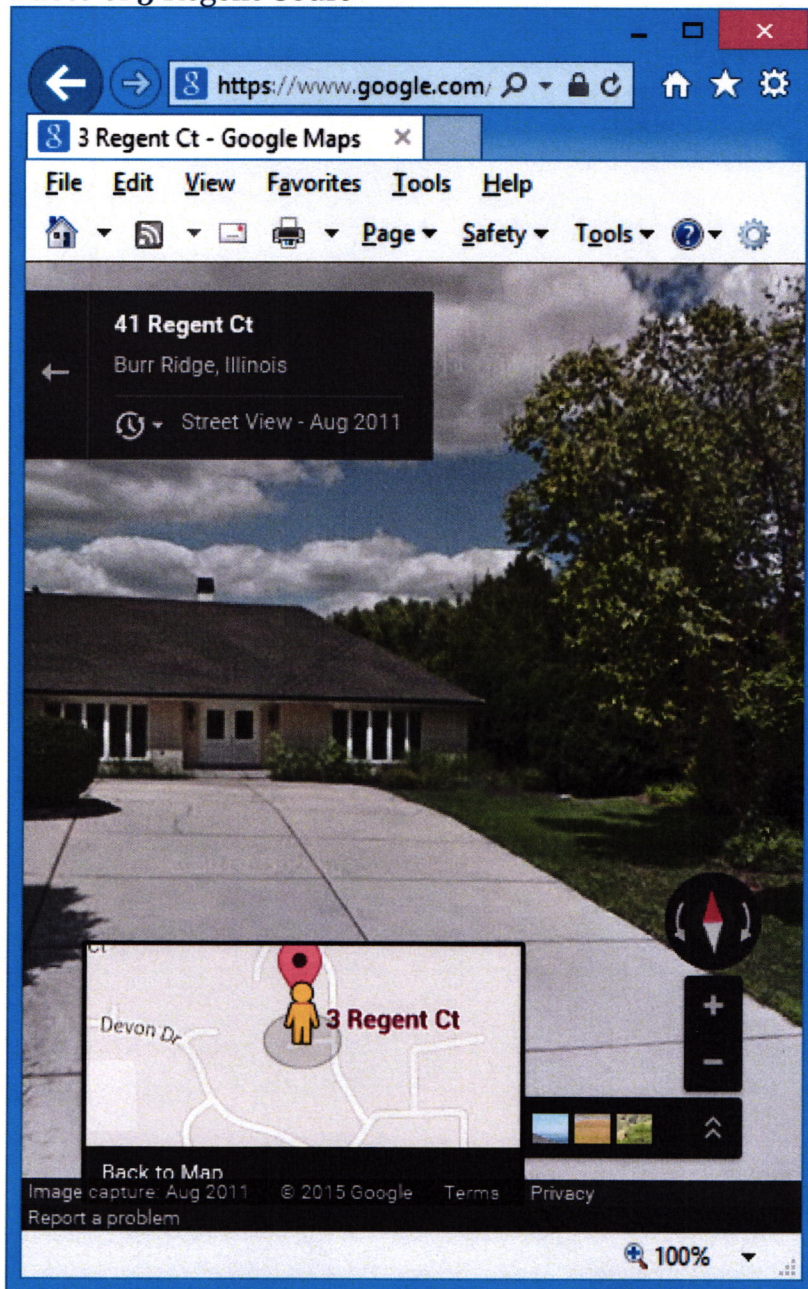




Photo of 3 Regent Court



I have contacted a flagpole moving company and they are ready to proceed. With your permission we hope to move it soon.

Thanks,

Kevin Richards  
3 Regent Court  
Burr Ridge, IL 60527  
(708)921-7067



## Douglas Pollock

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**From:** JOSEPH.G.PETRICH@sargentlundy.com  
**Sent:** Tuesday, April 7, 2015 8:38 PM  
**To:** Douglas Pollock  
**Subject:** Z-06-2015: 3 Regent Court Flag Pole Height Variance

Mr. Pollack,

I received letter with notice of public hearing for subject variance and have following questions and would appreciate a reply or direction on where to obtain the information:

- What is reason petitioner has for the variance, ie, why is there a need for increase in height?
- 
- What kind of flag is petitioner want to raise?
- Would there be some restriction on what type of flag or other item petitioner could raise in future?
- Would the variance apply to future owner of the property?
- 

Would appreciate a reply to the above, or link to where I can find this information and more.

Regards,

Joe Petrich  
8700 Wedgewood Drive  
Burr Ridge, IL



## **Douglas Pollock**

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**From:** Patrick Womack <pwomack20@aol.com>  
**Sent:** Tuesday, April 7, 2015 8:23 AM  
**To:** Douglas Pollock  
**Cc:** Robert Donnan  
**Subject:** 3 Regent Court

Mr Pollock,

I am writing you regarding the request for variance requested by Mr Richards.

I have no problem with the approval given to the zoning ordinance given that there be limitations on what is to be flown on the flag pole.

An American flag is encouraged, I don't want to see someone's social or political statements as I am sure other neighbors would feel the same.

If he plans on flying the Stars and Stripes I am happy to support.

Patrick Womack





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

**Z-07-2015; 16W020 79<sup>th</sup> Street (Lyons Truck Sales); Requests special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance for an addition to a building used for Truck and Equipment Sales and Service.**

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

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

**Date of Hearing:** May 4, 2015

**GENERAL INFORMATION**

**Petitioner:** Vic Dodevski

**Property Owner:** LDD Properties

**Petitioner's Status:** Property Owner

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

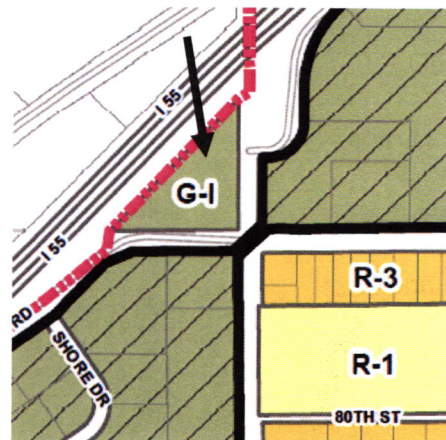


**Existing Zoning:** GI General Industrial District

**Existing Land Use:** Truck Sales

**Site Area:** 3 Acres

**Subdivision:** None





## **SUMMARY**

The petitioner owns and operates a truck sales business at the northwest corner of 79<sup>th</sup> Street and Madison Street. The use of this property for truck sales was established in 1980 by approval of a special use (see attached Ordinance A-25-02-80). The special use was not limited to a specific business owner or operator and has continued under various ownership since 1980.

At this time, the petitioner seeks to add a second floor addition to the building. Since an increase in floor area represents an increase in the intensity of the use (i.e. floor area, parking requirement, etc.) the addition requires a new special use approval.

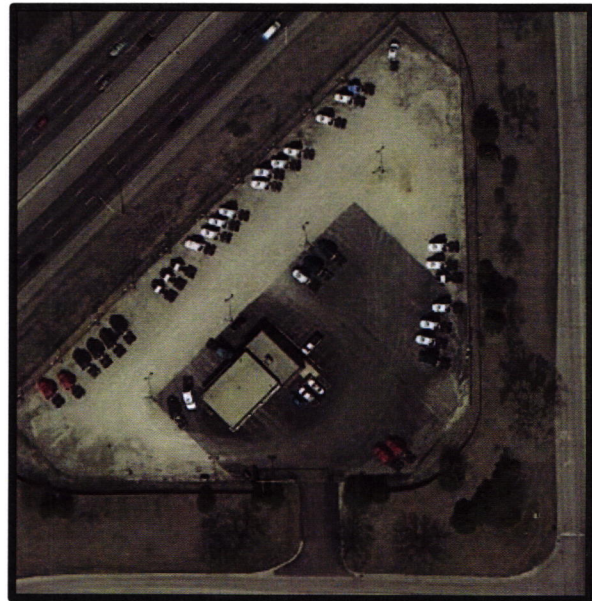
### **Compatibility with Surrounding Land Uses**

The property is bounded by I-55 to the northwest, 79<sup>th</sup> Street to the south, and Madison Street to the east. There are industrial uses to the south and east. There are single-family homes to the southeast of the property.

### **Compliance with the Zoning Ordinance**

At the time the property was granted a special use for truck sales in 1980, the Zoning Ordinance did not require parking lots to be paved or curbed. The 1997 update of the Zoning Ordinance requires that all parking lots be paved with a hard surface, that perimeter curbs be provided, and that landscaping be provided in islands within the parking lot and around the perimeter of the parking lot. If the parking lot were to be paved, stormwater detention would also be required.

The existing parking lot, not including the entrance drive, is approximately 98,000 square feet in area. Of that, about 55,000 square feet is not paved and 43,000 square feet is paved. None of the parking lot has perimeter curbs.



The Zoning Ordinance does not list a specific parking requirement for auto or truck sales. The closest category would be retail sales which requires one space per 250 square feet of floor area. The existing floor area is 3,330 square feet which requires 13 parking spaces. The second floor addition adds 1,130 square feet for a total of 4,440 square feet of floor area and 18 parking spaces. More than 18 parking spaces are provided on site.

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

The existing use of the property for truck sales is legally established and has existed at this location since 1980. To staff's knowledge, there have not been any problems with the use at this location. Although the Zoning Ordinance requires more parking due to the increase in floor area, there does not appear to be any reason to believe that the addition will directly result in greater impacts to surrounding property.



For similar special use considerations, the Plan Commission has recommended and the Board has approved special uses with conditions requiring the parking lot and landscaping to be brought into conformance with the Zoning Ordinance over a specified period of time. This has been brought to the attention of the petitioner who has indicated that due to the relative large amount of gravel area and the requirement for stormwater detention, bringing the parking lot into conformance may not be feasible.

The petitioner has prepared findings of fact and those findings may be adopted if the Plan Commission is in agreement. If the Commission recommends approval, conditions should be considered relative to the improvement of the parking lot. Conditions may include limiting the gravel area to truck storage with no customer or employee parking on the gravel and/or paving of the parking lot over an extended period of time.



[illegible]

- 202 AIRTATION, MID-OCEAN CODE
- 202 AIRTATION, PILL CASE CODE
- 202 AIRTATION, FINE CODE
- 202 AIRTATION, FINE CODE
- 202 AIRTATION, DENSITY CONSTRUCTION CODE
- 201 AIRTATION, ELECTRIC CODE
- LARRY ALMONS STAFF PLANNING CODE
- LARRY ALMONS ACCESSIBILITY CODE

- HVAC, PLUMBING, ELECTRICAL WORK PER PLANS.
- AREA OF WORK: 2200 SQ.FT.
- NO WORK IN EXISTING WAREHOUSE. (3) NEW, THEN COSMETICS AND COORDINATION WITH NEW STRUCTURE AND REMOVAL.

- USE AND OCCUPANCY: 8 - 6500055
- BUILDING TYPE: 4-8 S1 - STORAGE
- CRESTING S.F. 8 - 8029650: 1120 S.F.
- S1 - STORAGE: 2200 S.F.
- PROPOSED S.F. 8 - 8029653: 2240 S.F.
- S1 - STORAGE: 2200 S.F.

| OCCUPANCY CALCULATIONS |                 |                |   |
|------------------------|-----------------|----------------|---|
| A                      | EXIT CAPACITY   |                |   |
|                        | EXIT            | PERSONS        |   |
|                        | #1              | 135            | $\frac{100' \times 6' \times 100' \text{ WIDTH} \times 20' \text{ HGT}}{3.7' \times 100' \times 100'}$<br>$\frac{120,000}{37,000} = 3.24$<br>20 PERSONS |
|                        | #2              | 270            | $\frac{100' \times 120' \times 20' \text{ PERSONS}}{3.7' \times 100' \times 120'}$  |
|                        | TOTAL           | 270            |   |
| B                      | FLOOR AREA      |                |   |
|                        | AREA            | SQ' PERSON     | TOTAL   |
|                        | 1ST FLOOR       | 100 SQ' PERSON | 11  |
|                        | 1150 SQ' FT     |                | 11  |
|                        | TOTAL OCCUPANTS |                | 22  |

Map showing a proposed development on a 10-acre lot. The lot is bounded by S. Frontage Rd to the west, S. Madison St. to the south, and H.W. 55 to the northeast. The plan includes a 'PROPOSED 2ND FLOOR DEVELOPMENT ON EXISTING LOT' (a hatched rectangle), a 'EXISTING WAREHOUSE' (a rectangle), and an 'EXISTING PARKING LOT' (an arrow pointing to an area).

ARCHITECTURAL SITE PLAN  
1" = 80'

| INDEX OF DRAWINGS |  |
|-------------------|--|
| SHT.              | DESCRIPTION                                      |
| T                 | SITE PLAN, SCHEDULES & GENERAL NOTES             |
| A1                | EXISTING/PROPOSED PLAN, FLOOR PLANS, & SCHEDULES |
| A2                | ELEVATIONS                                       |
| A3                | ROOF PLAN, BUILDING SECTION, & DETAILS           |
| A04               | NOTES  |
| M01               | MECHANICAL PLANS & SCHEDULES                     |

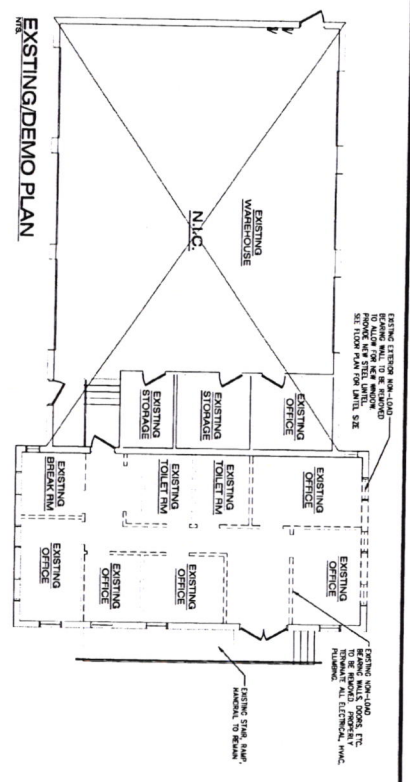
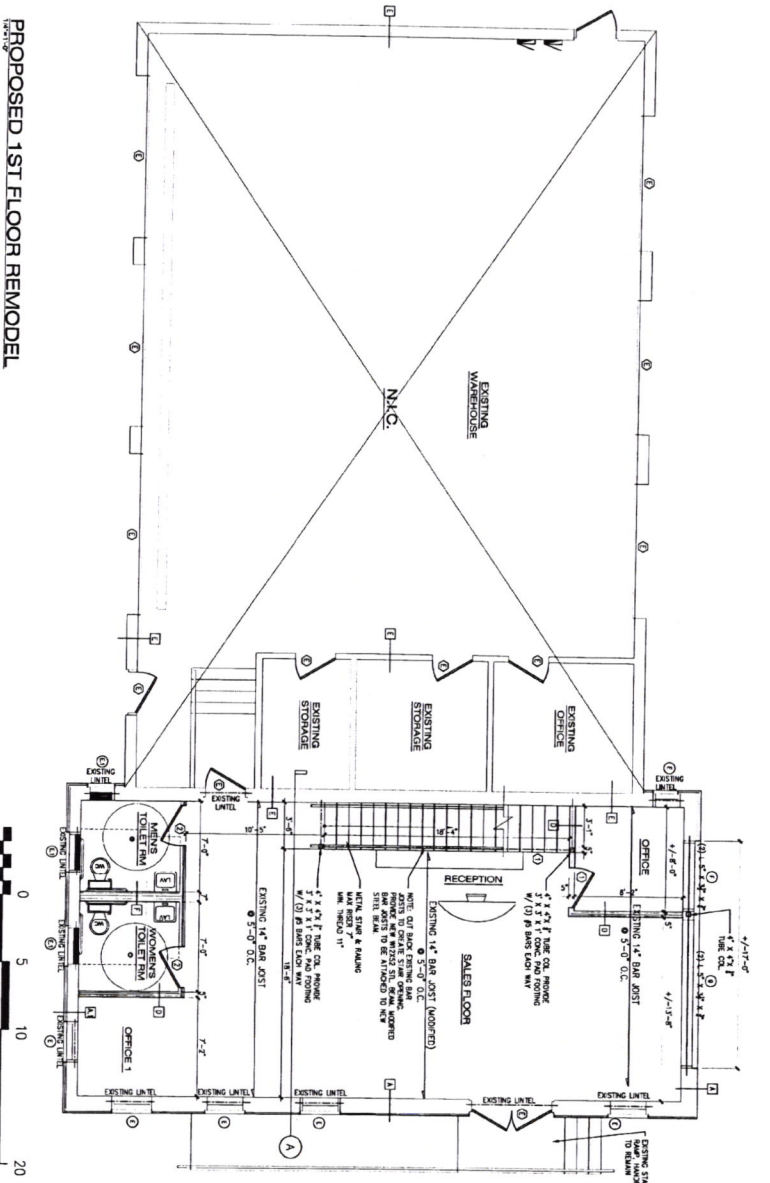
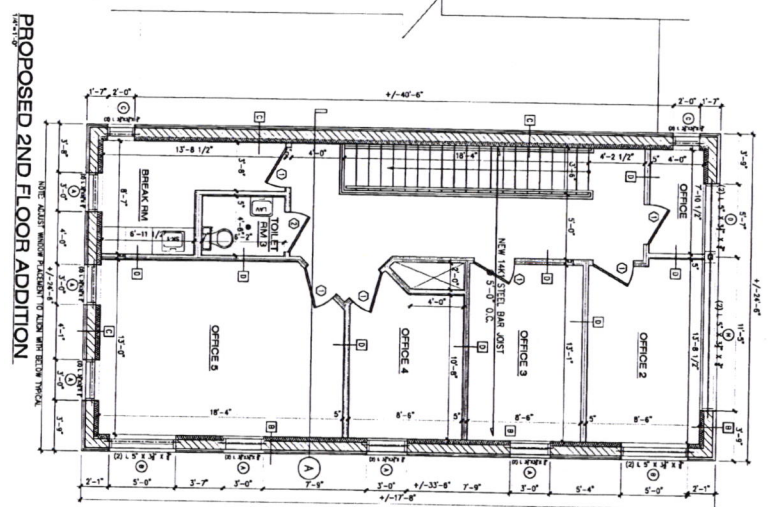
THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS APPROVED THE USE OF THE "NATIONAL TOXICITY ASSESSMENT" (NTA) FOR THE PURPOSE OF SETTING STANDARDS FOR THE PROTECTION OF HUMAN HEALTH. THE NTA IS A SYSTEM OF EVALUATING THE TOXICITY OF CHEMICALS AND ESTIMATING THE RISK OF HUMAN EXPOSURE TO THEM. THE NTA IS BASED ON THE RESULTS OF TOXICITY TESTS AND OTHER AVAILABLE DATA. THE NTA IS USED TO SET STANDARDS FOR THE PROTECTION OF HUMAN HEALTH AND TO EVALUATE THE RISK OF HUMAN EXPOSURE TO CHEMICALS. THE NTA IS A SYSTEM OF EVALUATING THE TOXICITY OF CHEMICALS AND ESTIMATING THE RISK OF HUMAN EXPOSURE TO THEM. THE NTA IS BASED ON THE RESULTS OF TOXICITY TESTS AND OTHER AVAILABLE DATA. THE NTA IS USED TO SET STANDARDS FOR THE PROTECTION OF HUMAN HEALTH AND TO EVALUATE THE RISK OF HUMAN EXPOSURE TO CHEMICALS.



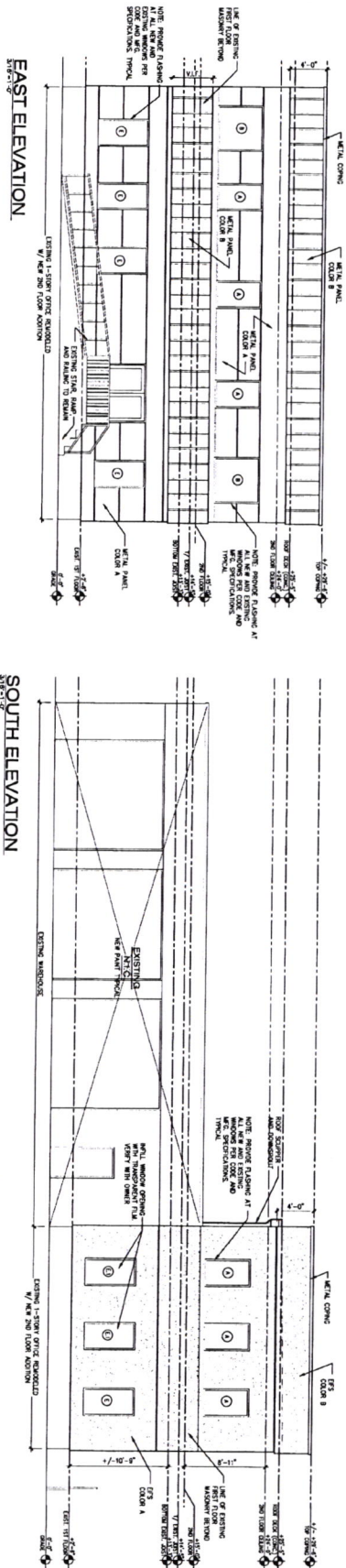
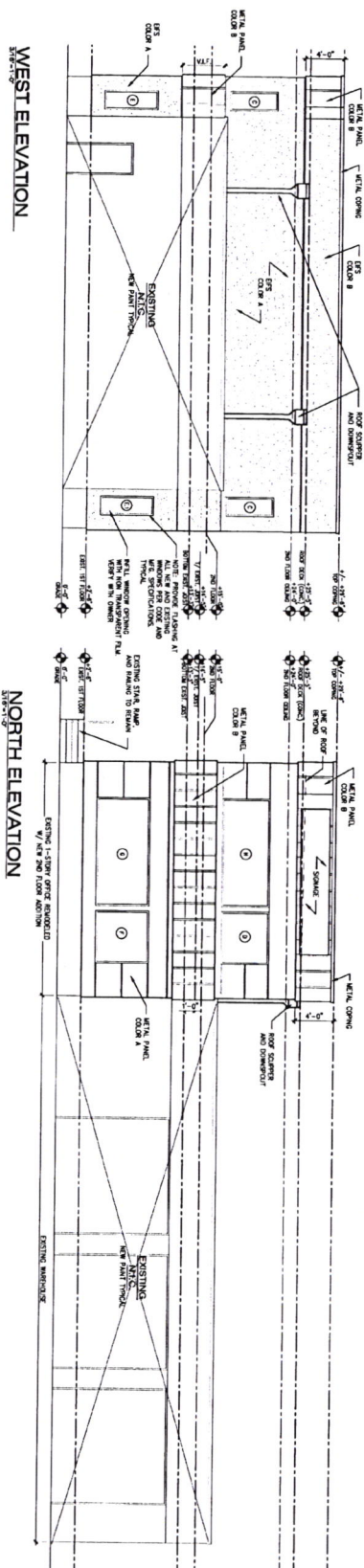
| WALL/PARTITION SCHEDULE |        |                |                  |
|-------------------------|--------|----------------|------------------|
| NO.                     | SYMBOL | SECTION DETAIL | DESCRIPTION      |
| A                       |        |                | EXISTING 1/2\"/> |
| A1                      |        |                | EXISTING 1/2\"/> |
| B                       |        |                | EXISTING 1/2\"/> |
| C                       |        |                | EXISTING 1/2\"/> |
| D                       |        |                | EXISTING 1/2\"/> |
| E                       |        |                | EXISTING 1/2\"/> |
| F                       |        |                | EXISTING 1/2\"/> |

| DOOR SCHEDULE |        |                |                  |
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| NO.           | SYMBOL | SECTION DETAIL | DESCRIPTION      |
| A             |        |                | EXISTING 1/2\"/> |
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| B             |        |                | EXISTING 1/2\"/> |
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| E             |        |                | EXISTING 1/2\"/> |
| F             |        |                | EXISTING 1/2\"/> |

| WINDOW SCHEDULE |        |                |                  |
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| NO.             | SYMBOL | SECTION DETAIL | DESCRIPTION      |
| A               |        |                | EXISTING 1/2\"/> |
| A1              |        |                | EXISTING 1/2\"/> |
| B               |        |                | EXISTING 1/2\"/> |
| C               |        |                | EXISTING 1/2\"/> |
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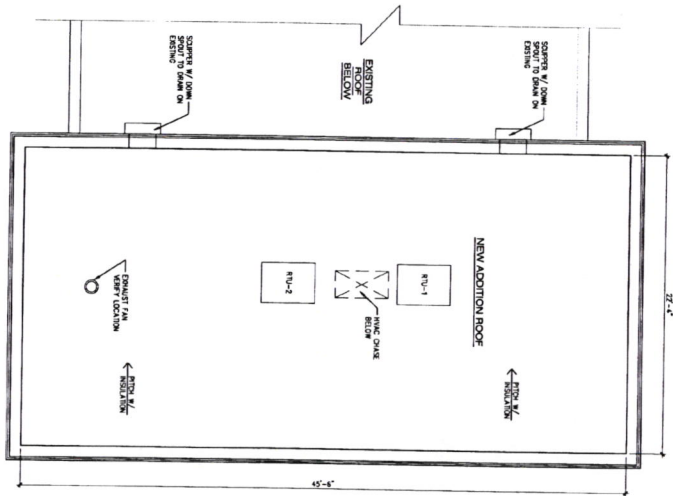




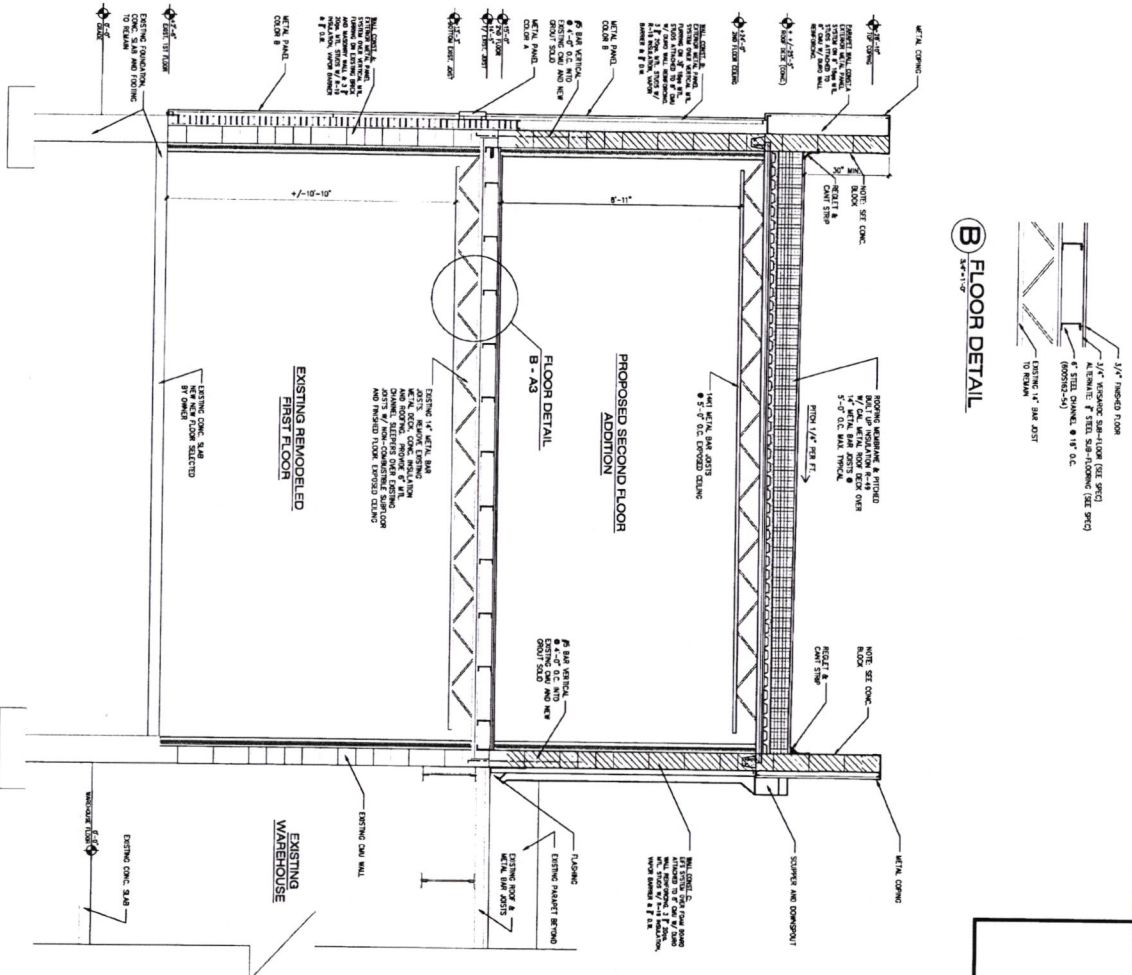




~~TYPICAL METAL PANEL SYSTEM DETAILS (VERIFY W/ MFG)~~



# ROOF PLAN



**B** FLOOR DETAIL  
34" x 1'-0"

**A BUILDING SECTION**  
3.1.6-1.0

|           |  |
|-----------|--|
| cont'd    |  |
| 3-4-15    |  |
| drawn by  |  |
| job no.   |  |
| revisions |  |
| scale     |  |



- REMOVE ALL OF MECHANICAL EQUIPMENT NOT TO EXCEED 55 DBA AT 10' DISTANCE.
- ALL DUCTWORK TO BE SHEET METAL AND ABOVE CEILING LINE.
- LOOK TYPE DAMPER ON SUPPLY AIR.
- REMOVE ALL DAMPERS, DEVICES, VALVES AND CONNECTIONS FROM AIR STREAM.
- OUTSIDE AIR INTAKE TO BE AT LEAST 15'-0" FROM ANY OBSTACLES AND 10'-0" ABOVE GROUND.
- EXISTING HEATING EQUIPMENT (VULF).

- ASSIST STUDENT REPLY VALUE ON HIGH PRIORITY BOX OF SYSTEM
- RECOVER FROM ANY ATTEMPTING VALUE
- REMOVE CHARTER VALUES, SERVICES AND CONNECTIONS FROM AN
- BREAK
- ALL REINTEGRATION PLANS TO BE SCHEDULE "X" COPY
- ALL CONNECTIONS TO BE SHARED

|          |                                       |
|----------|---------------------------------------|
| RTU -1   | 3 TON ROOF TOP UNIT, AIRFLOW 1200 CFM |
| RTU -2   | 3 TON ROOF TOP UNIT, AIRFLOW 1200 CFM |
| ECI FANS | FE-1 BROAD 50 CFM                     |

- TESTING ELECTRICAL TO REMAIN AS IS UNLESS OTHERWISE NOTED
- PROVIDE GFC PROTECTION FOR RECEPTS INSTALLED WITHIN 7' OF WATER SOURCE
- INCLUDE ALL LOW-VOLTAGE WIRING
- CONDUCT WIRING, SWITCHES, CIRCUIT BREAKERS, DEPENDENT DEVICES, TRANSFORMERS, MOTORS AND TERMINALS IN CONCORD WITH ALL LOCAL CODES

[illegible]

- ☐ CAN PICTURE
- ☐ WALL MOUNT PICTURE
- ☐ CEILING MOUNT PICTURE
- ☐ EXIT SIGN

### LEARNING NOTES

- ALL WITNESS ABOUT CRIME MUST STAY, Y PENDING TO BE SCHEDULED Y CORRECT.
- ALL WITNESS ABOUT CRIME MUST STAY, Y PENDING TO BE SCHEDULED Y CORRECT.
- ALL WITNESS ABOUT CRIME MUST STAY, Y PENDING TO BE SCHEDULED Y CORRECT OR CAST FROM.
- ALL WITNESS ABOUT CRIME MUST STAY, Y PENDING TO BE SCHEDULED Y CORRECT OR CAST FROM.

A diagram of a horizontal beam of length 10m. A triangular load starts at 0 kN/m at the left end and increases linearly to 3 kN/m at the right end. A point load of 10 kN is applied downwards at the right end of the beam. The beam is supported by a pin support at the left end and a roller support at the right end. The triangular load is labeled with a peak value of 3 kN/m and a base value of 0 kN/m. The point load is labeled 10 kN.

Technical drawing of a supply duct. The drawing shows a cross-section of a duct with a diameter of 3/4". The duct is labeled "SUPPLY DUCT" and "MITE". The drawing includes a dimension line indicating a length of 7" and a label "SINK" pointing to a feature on the duct.

Figure 1 is a plan view of the experimental setup. It shows a rectangular arena with a central platform. A subject is positioned on the platform, facing a series of vertical bars. A box labeled "HOT: PROXIMAL TERMINAL ALTERNATE ASSIGNED PLACING" is connected to the bars. A scale bar indicates 10 cm.

Floor plan of the second floor of the FBI building. The plan shows a central hallway with a staircase at the top. To the left of the hallway are several offices, including Office 1, Office 2, Office 3, Office 4, and Office 5. To the right of the hallway are more offices, including Office 6, Office 7, Office 8, and Office 9. The plan also shows a central area with a staircase and a large room at the bottom. A note at the bottom right indicates the plan is for the second floor and is not to be used for other purposes.

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OUTDOOR  
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Architectural floor plan of a building with a gabled roof. The plan shows a large 'EXISTING WAREHOUSE' area at the top, separated by a 'N.I.C.' (North Internal Corridor). Below this are three 'EXISTING OFFICE' spaces and two 'EXISTING STORAGE' areas. A central staircase is located between the storage areas. The lower section contains a 'RECEPTION' area, a 'SALES FLOOR' with a 'RECEPTION' counter, and several smaller offices and storage rooms. Restrooms for men and women are located on the left. Dimensions and room numbers are provided throughout the plan.

Key areas and dimensions include:

- EXISTING WAREHOUSE** (Top section)
- N.I.C.** (North Internal Corridor)
- EXISTING OFFICE** (Three locations)
- EXISTING STORAGE** (Two locations)
- RECEPTION** (Lower right section)
- SALES FLOOR** (Lower right section)
- OFFICE 1** (Lower left section)
- OFFICE 2** (Lower left section)
- OFFICE 3** (Lower left section)
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## FINDINGS OF FACT

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

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

I. The Petitioner wishes to add a 2<sup>nd</sup> floor to the existing building to provide additional office space for its sales associates. But for the desire to expand and improve the existing building the Petitioner would not be required to reapply for the proposed use. The current use, which includes used truck sales, was established in 1980 pursuant to Ordinance No. A-25-2-80 (the "Ordinance"). A copy of the Ordinance is attached hereto as Exhibit 1, and its findings in support of the Ordinance are incorporated herein by reference.

**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.**

There is a public necessity for the issuance of a special use permit in that it will permit the Petitioner to make substantial improvements to the Property, which will increase the market value of the Property. As a result of the increased market value the Property will generate additional tax revenue, which is desirable to, and in the best interest of, the Village and its residents.

**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.**

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. Nothing contemplated herein, or by the Petitioner will be detrimental to the Village, rather, as previously noted the special use, if granted will be beneficial to the Village and its residents. The Petitioner will be merely continuing the use in accordance with the Ordinance.

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

The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located. The special use, if granted, will likely improve the surrounding property values as new construction has a tendency to inspire further development. As previously noted, the Petitioner intends to continue the use that has endured since 1980, which has seemingly not diminished surrounding property values.



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

The establishment of the proposed special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The proposed use is consistent with the types of uses contemplated by the General Industrial District ("GI District"). The proposed use will be suitably scaled to accommodate future growth and development of surrounding properties. As noted, if the use will not change rather the proposed 2<sup>nd</sup> floor addition will provide more office space, which will not expand the physical use of the Property.

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

The Property has adequate utilities, access roads, drainage as has been demonstrated over the last 35 years and any facilities that may be necessary will be provided by the Petitioner.

**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 or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Petitioner intends to maintain the Property's existing pattern of ingress and egress, which is limited to 79<sup>th</sup> Street. Petitioner has a vested interest in preventing traffic congestion so that it may operate its trucking business in a safe and orderly manner.

**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 proposed special use is not contrary to the objectives of the Official Comprehensive Plan ("OCP") of the Village of Burr Ridge as amended, rather the proposed use is in harmony with the objectives of the OCP. The Property's proximity to the I-55 expressway is well-suited to the proposed use.

**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.**

The special use shall, in other respects, conform to the applicable regulations of the GI District, 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.

(Please transcribe or attach additional pages as necessary)



**Exhibit 1**

**Exhibit 1**



ORDINANCE NO. A-25-2-80

ORDINANCE GRANTING CONDITIONAL  
PERMITTED (SPECIAL) USE  
(GENERAL MOTORS CORPORATION)

WHEREAS, an application for a conditional permitted (special) use has been filed with the Village Clerk of this Village, and said application has been referred to the Plan Commission of this Village, and has been processed in accordance with the Burr Ridge Zoning Ordinance of March 8, 1965, as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on January 7, 1980 and continued the same to February 4, 1980 on whether the requested amendment and conditional permitted (special) use should be granted, at which time all persons present were afforded an opportunity to be heard; and

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

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed conditional permitted (special) use be granted by this President and Board of Trustees, and this President and Board of Trustees have duly considered said report and findings and recommendations;

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

Section 1: That the report and findings and recommendations of the Plan Commission of this Village are further herein incorporated by reference as the findings of this President and Board of Trustees



in connection with the proposed granting of a conditional permitted (special) use as completely as if fully recited herein at length, except for those portions thereof which limit said use to the General Motors Corporation. This President and Board of Trustees, in addition, finds in relation to the proposed granting of the conditional permitted (special) use for the following-described real estate as follows:

- (a) That the property is commonly known as The Boutin/Vacek Triangular Parcel located at 79th Street, Madison Street and Interstate 55, consisting of 3.64 net and 5.29 gross acres, in Burr Ridge, Illinois, and legally described as follows:

That part of the Southeast Quarter of Section 26, Township 38 North, Range 11 East of the Third Principal Meridian lying South of the Southerly right-of-way line of F.A.I. Route 55, except therefrom that part thereof dedicated for Madison Street and 79th Street, in Du Page County, Illinois.

- (b) That there is a public necessity for the issuance of the conditional permitted (special) use in that the property will be substantially improved.
- (c) That such is desirable and in the public interest.
- (d) That the establishment, maintenance, or operation of the conditional permitted (special) use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare, in that no gasoline will be stored underground or on the property.
- (e) That the conditional permitted (special) use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood, in that adequate berms and fencing will be provided and that parking will be limited to within the bermed, fenced areas.
- (f) That the establishment of the conditional permitted (special) use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (g) That adequate utilities, access roads, drainage, and the other necessary facilities have been or are being provided.
- (h) That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets, in that ingress and egress will be on 79th Street only at a location of sufficient distance from Madison Street.
- (i) That the proposed development is compatible with the physical character of the site.



- (j) That the proposed development is economically feasible and would be an economic asset to the community.
- (k) That the proposed development would not adversely affect the values of surrounding properties or the anticipated provision for school or other municipal services.
- (l) That the conditional permitted (special) use shall in all other respects conform to the applicable provisions of the Burr Ridge Zoning Ordinance of March 8, 1965, as amended, for the district in which it is located.

Section 2: That the conditional permitted (special) use is hereby granted for the above-described real estate to permit the construction and operation of a used truck sales facility, including the uncovered display and parking of trucks for sale, under the provisions of Section VIII, E, 2, d of the Burr Ridge Zoning Ordinance of March 8, 1965, as amended, and in accordance with the plans, exhibits and all other documents upon which the Plan Commission based its recommendation, all subject to, however, and conditioned upon the following:

- (a) That ingress and egress shall be only on 79th Street, with the driveway for such purpose located on 79th Street, 190 feet from the center line of Madison Street.
- (b) That a decorative fence four feet high shall be installed on top of a landscaped berm four feet high, both of which shall extend the full length of the property along Madison Street and 79th Street and shall be subject to approval in advance by the Village.
- (c) That all parking of used trucks shall be on the property within the bermed area along Madison Street and 79th Street, and that there shall be no parking of trucks, vehicles or equipment of any kind by the owners or their lessees, agents, or employees on streets or parkways.
- (d) That landscaping shall be in substantial conformance with Exhibits J, J-1 and N as finally approved by the Plan Commission and made a part of the records thereof.
- (e) That the opening for ingress and egress shall be in substantial conformance to the forty feet shown on said Exhibit J with a gate constructed of solid material, subject to approval in advance by the Village.
- (f) That all signs shall comply with any applicable Village ordinance.

Section 3: That the zoning map of the Village of Burr Ridge, Cook and Du Page Counties, Illinois, be amended so as to be in conformance with the aforesaid conditional permitted (special) use.



Section 4: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its pasage, approval and publication as required by law.

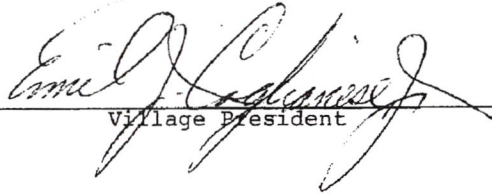
PASSED this 18th day of February, 1980, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - Trustees Levy, Irmen, Rabas, Murray, Ahlgren & Coglianesse

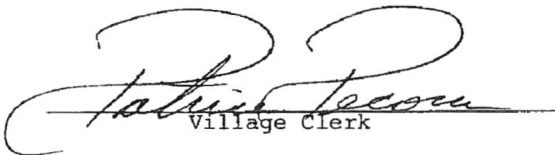
NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on the 22nd day of June, 1980.

  
Village President

ATTEST:

  
Village Clerk

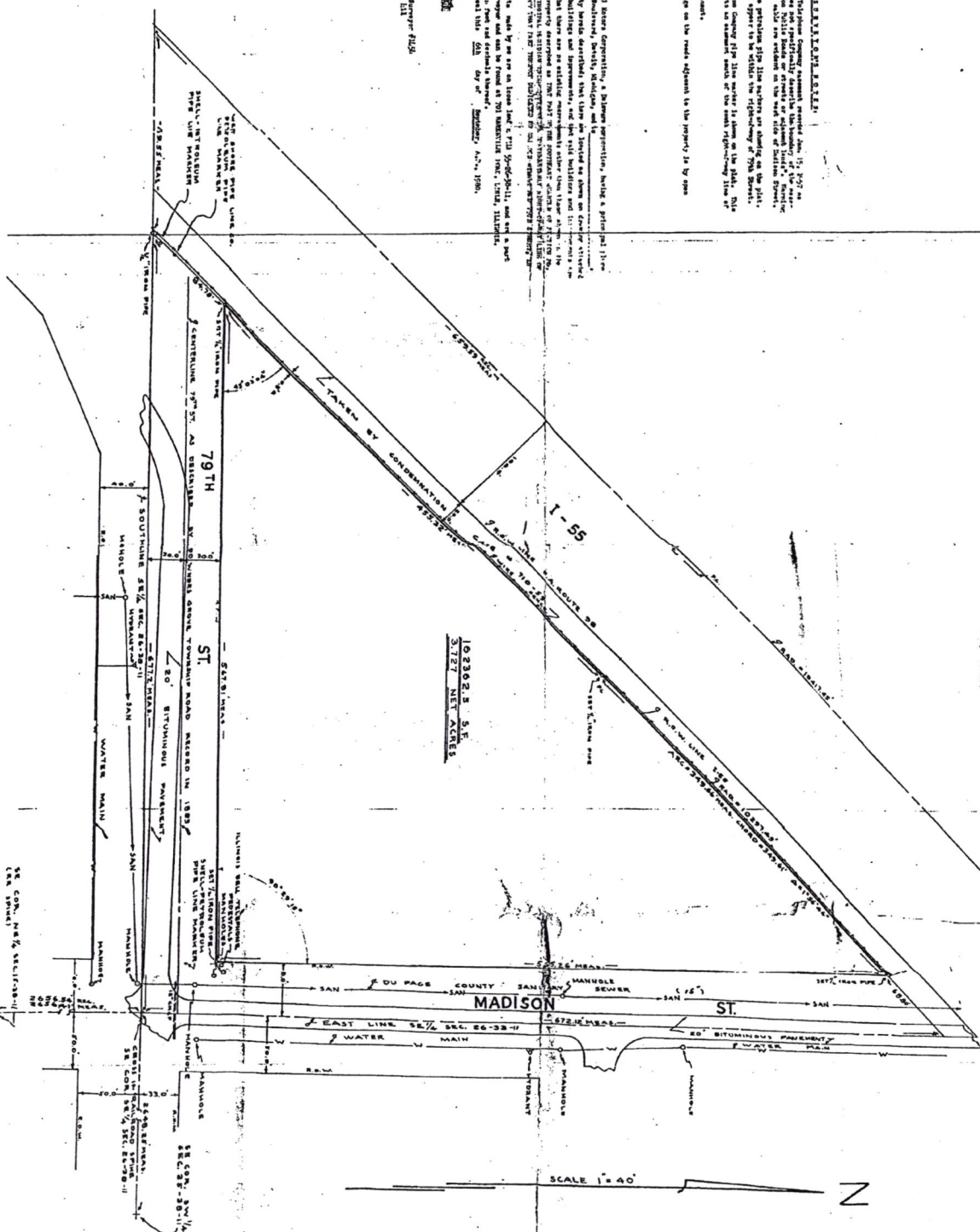


# PLAT OF SURVEY

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DONALD G. FOST  
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 701 Warrenton Road, Ben LIL  
 LINDA, JILLMOG 60932  
 511-560-1077







## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP

**DATE:** April 30, 2015

**RE:** Board Report for May 4, 2015 Plan Commission Meeting

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

**Z-05-2015: Oak Knoll and Buege Lane:** The Board concurred with the Plan Commission and approved an Ordinance rezoning this area to the R-2A District.

**Annual Zoning Map Update:** The Board of Trustees approved a Resolution adopting the annual zoning map update. A copy of the updated map is included in the Plan Commission packet.



03/17/2015

## Permits Applied For February, 2015



| Permit Number | Date Applied | Property Address             | Applicant Name & Contact Info |  | Description              |
|---------------|--------------|------------------------------|-------------------------------|--|--------------------------|
| JCA-15-030    | 02/17/2015   | 166 Shore Dr                 | Greg Ginger                   | 15 Deer Path Tr<br>Burr Ridge IL 60527             | Com Alteration           |
| JCA-15-032    | 02/18/2015   | 8238 MADISON ST              | Korman/Lederer                | 3100 Dundee Rd.<br>Northbrook IL 60062             | Com Alteration           |
| JCA-15-042    | 02/27/2015   | 7045 Veterans Blvd. # A-3    | Davachi Consulting Inc        | 7700 Brush Hill Rd Ste 117<br>Burr Ridge IL 60527  | Com Alteration           |
| JCMSC-15-038  | 02/25/2015   | 8080 Madison St              | Korman-Lederer Mgmt. Co       | 3100 Dundee Rd, Ste 116<br>Northbrook IL 60062     | Commercial Miscellaneous |
| JGEN-15-041   | 02/27/2015   | 3 Regent Ct                  | Kevin Richards                | 3 Regent Ct<br>Burr Ridge IL 60527                 | Generator                |
| JPF-15-023    | 02/10/2015   | 8650 Castle Ct               | Peerless Fence                | 33 W 401 Roosevelt Rd<br>West Chicago IL 60185     | Fence Permit             |
| JPPL-15-020   | 02/02/2015   | 8650 Castle Ct               | Barrington Pools, Inc         | P.O. Box 3506<br>Barrington IL 60011-3906          | Pool Permit              |
| JPPL-15-021   | 02/03/2015   | 10S 526 GLENN DR             | Downes Pool Company           | 725 W University Dr.<br>Arlington Heights IL 60004 | Pool Permit              |
| JPR-15-024    | 02/10/2015   | ROWs DuPage Locations        | Intren Trenching              | 18202 W Union Rd.<br>Union IL 60180                | ROW Permit               |
| JPR-15-025    | 02/10/2015   | ROWs DuPage Locations        | Construction By Camco         | 2125 Oak Leaf St.<br>Joliet IL 60436               | ROW Permit               |
| JPR-15-026    | 02/16/2015   | ROWs Ck Cty Locations        | Intren Trenching              | 18202 W Union Rd.<br>Union IL 60180                | ROW Permit               |
| JPR-15-027    | 02/17/2015   | 6827 High Grove Blvd         | Comcast                       | 5N301 Medinah Rd.<br>Addison IL 60101              | ROW Permit               |
| JRAD-15-029   | 02/11/2015   | 17 Ridge Farm Rd             | Jen & Joe Donnan              | 17 Ridge Farm Rd<br>Burr Ridge IL 60527            | Residential Addition     |
| JRAD-15-034   | 02/20/2015   | 6110 County Line Rd          | Tech Metra, Ltd.              | 2221 Camden Ct. Ste 200<br>Oak Brook IL 60523      | Residential Addition     |
| JRAL-15-028   | 02/10/2015   | 12 Southgate Ct.             | Normandy Construction         | 440 E. Ogden Avenue<br>Hinsdale IL 60521           | Residential Alteration   |
| JRAL-15-031   | 02/12/2015   | 1000 Village Center Dr. #111 | Leads Construction Company,   | 16W277 83rd St.<br>Burr Ridge IL 60527             | Residential Alteration   |
| JRAL-15-033   | 02/20/2015   | 11455 W 73rd Pl              | Main Street Remodeling, LLC   | 3436 N. Kennicott Av<br>Arlington Heights IL 60004 | Residential Alteration   |



03/17/2015

## Permits Applied For February, 2015



| Permit Number | Date Applied | Property Address   | Applicant Name & Contact Info |   | Description                   |
|---------------|--------------|--------------------|-------------------------------|---|-------------------------------|
| JRAL-15-036   | 02/26/2015   | 8349 Clynderven Rd | Finished Basement Company     | 208 Main St<br>Naperville IL 60540            | Residential Alteration        |
| JRAL-15-040   | 02/27/2015   | 6185 Wildwood Ln   | Normandy Construction         | 440 E. Ogden Avenue<br>Hinsdale IL 60521      | Residential Alteration        |
| JRAL-15-043   | 02/26/2015   | 9030 Enclave Dr    | Airoom Inc                    | 6825 N. Lincoln<br>Lincolnwood IL 60712       | Residential Alteration        |
| JRSF-15-022   | 02/06/2015   | 8048 Hamilton      | Elite Estate Builders         | 8991 S. Enclave Dr<br>Burr Ridge IL 60527     | Residential New Single Family |
| JRSF-15-035   | 02/20/2015   | 8734 Johnston Rd   | Kay Bros Ent                  | 549 E 7th St, PO Box 431<br>Hinsdale IL 60521 | Residential New Single Family |
| JRSF-15-037   | 02/23/2015   | 7616 Drew Ave      | Gander Construction           | P O Box 437<br>Frankfort IL 60423             | Residential New Single Family |
| <b>TOTAL:</b> | <b>23</b>    |                    |                               |   |                               |



03/17/2015

## Permits Issued February, 2015



| Permit Number | Date Issued | Property Address          | Applicant Name & Contact Info  | Description                                   | Value & Sq Ftg                      |       |
|---------------|-------------|---------------------------|--------------------------------|---|-------------------------------------|-------|
|               |             |                           |                                |   |                                     |       |
| JCA-14-360    | 02/02/2015  | 505 Village Center Dr.    | Barker Nestor Inc              | 600 W Cermak Rd., Ste 2-A<br>Chicago IL 60616 | Com Alteration<br>\$186,605         | 2,270 |
| JCA-15-001    | 02/11/2015  | 15W 90 North Frontage Rd. | Prodigy Construction Corporati | 2120 High Wickham Pl.<br>Louisville KY 40245  | Com Alteration<br>\$376,275         | 5,017 |
| JELV-15-018   | 02/03/2015  | 15W 241 81st St.          | DME Elevators & Lifts          | 1992 University Ln<br>Lisle IL 60532          | Elevator                            |       |
| JGEN-15-010   | 02/06/2015  | 8802 Aintree Ln           | Penco Electric Inc             | 7133 N Austin Ave<br>Niles IL 60714           | Generator                           |       |
| JPR-15-004    | 02/16/2015  | ROWs DuPage Locations     | Intren Trenching               | 18202 W Union Rd.<br>Union IL 60180           | ROW Permit                          |       |
| JPR-15-005    | 02/16/2015  | ROWs DuPage Locations     | Intren Trenching               | 18202 W Union Rd.<br>Union IL 60180           | ROW Permit                          |       |
| JPR-15-006    | 02/16/2015  | ROWs DuPage Locations     | Intren Trenching               | 18202 W Union Rd.<br>Union IL 60180           | ROW Permit                          |       |
| JPR-15-024    | 02/16/2015  | ROWs DuPage Locations     | Intren Trenching               | 18202 W Union Rd.<br>Union IL 60180           | ROW Permit                          |       |
| JPR-15-026    | 02/16/2015  | ROWs Ck Cty Locations     | Intren Trenching               | 18202 W Union Rd.<br>Union IL 60180           | ROW Permit                          |       |
| JPR-15-027    | 02/17/2015  | 6827 High Grove Blvd      | Comcast                        | 5N301 Medinah Rd.<br>Addison IL 60101         | ROW Permit                          |       |
| JPS-15-002    | 02/16/2015  | 490 Village Center Dr     | Integrity Sign                 | 18621 S. 81st Ave.<br>Tinley Park IL 60487    | Sign Permit                         |       |
| JPS-15-009    | 02/18/2015  | 1333 Burr Ridge Pkwy      | Doyle Signs, Inc               | 232 W. Interstate Rd.<br>Addison IL 60101     | Sign Permit                         |       |
| JRAD-14-155   | 02/25/2015  | 1060 Laurie Ln            | Knight EA Inc                  | 221 N Lasalle # 300<br>Chicago IL 60601       | Residential Addition<br>\$196,950   | 1,313 |
| JRAD-14-355   | 02/26/2015  | 266 Lakewood Cir          | Archadeck of Chicagoland       | 3445 Kirchoff Rd<br>Rolling Meadows IL 60008  | Residential Addition<br>\$37,800    | 252   |
| JRAD-14-368   | 02/02/2015  | 512 Kirkwood Cove         | Smetana Builders, Inc.         | 12127 Donegal Ct.<br>New Lenox IL 60451       | Residential Addition<br>\$114,750   | 765   |
| JRAL-15-015   | 02/27/2015  | 675 Grant Ct              | Design First Builders          | 1201 Norwood Ave<br>Itasca IL 60143           | Residential Alteration<br>\$198,075 | 2,641 |



03/17/2015

## Permits Issued February, 2015



| Permit Number | Date Issued | Property Address  | Applicant Name & Contact Info                              | Description           |
|---------------|-------------|-------------------|--|-----------------------|
|               |             |                   |  | Value & Sq Ftg        |
| JRPE-15-013   | 02/06/2015  | 9S 227 MADISON ST | Trademark Electric<br>273 Nuttall Rd<br>Riverside IL 60546 | Res Electrical Permit |
| <b>TOTAL:</b> | <b>17</b>   |                   |  |                       |



03/17/15

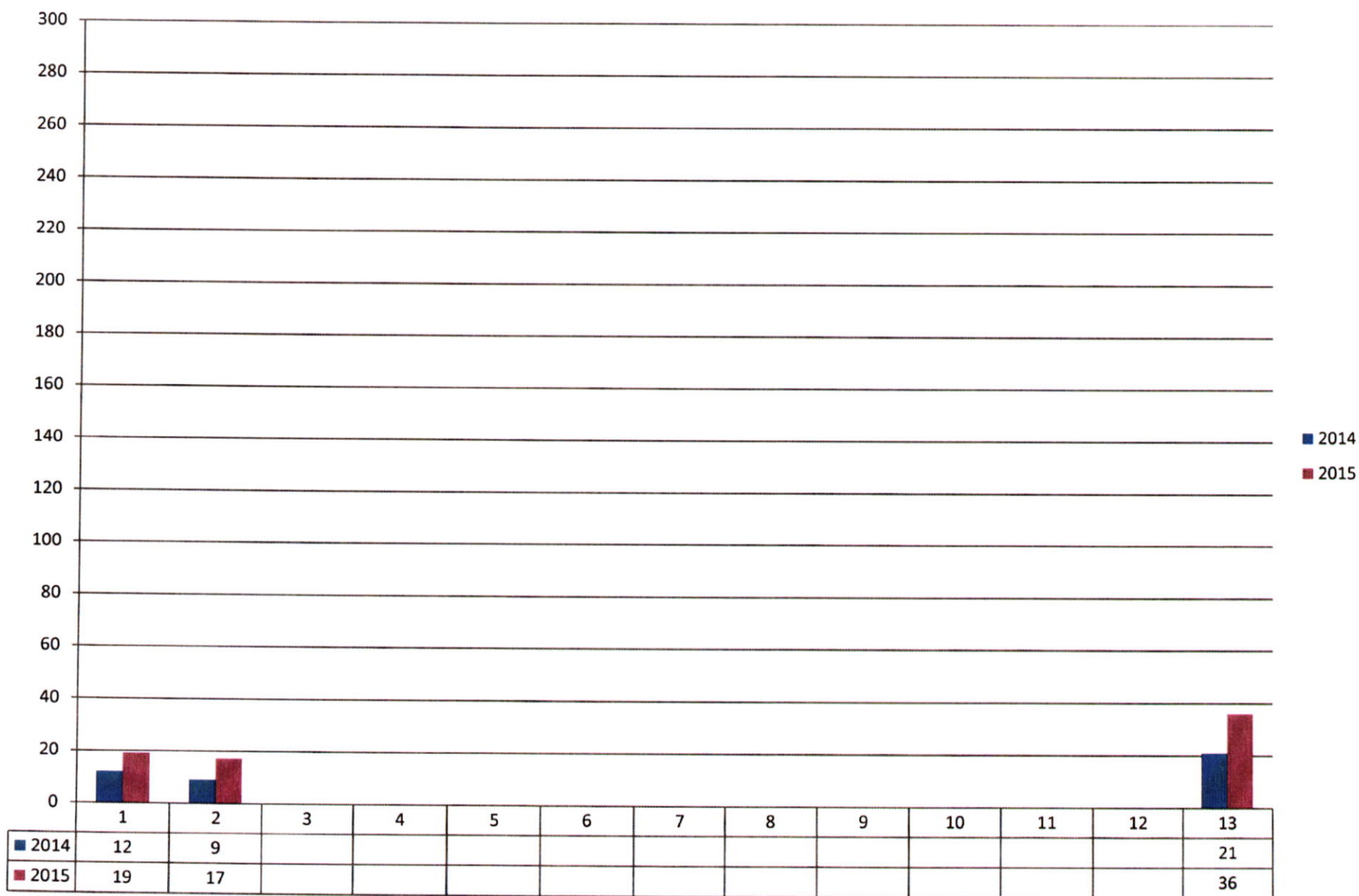
## Occupancy Certificates Issued February, 2015



| CO #    | Certificate of Occupancy Date | Occupant of Record       | Address             |
|---------|-------------------------------|--------------------------|---------------------|
| OF15005 | 02/09/15                      | Martin & Karen Lynch     | 7923 Savoy Club Ct. |
| OF15007 | 02/09/15                      | Edward & Carole O'Malley | 7911 Savoy Club Ct. |
| OF15008 | 02/12/15                      | Gregory & Tonya Baise    | 7917 Savoy Club Ct. |

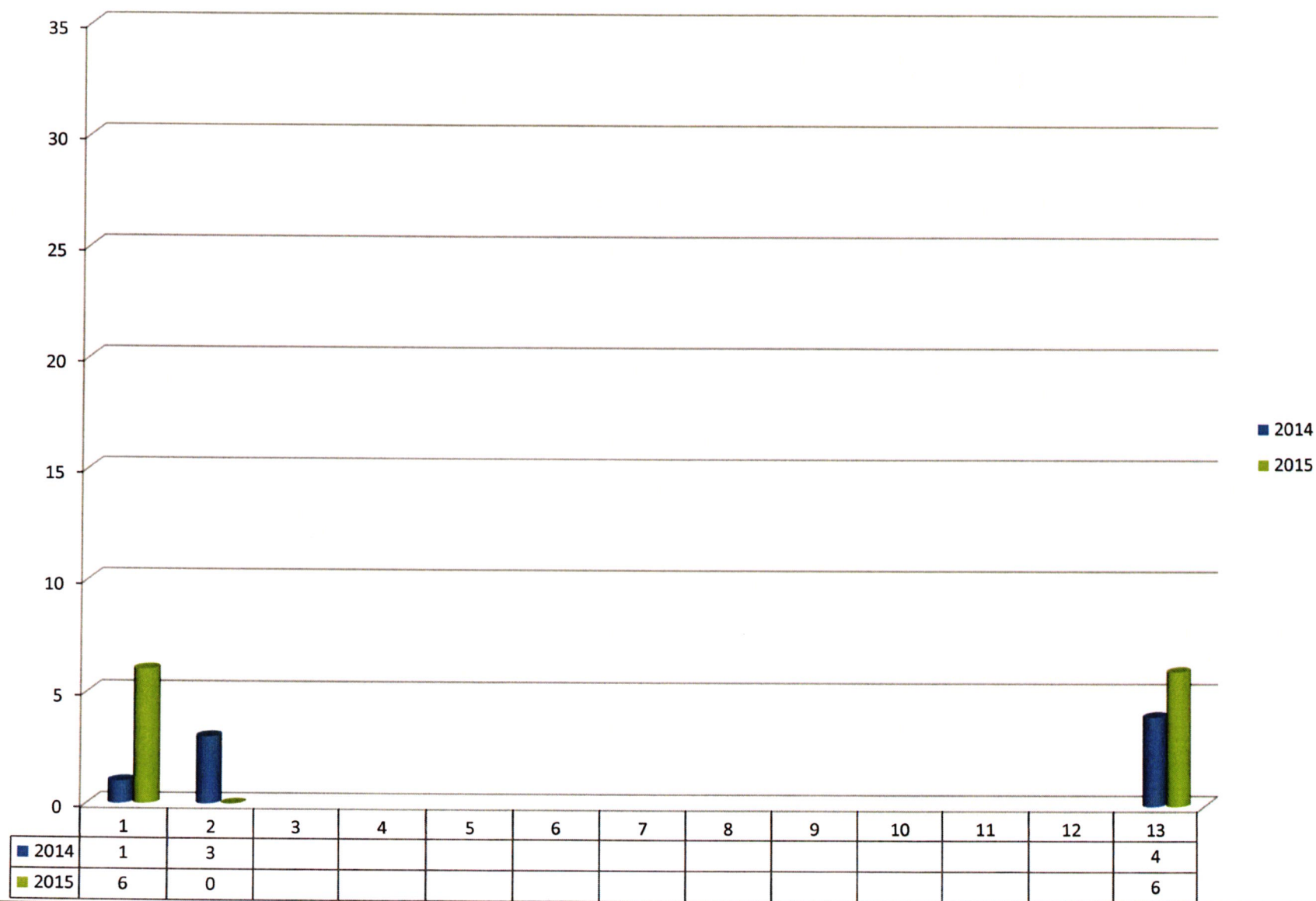


## Village of Burr Ridge 2015 Building Permit Activity Compared to 2014





| Age Group | 2014 | 2015 |
|-----------|------|------|
| 1         | 1    | 6    |
| 2         | 3    | 0    |
| 3         | 0    | 0    |
| 4         | 0    | 0    |
| 5         | 0    | 0    |
| 6         | 0    | 0    |
| 7         | 0    | 0    |
| 8         | 0    | 0    |
| 9         | 0    | 0    |
| 10        | 0    | 0    |
| 11        | 0    | 0    |
| 12        | 0    | 0    |
| 13        | 4    | 6    |





## MONTHLY SURVEY OF BUILDING PERMITS - 2015

(Does not include miscellaneous Permits)

| MONTH             | SINGLE FAMILY<br>RESIDENTIAL<br>(NEW) | ADDITIONS<br>ALTERATIONS<br>(RES) | NON-<br>RESIDENTIAL<br>(NEW) | ADDITIONS<br>ALTERATIONS<br>(NON-RES) | TOTAL FOR<br>MONTH |
|-------------------|---------------------------------------|-----------------------------------|------------------------------|---------------------------------------|--------------------|
| JANUARY           | \$3,694,950                           | \$241,575                         |                              | \$197,264                             | \$4,133,789        |
|                   | [6]                                   | [6]                               |                              | [1]                                   |                    |
| FEBRUARY          |                                       | \$547,575                         |                              | \$562,880                             | \$1,110,455        |
|                   |                                       | [4]                               |                              | [2]                                   |                    |
| MARCH             |                                       |                                   |                              |                                       |                    |
| APRIL             |                                       |                                   |                              |                                       |                    |
| MAY               |                                       |                                   |                              |                                       |                    |
| JUNE              |                                       |                                   |                              |                                       |                    |
| JULY              |                                       |                                   |                              |                                       |                    |
| AUGUST            |                                       |                                   |                              |                                       |                    |
| SEPTEMBER         |                                       |                                   |                              |                                       |                    |
| OCTOBER           |                                       |                                   |                              |                                       |                    |
| NOVEMBER          |                                       |                                   |                              |                                       |                    |
| DECEMBER          |                                       |                                   |                              |                                       |                    |
| <b>2015 TOTAL</b> | <b>\$3,694,950</b>                    | <b>\$789,150</b>                  | <b>\$0</b>                   | <b>\$760,144</b>                      | <b>\$5,244,244</b> |
|                   | [6]                                   | [10]                              |                              | [3]                                   |                    |
|                   |                                       |                                   |                              |                                       |                    |



04/20/2015

## Permits Issued March 2015



| Permit Number | Date Issued | Property Address            | Applicant Name & Contact Info | Description  | Value & Sq Ftg                      |        |
|---------------|-------------|-----------------------------|-------------------------------|--|-------------------------------------|--------|
|               |             |                             |                               |  |                                     |        |
| JCA-15-017    | 03/27/2015  | 901 McClintock Dr.          | Dillon Transport              | 901 McClintock, 3rd Floor<br>Burr Ridge IL 60527   | Com Alteration<br>\$129,354         | 1,614  |
| JCA-15-030    | 03/17/2015  | 166 Shore Dr                | Greg Ginger                   | 15 Deer Path Tr<br>Burr Ridge IL 60527             | Com Alteration<br>\$920,930         | 12,762 |
| JCA-15-032    | 03/16/2015  | 8238 MADISON ST             | Korman/Lederer                | 3100 Dundee Rd.<br>Northbrook IL 60062             | Com Alteration<br>\$24,000          | 1,479  |
| JCMSC-15-038  | 03/16/2015  | 8080 Madison St             | Korman-Lederer Mgmt. Co       | 3100 Dundee Rd, Ste 116<br>Northbrook IL 60062     | Commercial Miscellaneous            |        |
| JCNC-14-236   | 03/12/2015  | 15W 150 South Frontage R    | CB Two                        | 500 Liberty St., #100<br>Salem OR 97301            | Com New Construction<br>\$6,542,562 | 41,606 |
| JDS-15-014    | 03/26/2015  | 15W 260 PLAINFIELD RD       | A & E Luxury Homes            | 4995 Keller St<br>Lisle IL 60532                   | Demolition Structure                |        |
| JPAT-15-019   | 03/30/2015  | 2 Seneca Ct                 | County Wide Landscaping       | 42W891 Beith Rd.<br>Elburn IL 60119                | Patio Permit                        |        |
| JPF-15-023    | 03/17/2015  | 8650 Castle Ct              | Peerless Fence                | 33 W 401 Roosevelt Rd<br>West Chicago IL 60185     | Fence Permit                        |        |
| JPPL-15-020   | 03/17/2015  | 8650 Castle Ct              | Barrington Pools, Inc         | P.O. Box 3506<br>Barrington IL 60011-3906          | Pool Permit                         |        |
| JPR-14-323    | 03/27/2015  | Burr Ridge Meadows Assoc    | Premier Landscape Contractors | 16W179 Jeans Rd.<br>Lemont IL 60439                | ROW Permit                          |        |
| JPR-14-366    | 03/13/2015  | 15W 622 74TH ST             | Ashraf Darwish & Neda Haswa   | 15W622 74th St<br>Burr Ridge IL 60527              | ROW Permit                          |        |
| JPR-15-039    | 03/13/2015  | 10S 265 Vine ST             | Mirro Krelina                 | 10 S 265 Vine St<br>Burr Ridge IL 60527            | ROW Permit                          |        |
| JRAD-14-356   | 03/06/2015  | 7556 Woodland Ct            | Morse Enterprises             | 21 S Willmette<br>Westmont IL 60559                | Residential Addition<br>\$27,600    | 184    |
| JRAL-15-016   | 03/20/2015  | 6706 Fieldstone Dr          | Design First Builders         | 1201 Norwood Ave<br>Itasca IL 60143                | Residential Alteration<br>\$173,175 | 2,309  |
| JRAL-15-031   | 03/10/2015  | 1000 Village Center Dr. #11 | Leads Construction Company,   | 16W277 83rd St.<br>Burr Ridge IL 60527             | Residential Alteration<br>\$50,400  | 672    |
| JRAL-15-033   | 03/18/2015  | 11455 W 73rd Pl             | Main Street Remodeling, LLC   | 3436 N. Kennicott Av<br>Arlington Heights IL 60004 | Residential Alteration<br>\$4,800   | 64     |



04/20/2015

## Permits Issued March 2015

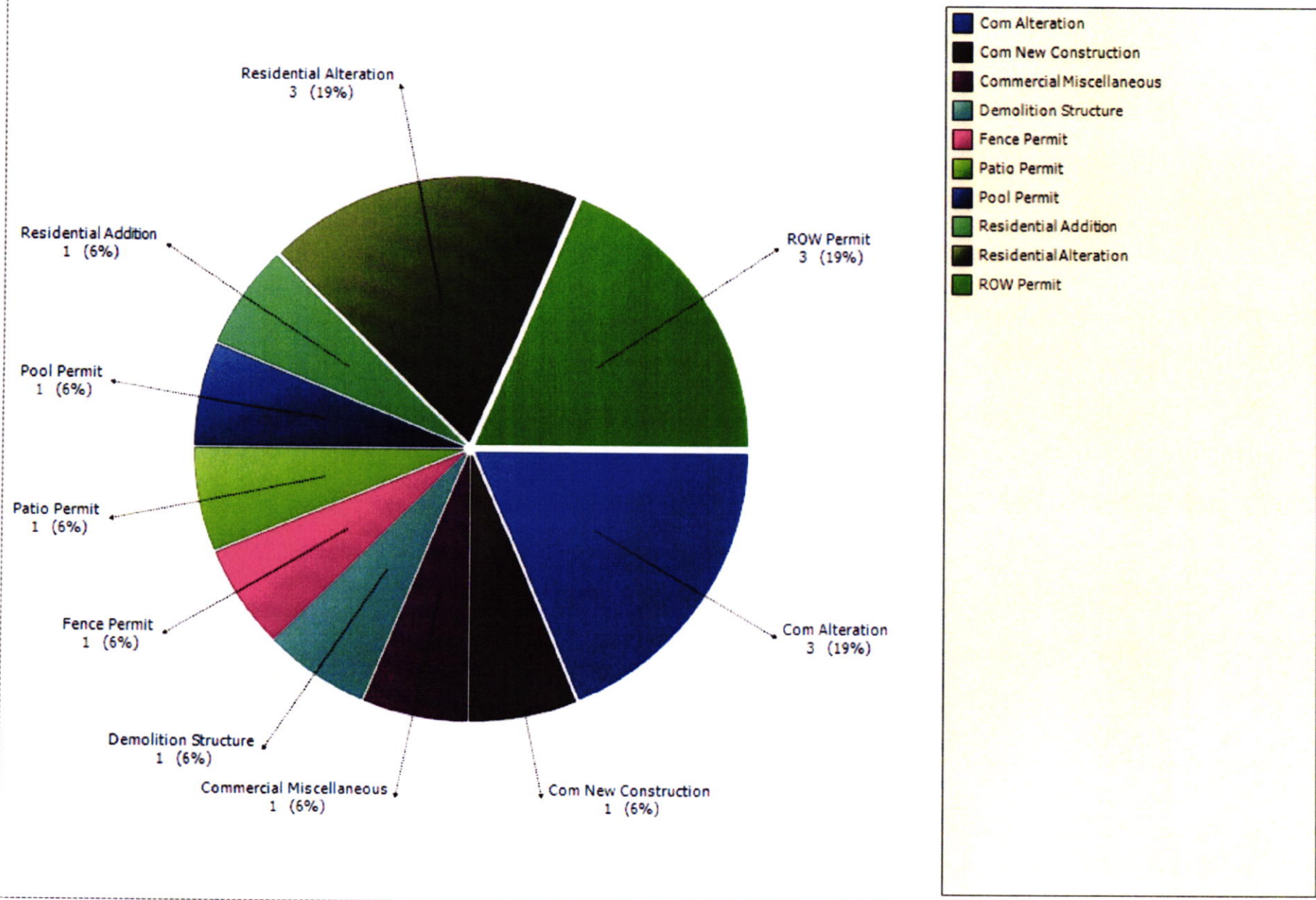


| Permit Number | Date Issued | Property Address | Applicant Name & Contact Info | Description<br>Value & Sq Ftg |
|---------------|-------------|------------------|-------------------------------|-------------------------------|
| <b>TOTAL:</b> |             | <b>16</b>        |                               |                               |



## Breakdown of Projects by Project Type

## Permits Issued by Type March 2015





04/20/2015

## Permits Applied For March, 2015



| Permit Number | Date Applied | Property Address           | Applicant Name & Contact Info    |  | Description          |
|---------------|--------------|----------------------------|----------------------------------|--|----------------------|
| JCA-15-051    | 03/13/2015   | 7055 Veterans Blvd. Unit D | Construction Resource Group      | 106 W Calendar Ave.<br>LaGrange IL 60525       | Com Alteration       |
| JCA-15-059    | 03/17/2015   | 1000 Burr Ridge Pkwy       | L. R. Hein Construction          | 1480 Industrial Dr. A<br>Itasca IL 60143       | Com Alteration       |
| JCA-15-066    | 03/24/2015   | 7706 Grant St              | Infinity Building Contractor, In | 7706 S Grant<br>Burr Ridge IL 60527            | Com Alteration       |
| JCAD-15-045   | 03/04/2015   | 16W 20 79TH ST # W         | Rose Development Corp            | 7851 W Ogden Ave<br>Lyons IL 60534             | Com Addition         |
| JGEN-15-065   | 03/24/2015   | 8650 Castle Ct             | Dulcedo Construction             | 203 Second St<br>Crystal Lake IL 60014         | Generator            |
| JPAT-15-055   | 03/16/2015   | 8485 Dolfor Cove           | Serelli Construction             | 14305 S Birchdale Dr<br>Homer Glen IL 60491    | Patio Permit         |
| JPAT-15-068   | 03/26/2015   | 105 Burr Ridge Club Dr     | Green Grass Inc                  | 1597 Warren Ave<br>Downers Grove IL 60515      | Patio Permit         |
| JPF-15-057    | 03/17/2015   | 8126 Kathryn Ct            | Michael Wince                    | 8126 Kathryn Ct<br>Burr Ridge IL 60527-        | Fence Permit         |
| JPF-15-069    | 03/26/2015   | 10S 526 GLENN DR           | Peerless Fence                   | 33 W 401 Roosevelt Rd<br>West Chicago IL 60185 | Fence Permit         |
| JPF-15-070    | 03/30/2015   | 7615 Hamilton Ave          | William & Darlene Zitko          | 7615 Hamilton Ave<br>Burr Ridge IL 60527       | Fence Permit         |
| JPR-15-039    | 03/02/2015   | 10S 265 Vine ST            | Mirro Krelina                    | 10 S 265 Vine St<br>Burr Ridge IL 60527        | ROW Permit           |
| JPR-15-046    | 03/19/2015   | Chestnut Hills Dr          |                                  |  | ROW Permit           |
| JPR-15-054    | 03/16/2015   | 100 Oak Ridge Dr           | Rabine Paving                    | 900 National Pkwy<br>Schaumburg IL 60173       | ROW Permit           |
| JPR-15-063    | 03/20/2015   | 39 Fawn Ct                 | Beck, Richard A & Jo Ann         | 39 Fawn Ct<br>Burr Ridge IL 60521              | ROW Permit           |
| JPS-15-047    | 03/10/2015   | 16W 107 83RD ST            | Bannerville USA                  | 8164 S Madison<br>Burr Ridge IL 60527          | Sign Permit          |
| JPS-15-062    | 03/18/2015   | 505 Village Center Dr.     | QSC Design Inc                   | 2416 W Barry Ave<br>Chicago IL 60618           | Sign Permit          |
| JRAD-15-050   | 03/10/2015   | 138 Surrey Ln              | Village Carpentry                | 1065 Zygmunt Cir.<br>Westmont IL 60559         | Residential Addition |



04/20/2015

## Permits Applied For March, 2015



| Permit Number | Date Applied | Property Address    | Applicant Name & Contact Info |   | Description                   |
|---------------|--------------|---------------------|-------------------------------|---|-------------------------------|
| JRAL-15-048   | 03/10/2015   | 100 Oak Ridge Dr    | Shields Construction Inc      | 3728 E 260 3rd Rd<br>Sheridan IL 60551      | Residential Alteration        |
| JRAL-15-049   | 03/10/2015   | 4 Norris Dr         | Joel Andersen Homes           | 5726 Carpenter St<br>Downers Grove IL 60516 | Residential Alteration        |
| JRAL-15-053   | 03/16/2015   | 8301 Madison St     | Ronald Molfese                | 8301 Madison<br>Burr Ridge IL 60527         | Residential Alteration        |
| JRAL-15-056   | 03/17/2015   | 501 Glenn Dr        | Daniel A Przewoznik           | 10S501 Glenn Dr<br>Burr Ridge IL 60527      | Residential Alteration        |
| JRAL-15-060   | 03/18/2015   | 151 Circle Ridge Dr | Reliable Home Improvement     | 1300 W Ferry Rd.<br>Naperville IL 60563     | Residential Alteration        |
| JRAL-15-061   | 03/19/2015   | 28 Dougshire Ct     | Dimark Inc                    | 249 Ridge Rd<br>North Aurora IL 60542       | Residential Alteration        |
| JRAL-15-067   | 03/25/2015   | 8224 Garfield Ave   | Airoom Inc                    | 6825 N. Lincoln<br>Lincolnwood IL 60712     | Residential Alteration        |
| JRDB-15-044   | 03/02/2015   | 8650 Castle Ct      | Dulcedo Construction          | 203 Second St<br>Crystal Lake IL 60014      | Residential Detached Building |
| JRPE-15-058   | 03/17/2015   | 8686 Johnston Rd    | Hummingbird Electric Inc      | 965 N Cove Dr<br>Palatine IL 60067          | Res Electrical Permit         |
| JRSF-15-052   | 03/13/2015   | 8715 Madison St.    | McNaughton Development        | 11S220 Jackson St.<br>Burr Ridge IL 60527   | Residential New Single Family |
| JRSF-15-064   | 03/20/2015   | 15W 316 79th ST     | Davco Construction Corp       | 401 Kirkwood Cove<br>Burr Ridge IL 60527    | Residential New Single Family |

**TOTAL: 28**



04/20/15

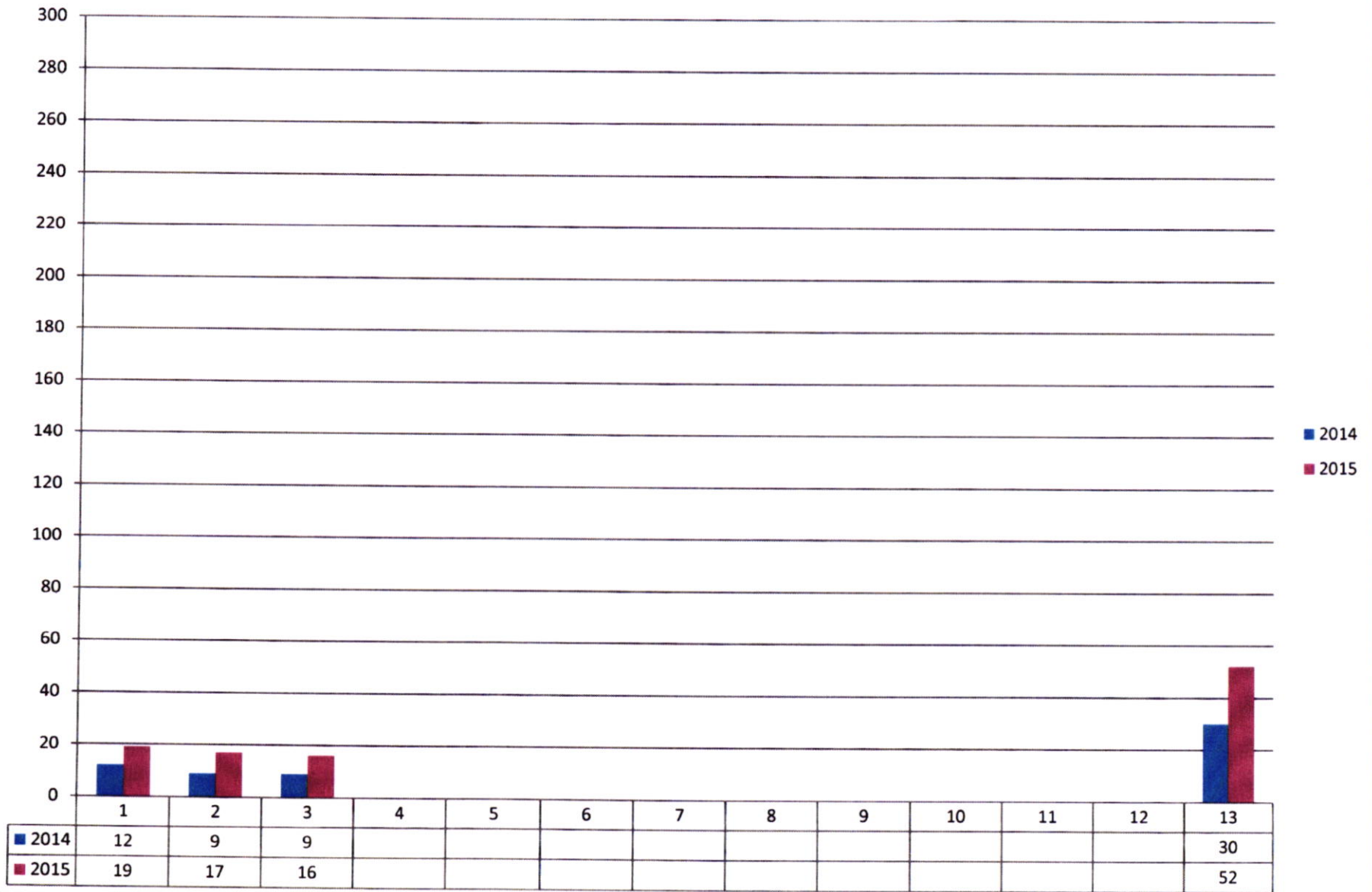
## Occupancy Certificates Issued March, 2015



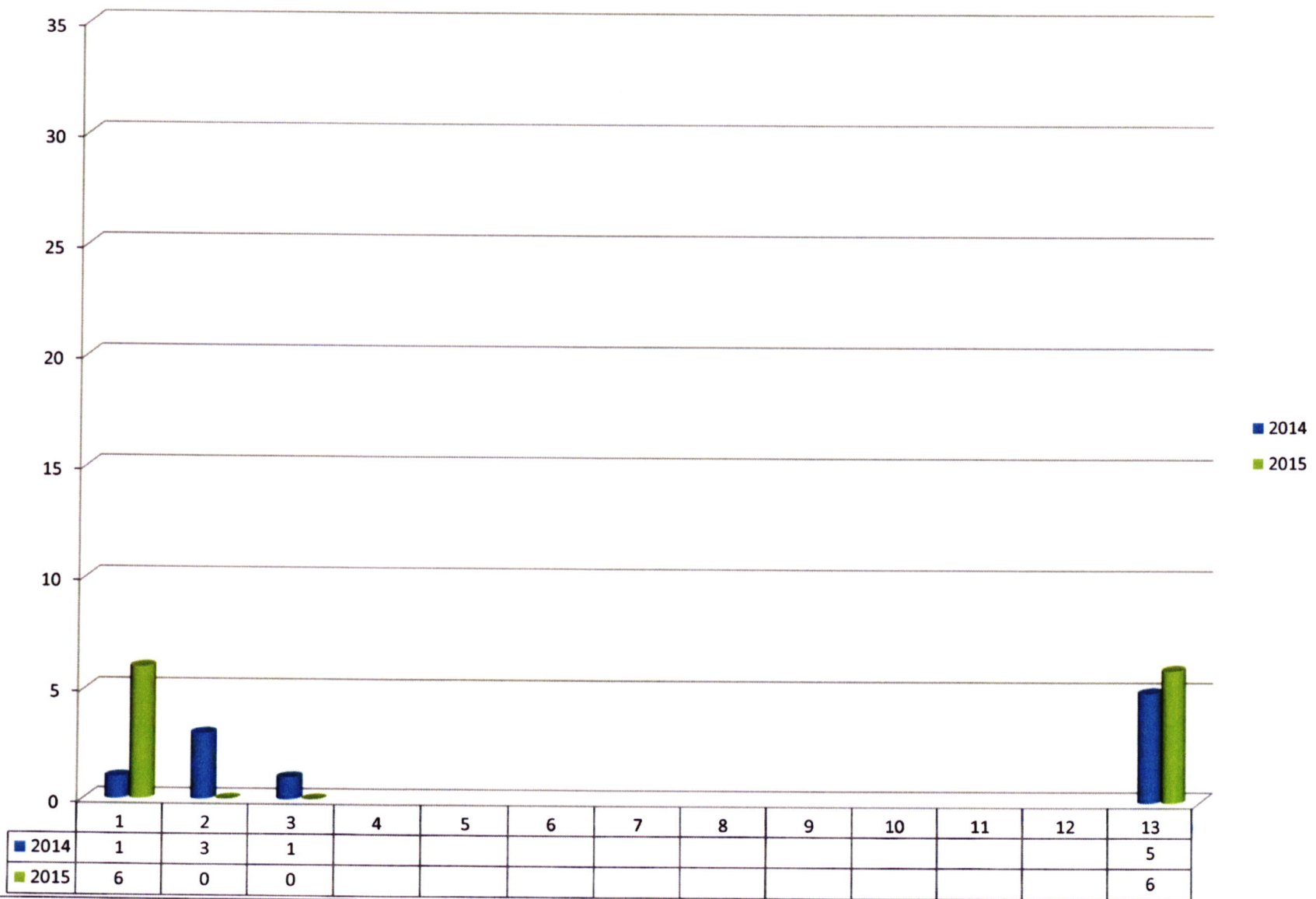
| CO #    | Certificate of Occupancy Date | Occupant of Record          | Address               |
|---------|-------------------------------|-----------------------------|-----------------------|
| OF15009 | 03/02/15                      | Ron and Cathy Coia          | 8061 Savoy Club Ct.   |
| OF15010 | 03/17/15                      | Nabil Sabki                 | 1523 Tomlin Dr        |
| OF15011 | 03/09/15                      | Evereve                     | 490 Village Center Dr |
| OF15012 | 03/24/15                      | Jeff & Ingrid Dillon        | 7430 Arbor Av         |
| OF15013 | 03/20/15                      | Dr. Janet Stopka, DDS       | 16W 289 83rd ST       |
| OF15014 | 03/02/15                      | Mr. and Mrs. Edward Prodehl | 104 Ambriance         |
| OF15015 | 03/30/15                      | Samer & Rahaf Dola          | 6401 Hillcrest Dr     |



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





[illegible]



## MONTHLY SURVEY OF BUILDING PERMITS - 2015

(Does not include miscellaneous Permits)

| MONTH             | SINGLE FAMILY<br>RESIDENTIAL<br>(NEW) | ADDITIONS<br>ALTERATIONS<br>(RES) | NON-<br>RESIDENTIAL<br>(NEW) | ADDITIONS<br>ALTERATIONS<br>(NON-RES) | TOTAL FOR<br>MONTH  |
|-------------------|---------------------------------------|-----------------------------------|------------------------------|---------------------------------------|---------------------|
| JANUARY           | \$3,694,950                           | \$241,575                         |                              | \$197,264                             | \$4,133,789         |
|                   | [6]                                   | [6]                               |                              | [1]                                   |                     |
| FEBRUARY          |                                       | \$547,575                         |                              | \$562,880                             | \$1,110,455         |
|                   |                                       | [4]                               |                              | [2]                                   |                     |
| MARCH             |                                       | \$255,975                         | \$6,542,562                  | \$1,074,284                           | \$7,872,821         |
|                   |                                       | [4]                               | [1]                          | [3]                                   |                     |
| APRIL             |                                       |                                   |                              |                                       |                     |
|                   |                                       |                                   |                              |                                       |                     |
| MAY               |                                       |                                   |                              |                                       |                     |
|                   |                                       |                                   |                              |                                       |                     |
| JUNE              |                                       |                                   |                              |                                       |                     |
|                   |                                       |                                   |                              |                                       |                     |
| JULY              |                                       |                                   |                              |                                       |                     |
|                   |                                       |                                   |                              |                                       |                     |
| AUGUST            |                                       |                                   |                              |                                       |                     |
|                   |                                       |                                   |                              |                                       |                     |
| SEPTEMBER         |                                       |                                   |                              |                                       |                     |
|                   |                                       |                                   |                              |                                       |                     |
| OCTOBER           |                                       |                                   |                              |                                       |                     |
|                   |                                       |                                   |                              |                                       |                     |
| NOVEMBER          |                                       |                                   |                              |                                       |                     |
|                   |                                       |                                   |                              |                                       |                     |
| DECEMBER          |                                       |                                   |                              |                                       |                     |
|                   |                                       |                                   |                              |                                       |                     |
| <b>2015 TOTAL</b> | <b>\$3,694,950</b>                    | <b>\$1,045,125</b>                | <b>\$6,542,562</b>           | <b>\$1,834,428</b>                    | <b>\$13,117,065</b> |
|                   | [6]                                   | [14]                              | [1]                          | [6]                                   |                     |
|                   |                                       |                                   |                              |                                       |                     |





## Village of Burr Ridge

### Subdivision Status Report - Plats Under Review

| <i>Subdivision and Subdivision Location</i> | <i>Plat Type and Lot</i>  | <i>Developer</i>   | <i>Development Status</i> |
|---|---------------------------|--|---------------------------|
| <b>Fallingwater First Addition</b>          | Single-Family Residential |  | <b>Plat Review</b>        |
| 10S521 Route 83                             | 5 lots                    |  |                           |
| Developer:                                  | Engineer: Bernie Bono     |  | 847 823-3300              |
| <i>Preliminary Plat Approval - BOT:</i>     | 1/14/2008                 | <i>Next Action:</i>  |                           |
| <i>Final Plat Approval - BOT:</i>           |                           | <b>08-18-2014: Review Comments sent to Developer.</b>  |                           |
| <i>Deadline for Sub Improvements:</i>       |                           | <b>07-29-2014: Revised Final Engineering submitted and distributed for staff review. Review comments due Aug 15.</b> |                           |
| <i>Deadline for Other Improvements.:</i>    |                           | <i>Other Notes:</i>  |                           |
| <i>BOT Acceptance:</i>                      |                           |  |                           |
| <i>BOT Acceptance - Other Imp.:</i>         |                           |  |                           |
| <i>Maintenance Expiration</i>               |                           |  |                           |
| <i>Maintenance Expiration - Other</i>       |                           |  |                           |
| <i>Outstanding Letter of Credit Amount</i>  | \$0.00                    | September 8, 2008: Engineering plans approved; waiting for submittal of final plat documents.                        |                           |
| <i>Original Letter of Credit Amount</i>     | \$0.00                    | Jan 14, 2008: Annexation Agreement approved by   |                           |
| <i>Letter of Credit Expiration Date</i>     |                           |  |                           |
| <b>Rule's Forest Edge Re-Subdivision</b>    | Single-Family Residential | Cindy Rule   | <b>Plat Review</b>        |
| Forest Edge Drive                           | 3 lots                    |  |                           |
| Developer: Cindy Rule                       | Engineer:                 |  |                           |
| <i>Preliminary Plat Approval - BOT:</i>     | 10/23/2000                | <i>Next Action:</i>  |                           |
| <i>Final Plat Approval - BOT:</i>           |                           | <b>2015-03-16: Review comments sent to property owner.</b>   |                           |
| <i>Deadline for Sub Improvements:</i>       |                           | <i>Other Notes:</i>  |                           |
| <i>Deadline for Other Improvements.:</i>    |                           |  |                           |
| <i>BOT Acceptance:</i>                      |                           |  |                           |
| <i>BOT Acceptance - Other Imp.:</i>         |                           |  |                           |
| <i>Maintenance Expiration</i>               |                           |  |                           |
| <i>Maintenance Expiration - Other</i>       |                           | car6747@sbcglobal.net  |                           |
| <i>Outstanding Letter of Credit Amount</i>  | \$0.00                    |  |                           |
| <i>Original Letter of Credit Amount</i>     | \$0.00                    |  |                           |
| <i>Letter of Credit Expiration Date</i>     |                           |  |                           |





## Village of Burr Ridge

### Subdivision Status Report - Subdivisions Under Construction

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



| <i>Subdivision</i>                         | <i>Location</i>            | <i>Plat Type</i>                               | <i>Lots</i> | <i>Developer</i> | <i>Development Status</i> |
|--|----------------------------|--|-------------|------------------|---------------------------|
| <b>SAIA Water Main Extension</b>           | 15W460 North Frontage Road | Utility Extension                              | 0 lots      | SAIA             | <b>Improvement Period</b> |
| <i>Preliminary Plat Approval - BOT:</i>    |                            | <i>Next Action:</i>                            |             |                  |                           |
| <i>Final Plat Approval - BOT:</i>          |                            | <b>LOC includes demolition of water tower.</b> |             |                  |                           |
| <i>Deadline for Sub Improvements:</i>      |                            | 7/2/2015                                       |             |                  |                           |
| <i>Deadline for Other Improvements.:</i>   |                            | <i>Other Notes:</i>                            |             |                  |                           |
| <i>BOT Acceptance:</i>                     |                            |  |             |                  |                           |
| <i>BOT Acceptance - Other Imp.:</i>        |                            |  |             |                  |                           |
| <i>Maintenance Expiration</i>              |                            |  |             |                  |                           |
| <i>Maintenance Expiration - Other</i>      |                            |  |             |                  |                           |
| <i>Outstanding Letter of Credit Amount</i> |                            | \$159,194.44                                   |             |                  |                           |
| <i>Original Letter of Credit Amount</i>    |                            | \$159,194.44                                   |             |                  |                           |
| <i>Letter of Credit Expiration Date</i>    |                            | 7/2/2015                                       |             |                  |                           |





## Village of Burr Ridge

### Subdivision Status Report - Subdivisions in Maintenance

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





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

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**S-08-2014; Sign Ordinance Text Amendment; Consideration of an amendment to the Sign Ordinance to permit temporary “grand opening” signs for new businesses.**

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

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

**Date of Meeting:** May 4, 2015

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**SUMMARY**

At the January 5, 2015 and February 16, 2015 meetings, the Plan Commission discussed a possible amendment to the Sign Ordinance to permit new businesses to erect temporary signs to announce their opening for business. Businesses that ask about these signs are typically retail or restaurant businesses but sometimes other types of businesses want to advertise their new location.

At the February meeting, the Commission rejected any consideration to allow grand opening signs in the right of way but agreed to consider an amendment permitting grand opening banners on a building. The Commission discussed the length of time a banner would be allowed and how to regulate when the banner is placed on the building. Based on that discussion, the following amendment to **Section 55.09. Temporary Signs** has been drafted:

- F. **Grand Opening Banners:** One, temporary grand opening banner sign, advertising the opening of a new business, may be erected subject to the following:
1. The banner shall be professionally printed, shall not exceed 12 square feet in area; and shall be securely attached to the wall of the building so as not to move in the wind.
  2. A grand opening banner may be used for a period of 14 consecutive days. The banner shall not be erected until a Zoning Certificate of Occupancy is issued.

As drafted, the allowance of a grand opening sign would be tied to the issuance of a Zoning Certificate of Occupancy. A Zoning CO is issued anytime a new business is to occupy a building or tenant space, if there is change in the floor area occupied, or if there is change in ownership or the name of the business. The 14 day period could include days before and/or after the actual opening of the business but is limited to consecutive days.