



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

**June 2, 2014
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela
Luisa Hoch**

**Greg Scott
Mary Praxmarer
Prashant Sheth, Alternate**

II. APPROVAL OF PRIOR MEETING MINUTES

A. May 5, 2014 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

There are no public hearings scheduled.

IV. CORRESPONDENCE

A. Board Report – May 12, 2014 and May 27, 2014,

B. Building Report – April, 2014

V. OTHER CONSIDERATIONS

A. S-03-2014; 6900 Veterans Boulevard (CNH); Traffic Directional Sign Variations

B. PC-03-2014: 140 Tower Drive (AMS Mechanical); Informal Discussion Regarding Setback and FAR Variations

C. PC-04-2014: Zoning Ordinance Text Amendment – Accessory Residential Structures

D. PC-05-2014: Annual Appointment of Plan Commission Vice Chairperson

VI. FUTURE SCHEDULED MEETINGS

A. June 16, 2014: The filing deadline for this meeting was May 23, 2014. There are no public hearings scheduled.

B. July 7, 2014: The filing deadline for this meeting is June 16, 2014.

VII. ADJOURNMENT

PLEASE NOTE: All recommendations from the Plan Commission 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 June 9, 2014 Regular Meeting beginning at 7:00 P.M. Commissioner Scott is the Plan Commission representative for the June 9, 2014 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

MAY 5, 2014

1. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 8 – Stratis, Hoch, Grunsten, Praxmarer, Sheth, Grela, Scott, and Trzupek

ABSENT: 0 – None

Also present was Community Development Director Doug Pollock.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to approve minutes of the April 21, 2014 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Scott, Stratis, Hoch, Grunsten, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

3. PUBLIC HEARINGS

A. Z-04-2014: 503 Village Center Drive (Red Mango); Special Use

Chairman Trzupek asked Mr. Pollock to provide a summary of this hearing.

Mr. Pollock summarized the request as follows: The petitioner operates a frozen yogurt restaurant in the Village Center and is seeking approval for up to 3 tables with four chairs and an umbrella for each table to be placed on the sidewalk outside of the restaurant. The restaurant does not serve alcoholic beverages and no outside table service would be provided. The sidewalk seating area would be for carry out customers only. Because there is not table service or alcoholic beverage service, the sidewalk seating area does not include a railing to enclose the tables.

The petitioner, Mr. Gopal Radadia, stated that he did not have anything to add to the staff's summary.

Chairman Trzupek asked if there was anyone in the audience wishing to speak on this matter. There being none, Chairman Trzupek asked the Commissioners for questions and comments.

Commissioner Stratis asked staff about the conditions imposed on other sidewalk dining areas for power washing of the sidewalk. Mr. Pollock said that condition was imposed on enclosed sidewalk dining areas such as Dao Restaurant but not on the sidewalk seating for the carry out restaurants in County Line Square. Mr. Pollock added that this could be added as a condition of this special use.

Mr. Scott Rolston, Manager of the Village Center, said that they would power wash the sidewalk twice a year.

Commissioner Stratis asked if the umbrellas would go through the center of the tables. He was concerned about the light weight of the tables and if they would be knocked over by wind. Mr. Radadia stated that the umbrella stands are heavy and would go through the center of the tables.

Commissioner Grunsten asked about the chairs and if they would be subject to wind damage.

Mr. Rolston said the Village Center gets lots of wind on Village Center Drive but he is not concerned about wind damage at this end of the shopping center.

The other Commissioners all stated that they had no further questions.

In response to Chairman Trzupek, Mr. Radadia said he understood the conditions recommended by staff and accepts those conditions.

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grunsten to close the hearing for Z-04-2014.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Grunsten, Hoch, Praxmarer, Grela, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend approval of Z-04-2014, a petition requesting special use approval as per Section VIII.C.2.ee of the Burr Ridge

Zoning Ordinance to permit a sidewalk seating area for an existing restaurant subject to the following conditions:

- A. The number of tables and chairs shall be limited to a maximum of three tables and twelve chairs and they shall be located in a single row along the front wall of the restaurant so as not to impede pedestrian traffic.
- B. There shall be no table service or service of alcoholic beverages for the sidewalk dining area.
- C. There shall be no advertising, signs, or leaflets on the tables, chairs, or umbrellas.
- D. A trash container shall be provided in the vicinity of the tables and chairs matching other trash containers in the Village Center and with a self-closing lid.
- E. Sidewalk seating shall be limited to May 1 to October 31 each year, and all furniture and facilities for sidewalk seating shall be removed from November 1 to April 30.
- F. Failure at any time to comply with these regulations shall deem this special use approval null and void.
- G. The sidewalk within and surrounding the seating area shall be treated and cleaned after completion of its use before the winter season to ensure the removal of all food stains and return it to a state consistent with other concrete sidewalks within the Village Center.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Grela, Hoch, Grunsten, Praxmarer, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

B. Z-05-2014: 10S265 and 10S231 Vine Street (Pizzuto and Krelina)

Chairman Trzupek asked Mr. Pollock to summarize this public hearing.

Mr. Pollock summarized the hearing as follows: The petitioner seeks to annex his property and his neighbor's property into the Village. The purpose of the annexation is to connect the homes to the Village's water supply system. This petition seeks to rezone the property upon annexation to the R-2B Single-Family Residence District. The R-2B District is consistent with existing zoning and development in this area.

Chairman Trzupek asked the petitioner for comments. Mr. Pizzuto said he was working with staff to complete plans for a water main extension from 89th to 90th Street on Vine Street. He said the proposed zoning is acceptable to himself and his neighbor.

Chairman Trzupek asked for public comments.

Mr. Thomas of 15W627 89th Street asked about the creek that runs along 89th and who would have jurisdiction over the creek once the property is annexed. Mr. Pollock said that because the creek is a special management area, Du Page County would continue to be responsible for issuing approvals for any work that impacts the creek.

Mr. Thomas also asked about existing fences. Mr. Pollock said that existing fences that were legal in Du Page County would be grandfathered and allowed to remain. He said new fences would require a permit from the Village and compliance with Village regulations.

A resident from 15W660 90th Street asked if Vine Street would be extended to 90th Street. Mr. Pollock said it would be very unlikely as Vine Street has cul de sac turnaround and the creek would interfere with the extension.

A resident from 15W700 90th Street asked about the existing R-1 District property in Burr Ridge. Mr. Pollock said that property was annexed but never rezoned and would likely be rezoned to the R-2B District.

Mr. Espisoto of 15W627 89th Street asked about the impact of annexation on the rest of the area. Mr. Pollock said that this annexation would give the Village the legal authority to annex the rest of the area long 89th and Grant Street. He said the Village Board would likely annex that area in the near future. He said any existing structures that are legally established in the County would be grandfathered once annexed to Burr Ridge.

There being no further public comments or questions, Chairman Trzupek asked the Plan Commission for questions and comments.

Commissioner Scott asked the petitioners if they intend to build on the vacant lots. Mr. Pizzuto said he may in the future but has no intentions at this time.

Commissioner Stratis asked about the portion of Vine Street between 90th Street and the subject lots. Mr. Pollock said that right of way would remain under the jurisdiction of the Township but the Village would likely work out an arrangement to plow the snow on this street due to its small size.

Commissioner Grela clarified that existing non-conforming structures are only grandfathered if they were legally established in the County prior to annexation.

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to close the hearing for Z-05-2014.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Scott, Hoch, Grunsten, Praxmarer, Grela, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Hoch to direct staff to prepare findings of fact and to recommend that the Board of Trustees approve Z-05-2014, a petition to rezone the properties commonly known as 10S265 and 10S231 Vine Street to the R-2B District upon annexation to the Village.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Hoch, Stratis, Grunsten, Praxmarer, Scott, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

4. CORRESPONDENCE

Commissioner Stratis said that the Board tabled the recommendation to adopt beekeeping regulations pending more information. Specifically, the Board wanted to know if bees would colonize on adjacent properties and create nuisance for neighbors. Mr. Pollock added he was working on getting a response to that question for the May 12 Board meeting.

5. OTHER CONSIDERATIONS

There were no other considerations on the agenda.

6. FUTURE SCHEDULED MEETINGS

Mr. Pollock stated that there are no public hearings scheduled for May 19.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Praxmarer to cancel the May 19, 2014 meeting. The **MOTION CARRIED** by a unanimous voice vote of the Commission.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:37 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:37 p.m.

Respectfully
Submitted:

June 2, 2014

J. Douglas Pollock, AICP



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: May 29, 2014

RE: Board Report for June 2, 2014 Plan Commission Meeting

At its May 12 and May 27, 2014 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-01-2014: 590 Village Center Drive (Wok N Fire); The Board approved an Ordinance granting special use approval as per Section VIII.C.2.e of the Burr Ridge Zoning Ordinance to permit the continued use of a temporary outdoor dining area until July 15, 2014 and to permit a permanent outdoor dining patio to be constructed and used.

Z-03-2014: Zoning Ordinance Text Amendment – Backyard Beekeeping; The Board concurred with the Plan Commission and approved an Ordinance amending the Zoning Ordinance to add regulations for backyard beekeeping and related structures.

S-01-2014: 7650 Lincolnshire Drive (Pace Bus); Sign Variation; The Board approved an Ordinance approving a sign variation to permit an electronic message panel at the Pace Park and Ride facility.

S-02-2014: 302 Burr Ridge Parkway (Tuesday Morning); The Board approved an Ordinance denying a request for an amendment to the County Line Square sign regulations to permit red letters rather than the standard bronze letters.

Z-04-2014: 503 Village Center Drive (Red Mango); The Board concurred with the Plan Commission and approved an Ordinance granting special use approval to permit sidewalk seating area for an existing restaurant.

Z-05-2014: 10S265 and 10S231 Vine Street (Pizzuto and Krelina); The Board concurred with the Plan Commission and directed staff to prepare an Annexation Agreement and Ordinance rezoning the property to the R-2B District.

05/29/2014

Permits Issued April, 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description Value & Sq Ftg	
JPCT-14-020	04/18/2014	7101 Garfield Av	FMHC	1700 Sherwin Av Des Plaines IL 60018	Cell Tower	
JCA-13-234	04/15/2014	101 Tower Dr	G. Schultz Construction	145 Tower Dr. Ste. 8 Burr Ridge IL 60527	Com Alteration	
JCA-13-302	04/07/2014	118 Burr Ridge Pkwy.,	Rafael Villasenor	9438 W Ogden Ave Brookfield IL 60513	Com Alteration	15,300
JCA-14-005	04/15/2014	300 South Frontage Rd	Vega Hospitality Group LLC	15W300 South Frontage Rd Burr Ridge IL 60527	Com Alteration	1,309
JCA-14-013	04/08/2014	7055 High Grove	Rockford Construction Compa	601 First St. NW Grand Rapids MI 49504	Com Alteration	7,011
JCA-14-036	04/17/2014	8128 Madison St	Korman/Lederer	3100 Dundee Rd. Northbrook IL 60062	Com Alteration	9,108
JCA-14-051	04/23/2014	16W 241 South Frontage R	Silver Leaf Construction	9654 W 131st Street Ste 208 Palos Park IL 60464	Com Alteration	687
JDEK-13-236	04/09/2014	7920 Wolf Rd.	Dream Development Corp.	300 West Fullerton Addison IL 60101	Deck Permit	496
JPF-13-292	04/18/2014	11620 W 87th St.	Walsh Landscape Construction	23940 W. Andrew Rd. Plainfield IL 60585	Fence Permit	
JPF-14-038	04/01/2014	8733 Polo Ridge Ct	A&M Fence Corp.	3114 S. 61st Av. Cicero IL 60804	Fence Permit	
JPF-14-055	04/22/2014	8301 Fars Cove	Anthony Romeo	8301 Fars Cove Burr Ridge IL 60527	Fence Permit	
JPF-14-058	04/21/2014	61 S Palisades Rd	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit	
JGEN-14-037	04/18/2014	15W 47 60th St.	Garber Construction	115 S. Vine Hinsdale IL 60521	Generator	
JGEN-14-045	04/11/2014	8401 Clyndervan Rd	Rob Lyn Power Systems	12 E Willow St. Lombard IL 60148	Generator	
JGEN-14-059	04/23/2014	10 Todor Ct	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Generator	
JRAL-13-023	04/23/2014	7920 Wolf Rd.	Dream Development Corp.	300 West Fullerton Addison IL 60101	Residential Alteration	257

05/29/2014

Permits Issued April, 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value & Sq Ftg	
JRAL-14-002	04/02/2014	8740 Grant St	Elston CM Corp.	2880 North Elston Av. Chicago IL 60618	Residential Alteration \$61,200	816
JRAL-14-027	04/01/2014	7914 Garfield Ave	American Inrepc	31 W 154 91st St. Naperville IL 60564	Residential Alteration \$196,800	2,624
JRAL-14-028	04/04/2014	11714 Briarwood Ln	Reliable Home Improvement	1300 W Ferry Rd. Naperville IL 60563	Residential Alteration \$18,000	240
JRAL-14-030	04/03/2014	77 Tomlin Cir	Tate Enterprises, Inc	113 Iroquois Dr Clarendon Hills IL 60514	Residential Alteration \$39,600	528
JRAL-14-033	04/11/2014	11305 W 73rd Pl	Nima Construction	8342 S. Mayfield Av Burbank IL 60459	Residential Alteration \$18,750	250
JRAL-14-046	04/25/2014	1601 Burr Ridge Club Dr	Provencal Construction Co.	50 Burr Ridge Pkwy. Burr Ridge IL 60527	Residential Alteration \$18,000	240
JRAL-14-054	04/17/2014	4 Old Mill Ln	Gary Kassen	4 Old Mill Ln Burr Ridge IL 60527	Residential Alteration	
JRSF-13-281	04/21/2014	402 Ambriance	Albrite Construction, Inc	430 Quail Ridge Dr Westmont IL 60559	Residential New Single Family \$849,600	5,664
JPR-14-039	04/09/2014	7 Morgan Ct	Bolingbrook Construction Co.	140 Fairwood Dr. Bolingbrook IL 60440	ROW Permit	
JPR-14-050	04/07/2014	7660 S County Line Rd	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit	
JPS-14-053	04/16/2014	6900 Veterans Blvd.	Tedson Industries	1408 Allen Dr. Troy MI 48083	Sign Permit	
TOTAL:	27					

05/29/2014

Permit Applied for April 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-14-051	04/03/2014	16W 241 South Frontage Rd	Silver Leaf Construction	9654 W 131st Street Ste 208 Palos Park IL 60464	Com Alteration
JCA-14-069	04/18/2014	8040 Madison St	Morgan Harbour Co.	10204 Werch Dr. 301 Woodridge IL 60517	Com Alteration
JCA-14-087	04/30/2014	535 Village Center Dr.	Two Bostons	103 W. Jefferson Av Naperville IL 60540	Com Alteration
JCMSC-14-068	04/15/2014	6101 County Line Rd	Thyssenkrupp Elevator	856 Coach Rd Palatine IL 60074	Commercial Miscellaneous
JDEK-14-078	04/24/2014	7220 Elm St	Joseph Michalski	7220 Elm St. Burr Ridge IL 60527	Deck Permit
JPF-14-055	04/07/2014	8301 Fars Cove	Anthony Romeo	8301 Fars Cove Burr Ridge IL 60527	Fence Permit
JPF-14-058	04/14/2014	61 S Palisades Rd	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit
JPF-14-074	04/23/2014	16 320 W 94TH ST	America's Backyard	1909 Briggs St. Joliet IL 60433	Fence Permit
JPF-14-080	04/28/2014	8448 Walredon Ave	Chinwalla, Juzer	8448 Walredon Ave Burr Ridge IL 60527	Fence Permit
JGEN-14-045	04/01/2014	8401 Clynderven Rd	Rob Lyn Power Systems	12 E Willow St. Lombard IL 60148	Generator
JGEN-14-059	04/11/2014	10 Todor Ct	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Generator
JGEN-14-071	04/21/2014	8015 Savoy Club Ct.	Village Square Electric Inc	17123 Pointe Dr Orland Park IL 60467	Generator
JPAT-14-067	04/18/2014	541 81st St	Green Grass Inc	1597 Warren Ave Downers Grove IL 60515	Patio Permit
JPAT-14-083	04/29/2014	7606 Woodland Ln	King's Landscaping, Company	5545 S Elm St Hinsdale IL 60521	Patio Permit
JRPE-14-066	04/17/2014	11500 W 79th St			Res Electrical Permit

05/29/2014

Permit Applied for April 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAD-14-057	04/08/2014	7248 Giddings Ave	Weather Seal Nu-Sash	850 W Station St. Kankakee IL 60901	Residential Addition
JRAL-14-046	04/02/2014	1601 Burr Ridge Club Dr	Provencal Construction Co.	50 Burr Ridge Pkwy. Burr Ridge IL 60527	Residential Alteration
JRAL-14-047	04/03/2014	1106 Burr Ridge Club Dr	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-14-054	04/07/2014	4 Old Mill Ln	Gary Kassen	4 Old Mill Ln Burr Ridge IL 60527	Residential Alteration
JRAL-14-065	04/16/2014	8508 Timber Ridge Dr	Larson Architects	701 N York Rd Hinsdale IL 60521	Residential Alteration
JRAL-14-081	04/25/2014	49 Thornhill CT	Heights Glass & Mirror	420 W. Wrightwood Elmhurst IL 60126	Residential Alteration
JRAL-14-082	04/28/2014	11761 Briarwood Ct	Michael Ryzner	1418 Indigo Dr Mount Prospect IL 60056	Residential Alteration
JRAL-14-086	04/30/2014	6 Enclave Ct	DBA Construction	35W838 Burr Oak Ln Dundee IL 60118	Residential Alteration
JRDB-14-084	04/29/2014	2 Carriage Pl	Village Carpentry & Remodeli	1065 Zygmund Circle Westmont IL 60559	Residential Detached Building
JRES-14-049	04/15/2014	107 Waterside Pl.			Residential Miscellaneous
JRES-14-072	04/22/2014	104 Ambriance	Knollcrest Landscape Design I	2800 Chessington Dr New Lenox IL 60451	Residential Miscellaneous
JRES-14-060	04/11/2014	8573 Clyndervan Rd	Nu Concepts Window Co.	3378 Commercial Av. Northbrook IL 60062	Residential Miscellaneous
JRES-14-079	04/24/2014	7920 Wolf Rd.	Jessie Camboni	7920 Wolf Rd Burr Ridge IL 60527	Residential Miscellaneous
JRSF-14-048	04/02/2014	8712 Polo Ridge Ct	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
JRSF-14-061	04/15/2014	8069 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family

05/29/2014

Permit Applied for April 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRSF-14-062	04/15/2014	7914 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JRSF-14-070	04/14/2014	8704 Polo Ridge CT	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
JPR-14-050	04/07/2014	7660 S County Line Rd	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit
JPR-14-056	04/08/2014	16W 351 94th PL			ROW Permit
JPR-14-063	04/21/2014	ROWs DuPage Locations			ROW Permit
JPR-14-075	04/24/2014	ROWs DuPage Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit
JPR-14-076	04/24/2014	6359 St James Ct	Rozel Elazegui	6359 St James Ct Burr Ridge IL 60527	ROW Permit
JPR-14-073	04/23/2014	9202 Fallingwater Dr W	Sajmil Construction, Inc.		ROW Permit
JPR-14-064	04/16/2014	6025 Sedgley Ct.	Custom Concrete	Elburn IL 60119	ROW Permit
JPR-14-077	04/24/2014	125 Surrey Ln	Steven Bezanis	125 Surrey Lane Burr Ridge IL 60527	ROW Permit
JPS-14-052	04/04/2014	78 Burr Ridge Pkwy			Sign Permit
JPS-14-053	04/07/2014	6900 Veterans Blvd.	Tedson Industries	1408 Allen Dr. Troy MI 48083	Sign Permit
TOTAL:	42				

05/29/14

Occupancy Certificates Issued April 2014



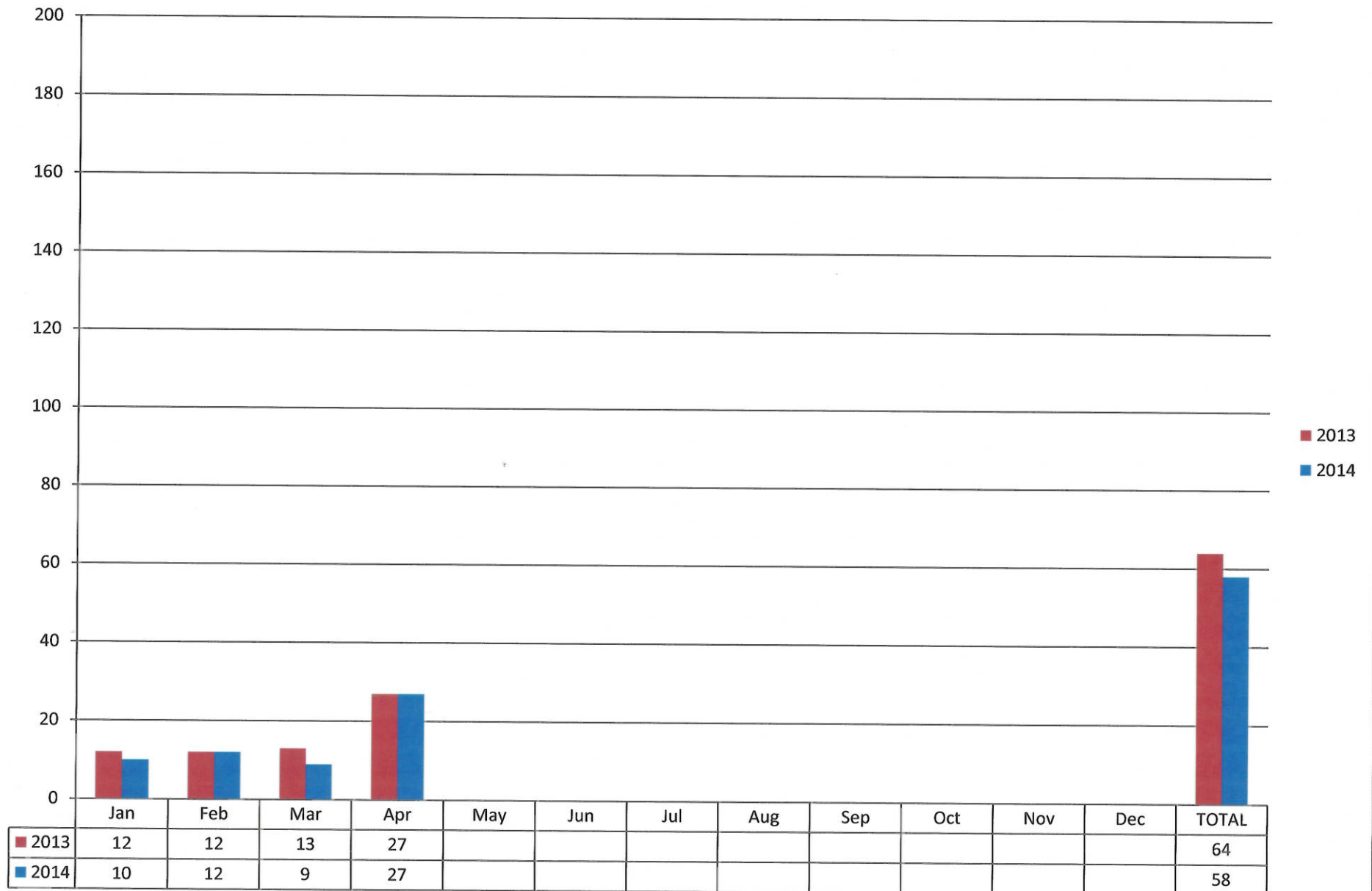
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14017	04/21/14	Zhen Dong	1000 Laurie Ln

MONTHLY SURVEY OF BUILDING PERMITS - 2014

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$450,000	\$837,600		\$96,357	\$1,383,957
	[1]	[5]		[1]	
FEBRUARY	\$1,400,400	\$196,950			\$1,597,350
	[3]	[6]			
MARCH	\$450,000	\$18,750		\$1,585,803	\$2,054,553
	[1]	[1]		[3]	
APRIL	\$849,600	\$371,625		\$2,612,812	\$3,834,037
	[1]	[8]		[6]	
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
SUB-TOTAL	\$3,150,000	\$1,424,925	\$0	\$4,294,972	\$8,869,897
	[6]	[20]		[10]	
2014 TOTAL					

Village of Burr Ridge 2014 Building Permit Activity Compared to 2013



[illegible][illegible]



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

S-03-2014; 6900 Veterans Boulevard (CNH); Requests a variation from Section 55.10.L of the Sign Ordinance to permit three, seven foot tall, traffic directional signs two of which are 24.5 square feet and one of which is 19.25 square feet, rather than the maximum permitted height of 7 feet and the maximum permitted area of 4 square feet.

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: June 2, 2014

GENERAL INFORMATION

Applicant: Kevin Weller, on behalf of
CNH America, LLC

Property Owner: CNH America, LLC

**Petitioner's
Status:** Property Owner

Land Use Plan: Recommends light industrial
uses



Existing Zoning: RA Research Assembly
District

Existing Land Use: Research Facility

Site Area: 112 Acres

Subdivision: None

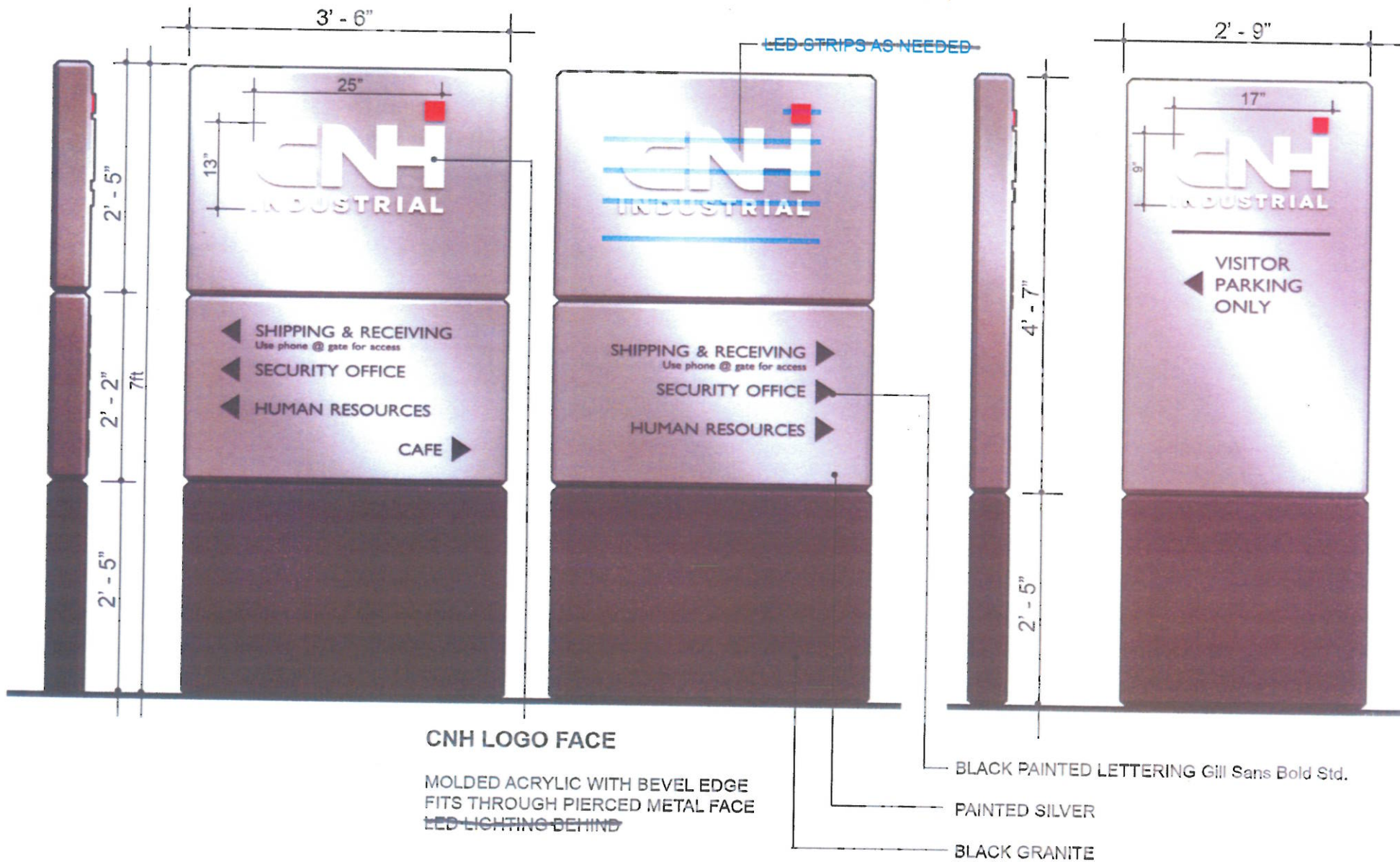


SUMMARY

CNH seeks approval to erect three traffic directional signs each of which exceeds the maximum permitted sign area. The Sign Ordinance permits an unlimited number of traffic directional signs but restricts the size of each sign to 4 feet in height and 4 square feet in area. The proposed signs would each be 7 feet tall. Two of the signs would be 24.5 square feet and one would be 19.25 square feet.

In addition to traffic directional signs, the Sign Ordinance permits this property to have three principal identification signs (one located on each street frontage) with a combined area not to exceed 250 square feet. CNH has two principal identification signs on the property. The existing water tower has logos painted on the side which constitutes a non-conforming principal identification sign (non-conforming as to height and location). The water tower is approximately 60 to 70 feet tall and contains two logos each of which is approximately 50 square feet in area. The other sign is a free standing monument sign located in front of the building. This sign is 5 feet in height and 85 square feet in area.

The total area of signs on this property is less than the area permitted by the Sign Ordinance. Even with the oversized directional signs, the area will be less than the permitted 250 square feet. Additionally, given the size of the property and location of the proposed signs, there would appear to be little concern about sign clutter. Therefore, provided that no additional principal identification signs are added, *staff recommends approval* of this sign variation.



Nikki Wood

364-1517

Certificate of Survey

SILANDER & SON
LAND SURVEYORS

1814 West Calumet Road
Arling Heights, Illinois 60005
(708) 399-5555



Courses around Plainfield Pond

Point	Bearing	Distance
A	North 87°43'59" West	112.00 feet
B	South 88°00" West	165.00
C	North 84°00" West	195.00
D	South 84°00" West	130.00
E	North 84°00" West	150.00
F	South 84°00" West	95.00
G	North 84°00" West	155.00
H	South 84°00" West	145.00
I	North 84°00" West	175.00
J	South 84°00" West	160.00
K	North 84°00" West	235.00
L	South 84°00" West	90.00
M	North 84°00" West	160.00
N	South 84°00" West	10.00
O	North 84°00" West	150.00
P	South 84°00" West	115.00
Q	North 84°00" West	150.00
R	South 84°00" West	115.00
S	North 84°00" West	150.00
T	South 84°00" West	150.00 feet

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

TO: American National Bank and Trust Company, not personally but as
Trustee, under trust agreement dated November 2, 1952 and known
as Trust Number 189534-22;
W/H Partnership No. 16, an Illinois General Partnership;
Lumbermen Mutual Casualty Company, an Illinois Insurance Corporation;
Vicer Tills Insurance Company of California; and J.I. Case Company, Inc.

This is to certify that this map or plat and the survey on which it
is based were made in accordance with "Minimum Standard Detail Require-
ments for ALTA and ACSI Land Title Surveys," jointly established and adopted
by ALTA and ACSI in 1960; and meets the statutory requirements of
a Class 1 Survey, as defined therein.

Dated: December 19, 1958

SILANDER & SON

W. P. Wagoner

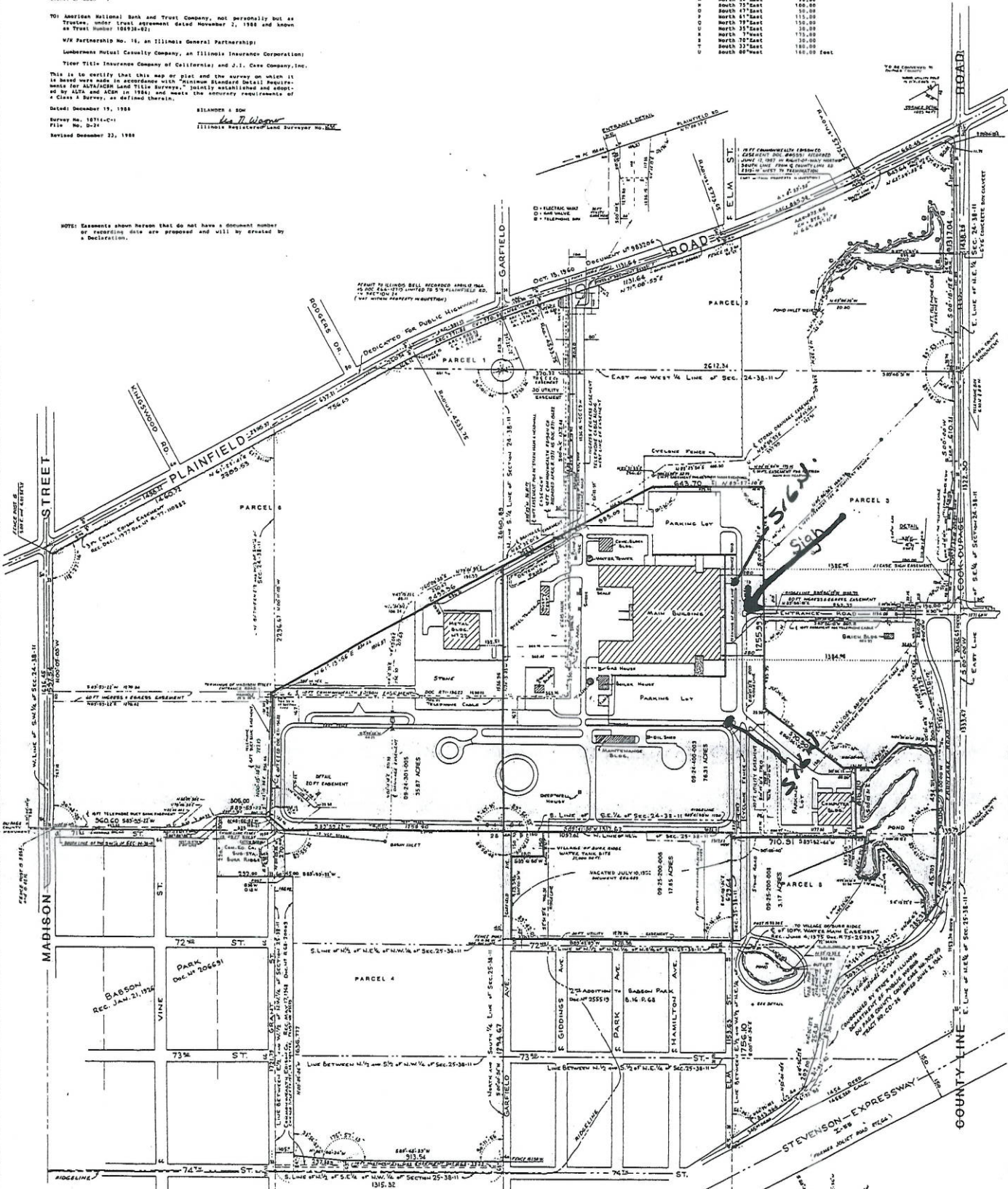
Illinois Registered Land Surveyor No. 206

Survey No. 18714-C-1

File No. D-24

Revised December 22, 1958

NOTE: Statements shown hereon that do not have a document number
or recording date are proposed and will be created by a
Declaration.



All dimensions are marked from 313.71' which indicates 313
feet and 11/100 of an inch. Scale: 1 inch = 200 feet.


3/4" Iron Pipe or 5/8" Iron Rods not.

Survey No. 18714-C
File No. D-24



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, AICP 
Community Development Director

DATE: May 29, 2014

RE: PC-03-2014; 140 Tower Drive (AMS Mechanical); Informal Review

Attached is a site plan for an addition to the building at 140 Tower Drive. The building is occupied by AMS Mechanical. AMS is an HVAC contractor. AMS is considering an addition to their building to accommodate growth and hopefully to stay at this location in Burr Ridge. The proposed addition would be located 15.5 feet from the east side lot line rather than the required 40 feet and the total floor area would be 68,304 square feet (0.443 FAR) rather than the permitted 61,750 square feet (0.4 FAR).

All of the Manufacturing Districts (RA, LI, and GI) restrict floor area to 0.40. However, prior to the 1997 comprehensive update of the Zoning Ordinance, these districts permitted a 0.8 FAR. The setbacks in the various Manufacturing Districts are different. The RA and LI Districts require a 40 foot side yard setback but the GI General Industrial District requires a 20 foot side yard setback.

There have been two other FAR variations granted in the manufacturing districts since 2011. In 2011, a variation was granted for the property at 220-240 Shore Drive to increase the FAR from 0.4 to 0.46. In 2012, a variation was granted for the property at 7749 Grant Street to increase the FAR from 0.4 to 0.445. The proposed FAR for 140 Tower Drive is 0.443.

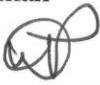
There has been only one setback variation considered for non-residential buildings in the last 10 years. That variation was granted in 2009 to reduce the corner side yard setback for the Village's police station building (from the 77th Street property line) from 50 feet to 24 feet.

The property owner is in the process of planning this project and is seeking preliminary or informal comments from the Plan Commission. The informal review process is offered to any potential petitioner to assisting the planning process. The Plan Commission should be cautious, however, not to usurp the public hearing process and make any final determinations prior to the public hearing.



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, AICP 
Community Development Director

DATE: May 29, 2014

RE: **PC-04-2014: Consideration to Conduct Public Hearing for an Amendment to the Zoning Ordinance Regarding Rear Yard Setbacks for Accessory Buildings**

In response to complaints from a resident regarding an accessory building under construction, Trustee Diane Bolos asked staff and the Plan Commission to consider an amendment to the Zoning Ordinance that would increase the rear yard setback for larger accessory buildings in residential districts. The maximum permitted floor area for a detached accessory building varies depending on the zoning district and the size of the lot. For most lots within a subdivision, the maximum permitted area will be 750 square feet (for a 20,000 square foot lot) to 1,900 square feet (for a 40,000 square foot lot). The minimum side yard setback is equal to the required side yard setback for the principal house but the minimum rear yard setback is a standard 10 feet in all districts. The height of an accessory building is generally limited to 15 feet in most instances. A summary of the regulations for detached buildings is attached.

The Plan Commission has been asked to consider amending the Zoning Ordinance so that an increased setback would be required for a larger detached accessory building. A public hearing will be scheduled in the near future. No action is required by the Plan Commission at this time other than to provide any preliminary thoughts on the matter prior to proceeding with legal notices for the hearing.

~~**A word of caution...** please be aware that there may be restrictive covenants pertaining to your property which may prohibit or regulate accessory buildings - even if you do not have an active homeowners association. Covenants may be enforced through civil action by a Homeowners Association or by other residents in a subdivision. Covenants are in addition to zoning regulations (the more restrictive of the two apply). The Village does not enforce nor does it retain copies of covenants. A copy of your covenants should have been provided to you when you purchased your home. Your property title should reference a document number for covenants. That number can be used to obtain a copy of the covenants from the County Recorder.~~

Regulations for Accessory Buildings – Residential Village of Burr Ridge Zoning and Building Ordinance

- Accessory buildings shall be ancillary to the principal residential use of the property meaning that an accessory building cannot be used as a dwelling and cannot be built unless there is already a home on the property.
- The combined horizontal area of all accessory buildings and structures shall not exceed 30 percent of the area to the rear of the principal building.
- All accessory buildings shall be located behind the rear wall of the house, a minimum of 10 feet from all other buildings on the property, a minimum of 10 feet from the rear lot line, and equal to or exceeding the setback of the house from a corner lot line.
- The interior side yard setbacks, the permitted building heights and the permitted floor area for accessory buildings depends on the zoning district and the size of the lot.

	<i>Interior Side Yard Minimum</i>	<i>Combined Floor Area of Accessory Buildings</i>	<i>Maximum or Minimum Floor Area Permitted</i>	<i>Maximum Building Height</i>
R-1	20'	Not to exceed 6,000 square feet	Not to exceed 3,000 square feet per building	25' Average
R-2	20'	Not to exceed 5,000 square feet	Not to exceed 2,500 square feet per building	Flat Roof – 15' Sloped Roof - 15' Average & 22.5' Maximum
R-2A	17'	Not to exceed 4.75% of lot area and 2,500 square feet, whichever is less	2 nd accessory building cannot exceed 750 square feet	1-Story & 15' Average
R-2B	15'	Not to exceed 4.75% of lot area and 2,500 square feet, whichever is less	2 nd accessory building cannot exceed 750 square feet	1-Story & 15' Average
R-3 & R-4	10'	Not to exceed 3.75% of lot area and 1,500 square feet, whichever is less	1 st accessory building may be 750 square feet regardless of lot area	1-Story & 15' Average

- The Village follows the 2003 Edition of the International Residential Code for One and Two Family Dwellings. All construction must comply with said code.



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Doug Pollock, AICP, Community Development Director

DATE: May 29, 2014

RE: **PC-05-2014; Annual Appointment of Plan Commission Vice Chairperson - One Year Term Ending June 9, 2015**

The Rules of Procedure for the Plan Commission require a rotating Vice Chair with an annual nomination by the Plan Commission and approval by the Board of Trustees. The appointment of the current Vice Chairman of the Plan Commission, Dehn Grunsten, will expire on June 9, 2014. The sole duty of the Vice Chair is to serve as acting Chair when the Chairperson is not in attendance.

The Vice Chair position has been held by the following over the course of the last several years:

2013-14: Commissioner Grunsten
2012-13: Commissioner Franzese
2011-12: Commissioner Franzese
2010-11: Commissioner Stratis
2009-10: Commissioner Cronin
2008-09: Commissioner Stratis

The rules state that the Vice Chair position should rotate among those willing to serve. The Plan Commission should make a recommendation and forward that recommendation to the Village Board for confirmation.