



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

**July 21, 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. July 7, 2014 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

**A. Z-08-2014: 11411 German Church Road (Malek); Rezoning and Findings of Fact**

Requests rezoning from the R-1 Single Family Residential District to the R-3 Single-Family Residential District.

**B. V-03-2014: 15W281 91st Street (Sedlacek); Variation and Findings of Fact**

Requests a variation from Section IV.H.4 of the Burr Ridge Zoning Ordinance to permit the construction of an accessory building (a garage) 3 feet from the rear lot line rather than the required 10 feet and 3 feet from the west side lot line rather than the required 17 feet.

**C. Z-09-2014: Zoning Ordinance Text Amendment; Accessory Building Setbacks**

Consideration of an amendment to Section IV.H.4 of the Burr Ridge Zoning Ordinance increasing the required rear and side yard setbacks for larger accessory buildings in residential districts.

**IV. CORRESPONDENCE**

**A. Board Report – July 14, 2014**

**B. Building Report – May 2014 and June, 2014**

**V. OTHER CONSIDERATIONS**

- A. **Preliminary Plat of Subdivision: Burr Ridge Greens; 11411 German Church Road**

**VI. FUTURE SCHEDULED MEETINGS**

- A. **August 4, 2014:** The filing deadline for this meeting was July 14, 2014. There are no public hearings scheduled.
- B. **August 18, 2014:** The filing deadline for this meeting is July 28, 2014.

**VII. ADJOURNMENT**

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**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 July 28, 2014 Regular Meeting beginning at 7:00 P.M. Chairman Trzupek is the Plan Commission representative for the July 28, 2014 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**

**VILLAGE OF BURR RIDGE**

**MINUTES FOR REGULAR MEETING OF**

**JULY 7, 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, Sheth, Praxmarer, Grela, Scott, and Trzupek

**ABSENT:** 0 – None

Also present was Community Development Director Doug Pollock, Village Administrator Steve Stricker, Trustee Guy Franzese, Trustee Diane Bolos, Trustee Len Ruzak, and Trustee John Manieri.

**2. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to approve minutes of the June 2, 2014 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Scott, Hoch, Praxmarer, Sheth, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 2 – Stratis and Grunsten

**MOTION CARRIED** by a vote of 6-0.

**3. PUBLIC HEARINGS**

**A. Z-06-2014: 15W150 South Frontage Road and 15W211 75th Street (Anthem Memory Care); Text Amendment, Special Use, Variations and Findings of Fact**

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

Mr. Pollock summarized the request as follows: The petitioner seeks to construct a one-story building consisting of 48,200 square feet of floor area for a residential and health care facility for people with dementia. The building would contain 64 rooms and be staffed 24 hours per day. The facility will be licensed by the State of Illinois as an assisted living facility. Access to the property will be restricted to South Frontage Road. The petition seeks approval of an amendment to the Zoning Ordinance to add Dementia

Care Community Facility or some such similar land use to the list of special uses in the O-2 District; for a special use as per the aforesaid amendment to permit a Dementia Care Community Facility on the subject property; a variation from the Zoning Ordinance to permit parking located between the building and the front lot line; and a variation to permit a 48,200 square foot building without the required loading berth.

Chairman Trzupek asked for a presentation from the petitioner.

Mr. Steve Miller of Anthem Memory Care in Colorado introduced himself. He said that his company is 100% in the business of building and operating Alzheimer's dementia care facilities and nothing else. He said they have built others in Colorado and elsewhere but this would be the first in the Chicago area. He said they plan to build 6 to 8 facilities in the Chicago area. He said that outside activities by residents is limited to the interior court yards; that the staff does not administer any drugs, that there are no nurses on staff and that there are very few ambulance calls.

Chairman Trzupek asked if there was anyone in the audience wishing to speak on this matter.

Ms. Alice Krampits, 7515 Drew Avenue, asked about visiting hours, if there would be a fence around the property, signage on the frontage road to keep cars from using 75<sup>th</sup> Street, loading, lighting, and stormwater. In response, Mr. Miller said that the visiting hours would be 8 AM to 8 PM, that a fence is not needed because this is a residential use, that loading would be minimal and would use the 42 inch wide service door on the back of the building and would consist of 4 to 5 vehicles per week about the size of a garbage truck, and that lighting would be minimal.

In response to questions about stormwater, the petitioner's engineer, Mr. Jonathon Grzywa, described the proposed stormwater system. He said the petitioner would be capturing nearly all of the stormwater on site and directing it into the detention pond and then releasing the stormwater through a pipe to be installed along 75<sup>th</sup> Street. He said the pipe would extend along 75<sup>th</sup> Street and release the stormwater into the existing stormwater system west of 75<sup>th</sup> and Hamilton.

In response to a question from Chairman Trzupek, Mr. Grzywa said that a small portion of the existing landscaping area adjacent to 75<sup>th</sup> Street would still drain into the adjacent 75<sup>th</sup> Street right of way but the total surface run off would be significantly diminished. Chairman Trzupek suggested that the goal should be to capture 100% of the stormwater runoff and direct it away from the intersection of 75<sup>th</sup> and Drew.

Mr. Roger Leyland said he owns Lot 21 adjacent to the corner of 75<sup>th</sup> and Hamilton. He said he is concerned about the stormwater being dumped onto this property and causing further problems for him.

Mr. Bohdan A. Iwanetz, 7516 Drew Avenue, asked about staffing and administration of drugs for the residents. Mr. Miller said they have a nurse practitioner on staff at all times

but that generally residents and their families take care of their own medication. He added that the facility will be fully licensed and regulated by the State.

Mr. Miller added that the project will take about 10 months from ground breaking to opening and will house about 67 residents.

Mrs. Sandra Szynal, 7819 Drew Avenue, asked where the residents of the facility come from. Mr. Miller said it is a private business and that no Medicare residents are taken. He said that the average room rents for \$6,000 per month.

Mr. Mark Thomas, 7515 Drew Avenue, asked if the parking lot and drives would have perimeter curbs and gutters and if the dumpster area would be screened. Mr. Miller confirmed both.

Ms. Carol Novak, 7508 Drew Avenue, wanted to know how medical appointments are conducted for residents. Mr. Miller said they are generally scheduled by the family and the family is responsible for transportation. He said they do have a small bus for outings but it is rarely used.

Mr. Tom Koukol, 15W108 75<sup>th</sup> Street, asked about drainage in the area and in particular if the building would be higher than the existing property. Mr. Miller and his engineer said that the building would be at about the same grade but only 1 to 3 feet higher if it is higher at all.

Chairman Trzupsek asked the audience if there were any further questions or comments. There being none, Chairman Trzupsek asked the Commissioners for questions and comments.

Commissioner Stratis stated that he wanted to disclose that he has worked with the engineer outside of the Village but he does not believe there is any conflict of interest with this project.

Commissioner Stratis said he would like to see an open fence to separate the property from the residential area. He added that he did not have a problem with the variation for loading.

In response to Commissioner Stratis, Mr. Miller said that visitation would be 9 to 12 people per day and the open space on the property is 53% of the property. Mr. Miller's engineer stated that the detention ponds would be dry ponds and about 6 feet deep. Mr. Miller said that hazardous waste would be handled internally and not placed in the dumpster.

Commissioner Hoch said she agrees with the idea of a fence along 75<sup>th</sup> Street. She asked if the other places the petitioner had built were bigger. Mr. Miller said that this project would be the biggest to date. He said the others are generally 35,000 square feet of floor area and this building would be 48,000 square feet. Mr. Miller added that he would agree to a fence on the rear lot line but prefers not to fence the property.

Commissioner Grunsten said that she would be in favor of a fence along the rear lot line. In response Commissioner Grunsten, Mr. Miller said that trucks would not use back up beepers because of the loop around the building, that there has never been a resident escape from one of their other facilities, and that the generator is tested once every 3 to 6 months.

Commissioner Sheth said that stormwater seems to be the primary issue. He asked Mr. Miller what other problems they have encountered at other locations. Mr. Miller described a radio communication problem encountered by first responders at another location where they had to install an amplifier so that first responders could use their radios.

Commissioner Praxmarer asked how often ambulances come to the property. Mr. Miller said that the Colorado facility had about 14 in the last year. He added that the ambulances typically do not arrive with sirens on. Also in response to a question, Mr. Miller said that the residents are not given medical treatment at the facility and that family members are not allowed to stay overnight.

Commissioner Grela said that he appreciates the work the petitioner and staff have done to create a good plan for the site. He said he does not agree with putting a fence around the property because the property should not be seen or treated like a detention facility.

Commissioner Scott said the use is respectful of the neighborhood. Responding to a question from Commissioner Scott, Mr. Miller said the facility will employ about 36 people with 12 per shift. Commissioner Scott said he is not sure about whether a fence should be provided or not.

Chairman Trzupek asked about screening of mechanicals on the roof and said he does not want to see plumbing vents for each room on the roof line. Mr. Miller gave assurance that all mechanicals including the plumbing vents will not be seen.

Chairman Trzupek asked if there were any additional comments or questions from the audience.

Mr. Tom O'Toole asked the petitioner what other uses could use this building if for some reason the memory care was no longer needed. Mr. Miller said that the building is easily adapted to other uses because the internal walls can be moved. He said another type of assisted living or skilled care facility could use the building and even though it is rather large, it could be used as a restaurant.

Mr. Tom Koukol asked about elevation of the building relative to 75<sup>th</sup> Street and Mr. Miller explained that the existing topography of the site would not be raised except where necessary to properly drain the property. He said no dirt was planned to be removed from or added to the property.

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

At 8:46 P.M., a **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to close the hearing for Z-06-2014.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and recommend approval to the Board of Trustees of an amendment to Section IX.D.2 of the Zoning Ordinance to modify the current listing for Senior Housing as recommended in the staff report.

The staff report for this petition recommended the following change to the listing for Senior Housing: "*Senior Housing with ~~a combination of~~ independent living units, assisted living units, ~~and or~~ skilled care facilities*"

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

In response to a discussion about the conditions for the special use, Chairman Trzupek asked the petitioner to clarify whether they were planning to capture 100% of the stormwater run-off from the 75<sup>th</sup> Street side of the property. Mr. Grzywa said that the current plan shows a small about run-off from the existing landscape buffer are still going into the ditch on 75<sup>th</sup> Street. Chairman Trzupek suggested that this runoff be captured and managed through the proposed detention pond. Mr. Grzywa said he did not know if that was possible but if it is, he would agree to do so.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and recommend approval to the Board of Trustees of the following: a special use as per the amended Section IX.D.2 of the Zoning Ordinance for Senior Housing with assisted living at 15W150 South Frontage Road; a variation from Section XI.C.8 of the Zoning Ordinance to permit parking located between the building and the front lot line; and a variation from Section XI.D.7.q to permit a 48,200 square foot building without the required loading berth; all as per petition number Z-06-2014 and subject to the following conditions:

1. Compliance with the submitted plans.
2. Staff review of the screening of the dumpster and generator pad to ensure compliance with the Zoning Ordinance.
3. Final landscaping plan review by staff including preservation of existing trees along the south and east property lines and enhancement of the screening along these lot lines as may be determined necessary by staff.

4. Maintenance by the property owner of the IDOT right of way located between the subject property and South Frontage Road.
5. Final review of the stormwater management plan by the Village Engineer with the intent of capturing 100% of the stormwater runoff from the property to 75<sup>th</sup> Street with the final determination of whether all stormwater can be captured to be at the discretion of the Village Engineer.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

Chairman Trzupek suggested that the Commission consider the request for a sign variation that is on this agenda for consideration. There were no objections.

**A. S-04-2014: 15W150 South Frontage Road (Anthem Memory Care); Sign Variation**

Chairman Trzupek asked Mr. Pollock to summarize this request.

Mr. Pollock summarized the request as follows: The petitioner seeks approval for a sign for a senior housing project. The Sign Ordinance requires that the entire sign structure be counted toward the sign area. The proposed sign structure measures over 130 square feet although the sign text is only 14.5 square feet. The Sign Ordinance permits 100 square feet of sign area.

Chairman Trzupek asked about the stucco material on the sign. He said that stucco sign panels do not do well in this climate and suggested a flat stone panel. Mr. Miller agreed to replace the stucco with stone.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend approval to the Board of Trustees of a variation from Section 55.08 of the Sign Ordinance to permit a ground sign with a sign structure exceeding the maximum permitted area of 100 square feet subject to the following conditions:

1. The sign shall comply with the submitted site plan and sign elevation.
2. The stucco panel shall be replaced with a flat stone panel.

**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.

**B. Z-07-2014: 60 Shore Drive (Forklift Exchange); Special Use and Variations**

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

Mr. Pollock summarized the request as follows: The petitioner proposes to purchase the building at 60 Shore Drive and operate an equipment sales business from this location. The petitioner would like to construct a customer door on the north side of the building and provide front yard parking for customers and display three pieces of equipment adjacent to the new door and within the corner side yard. The Zoning Ordinance does not currently permit parking in a front or corner side yard and does not permit outside display.

Chairman Trzupek asked for a presentation from the petitioner.

Mr. Marty Flaska said that he hopes to locate an equipment sales business in this location specializing in the sales of construction equipment such as bobcats and similar sized equipment. He said he has a similar business in Arizona and in Bedford Park, Illinois. He said that there would 30 to 35 employees at this location and he anticipates doing about \$800,000 in sales each month. He introduced his architect, Mr. Jim Rundle, who described the site plan.

Chairman Trzupek asked if there was anyone in the audience who wanted to speak on this matter.

Mr. Roger Leyland said he owns 100 Shore Drive which is next door. He said he is concerned about the precedent for outside storage and the potential for water problems due to the new parking area.

Mr. Rundle referenced other properties in the area with front yard parking. He said it was quite common along South Frontage Road to have front yard parking.

There being no further public comments, Chairman Trzupek asked the Commissioners for questions and comments.

Commissioner Scott asked if the display were necessary. Mr. Flaska said that the manufacturer's require that the equipment be displayed outside and therefore is necessary to operate the business.

Commissioner Hoch said she was unsure about allowing outside display. She did note that Case displays equipment in their front yard.

Commissioner Grela asked if the display is not approved would that be a deal killer. Mr. Flaska said he believes it would.

Commissioner Grela suggested putting the equipment behind large glass wall that would be visible from I-55 and could be lit at night.

Commissioner Grela said he is concerned also about the front yard parking. He said it would require landscaping to screen the parking and that may also screen the display. He said he cannot support the outside display.

In response to Commissioner Praxmarer, Mr. Flaska confirmed that the manufacturers of the equipment will not allow him to sell the equipment unless he can display it outside.

Commissioner Sheth asked if the equipment would be displayed in the winter time. Mr. Flaska said it would. Commissioner Sheth said that he does not have an issue with the limited outside display and sees a benefit to the community with the sales taxes the business would generate.

Commissioner Grunsten said she is very concerned about the precedent and future problems with outside display as a result. She noted that the Village has declined other requests for outside display or storage.

Commissioner Hoch asked if they sell equipment on line. Mr. Flaska said they have a web site but they do not do many sales on line. He said most buyers want to see the equipment and test it themselves before buying.

Commissioner Stratis said he disagrees that a negative precedent would be set if the Village allowed the outside display of three pieces of equipment as requested. He said he sees no problem with the outside display as it is adjacent to the interstate and at least a quarter mile from any residential properties. He said he supports this request.

Chairman Trzupke asked the petitioner why they cannot forego the outside display as they said they are able to forego the dig pit that is usually required by the manufacturer. Mr. Flaska said that the manufacturer will forego the dig pit but not the outside display. Mr. Flaska added that 30% of the sales are from drive by identification of the business and it is too risky to invest in the building without knowing they can display the equipment.

Chairman Trzupke suggested that putting the equipment behind a glass wall could actually provide greater visibility. He said he is concerned with precedent.

Commissioner Grela asked about test driving the equipment. Mr. Flaska said that customers often want to test the equipment in the parking lot and that may occur for one or two hours total in a day.

Commissioner Grela asked staff if that was permissible. Mr. Pollock said that outside work is not allowed in any zoning district but that the test driving of equipment for sale would be considered inherent in a vehicle sales business. Mr. Pollock said that if the Commission felt this was undesirable it would be a reason not to recommend the special

use for retail sales of equipment at this location. Mr. Flaska added that this was an industrial area and there is already similar noise from the highway.

At 10:00 P.M., a **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to close the hearing for Z-07-2014.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

Chairman Trzupek suggested separate motions for each of the various requests.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve a special use as per Section X.F.2.a of the Zoning Ordinance to permit the retail sales of equipment at 60 Shore Drive.

**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.

Chairman Trzupek explained that the preceding motion allows the petitioner to operate the equipment sales business at 60 Shore Drive but does not allow any outside display. He suggested the next motion should be for the text amendment as to whether to modify the special use listing for equipment sales to include outside display.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees deny an amendment to Section X.F.2.a of the Zoning Ordinance to permit outside display as part of the special use listing for an equipment sales business in the GI District.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Scott, Praxmarer, Hoch, Grunsten, Grela, Scott, and Trzupek

**NAYS:** 1 – Stratis

**MOTION CARRIED** by a vote of 6-1.

Mr. Pollock requested that despite the recommendation to deny the text amendment adding outside display as a special use in the GI District, the Commission make a recommendation regarding the special use request. He said that the Board could approve the text amendment and if so would still need a recommendation on the special use that the petitioner has requested.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees deny a special use as per the proposed amendment to Section X.F.2.a of the Zoning Ordinance to permit outside display as part of an equipment sales business at 60 Shore Drive.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grela, Scott, Hoch, Grunsten, Praxmarer, and Trzupek

**NAYS:** 1 – Stratis

**MOTION CARRIED** by a vote of 6-1.

Chairman Trzupek said the final request was for a variation for parking in the front yard. Mr. Pollock clarified that the term “front yard” is used but in this case it is the corner side yard. He said that the Zoning Ordinance does not permit parking in any yard between the street and a building.

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Grela to adopt the petitioner’s findings of fact and recommend that the Board of Trustees approve a variation from Section XI.C.8 of the Zoning Ordinance to permit parking in the corner side yard subject to the following conditions:

1. The improvements shall comply with the submitted plans except that the outside display area and the drive connecting the parking area to the east side of the property shall be eliminated.
2. The surface of the driveways and parking area shall utilize permeable pavers with a perimeter B6:12 concrete curb.
3. A final landscaping plan shall be submitted for staff review and approval prior to issuance of a permit.

**ROLL CALL VOTE** was as follows:

**AYES:** 2 – Grunsten, Trzupek

**NAYS:** 5 – Stratis, Hoch, Praxmarer, Grela, and Scott

**MOTION FAILED** by a vote of 2-5.

Mr. Pollock said it would be appropriate to consider a motion making a specific recommendation to the Board of Trustees rather than relying on the denial of a motion approving the variation.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees deny a variation from Section XI.C.8 of the Zoning Ordinance to permit parking in the corner side yard

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 2 – Stratis and Trzupek

**MOTION CARRIED** by a vote of 5-2.

Chairman Trzupek summarized that a recommendation will be forwarded to the Board of Trustees to approve the retail sales of equipment but to deny the requests related to the outside display and front yard parking.

Chairman Grela suggested that the Commission consider the request for a sign variation that is on this agenda for consideration. There were no objections.

**B. S-05-2014: 60 Shore Drive (Forklift Exchange); Sign Variation**

Chairman Trzupek asked Mr. Pollock to summarize this request.

Mr. Pollock summarized the request as follows: This sign variation seeks to replace an existing sign for Brand Max Motors (approved by variation in 2013 – S-04-2013) with a new sign for the proposed business. The new sign would be the identical size as the sign it is replacing. The Sign Ordinance permits two signs on the property (one on each street frontage) with a combined area of 110 square feet. The variation granted in 2013 allowed the total area of the two signs to be up to 160 square feet and allowed both signs to face South Frontage Road rather than one on each street frontage. The 2013 variation was limited to the sign for Brand Max Motors and is not transferable to a new business. This variation seeks to transfer the approval to the new tenant.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to recommend approval to the Board of Trustees of a variation from Section 55.07 of the Sign Ordinance to permit two wall signs on the same street frontage and with a total sign area of 160 square feet subject to compliance with the approval of S-04-2013 except that the sign text will be for Forklift Exchange.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

**4. CORRESPONDENCE**

There were no questions or comments regarding the Board Report or the Building Report.

**5. OTHER CONSIDERATIONS**

The other considerations were previously reviewed.

**6. FUTURE SCHEDULED MEETINGS**

Mr. Pollock said the next scheduled meeting is July 21, 2014 and there are several hearings scheduled.

**7. ADJOURNMENT**

A **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 10:09 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:09 p.m.

**Respectfully  
Submitted:**

**July 21, 2014**

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J. Douglas Pollock, AICP



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

**Z-08-2014; 11411 German Church Road (Malek); Requests rezoning from the R-1 Single-Family Residence District to the R-3 Single-Family Residence District.**

**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:** July 21, 2014

**GENERAL INFORMATION**

**Petitioner:** Refaat and Waffa Abdel-Malek LLC

**Property Owner:** Refaat and Waffa Abdel-Malek LLC

**Petitioner's Status:** Property Owner

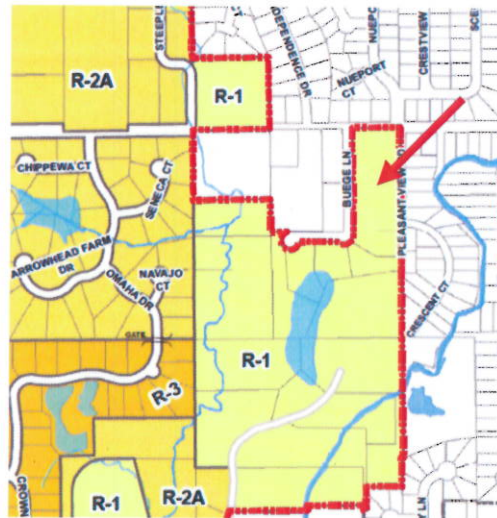
**Land Use Plan:** Recommends Single Family Residential

**Existing Zoning:** R-1 Single Family Residence District

**Existing Land Use:** 1, single-family residence

**Site Area:** 5 Acres

**Subdivision:** None



## **SUMMARY**

The petitioner owns the five acre property at the southeast corner of Buege Lane and German Church Road. This property was annexed into the Village in December of 2013 along with 42 acres of land to the south. As per State of Illinois Statutes, all of this land was automatically placed within the lowest density residential district upon annexation. At this time, the property owner is seeking to zone the land.

The petitioner has also submitted a preliminary plat for review and approval. The zoning review must be considered separately from the preliminary plat as zoning cannot be conditioned upon a specific plan for development (for example, the R-3 District zoning cannot be approved contingent on one or more fewer lots than shown on the preliminary plat). The summary below provides information relevant to a zoning analysis. A review of the preliminary plat is provided separately.

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

The current Burr Ridge Comprehensive Plan was adopted in 1999. The Future Land Use Plan in the Comprehensive Plan recommends single-family residential zoning and land use for the subject property. In regards to residential land use, the narrative of the Land Use Plan states:

*It is proposed that the predominantly single family developments be maintained and encouraged, with limited expansion of, appropriately located, non-single family residential developments. The existing general pattern of housing types and low densities should be maintained, consistent with the underlying zoning. Future residential developments should be encouraged to have lot sizes of 30,000 square feet or larger.*

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

The subject property was annexed into the Village in 2013 along with an additional 42 acres located to the south. This property and the rest of this area have not been rezoned since annexation. As a result, all of the existing Burr Ridge zoning adjacent to this property is the R-1 District which requires a minimum lot size of 5 acres.

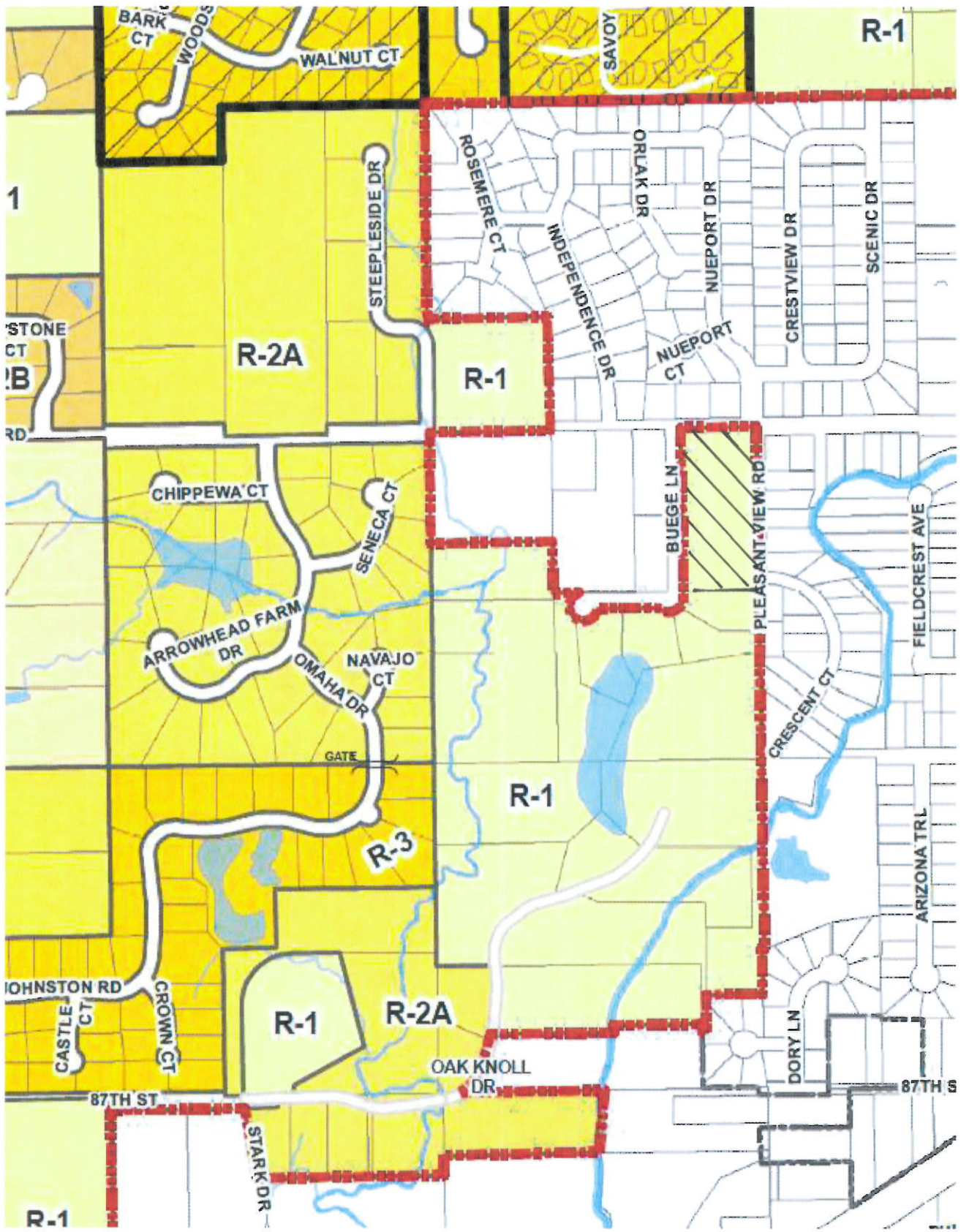
Approximately 33 of the 47 acres annexed in 2013 access from Oak Knoll Drive via 87<sup>th</sup> Street. It is anticipated that those properties will be zoned R-2A (minimum lot size of 40,000 square feet) consistent with the existing R-2A zoning of the other Oak Knoll properties and consistent with existing lot sizes which all exceed one acre. There is also a five acre parcel in this area that access from a private drive via Pleasant Lane in Willow Springs. It is anticipated that staff will be bringing forward a rezoning petition for the area in the near future.

The remaining 9 acres of land in this area that was annexed in 2013 access from Buege Lane. The subject property contains 5 of those 9 acres. The remaining four acres consist of four lots that range from approximately 30,000 square feet to 40,000 square feet in area.

The area adjacent to this property to the north, east and west is in the Village of Willow Springs and is within the Willow Springs R-1 District. It is staff's understanding that the property on the west side of Buege Lane has been approved for four lots at 20,000 square feet per lot. The property to the east on Pleasant Lane consists of varying lot sizes but generally all of those lots are less than 20,000 square feet. Likewise, the subdivision on the north side of German Church Road consists of lots that are less than 20,000 square feet.

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

The petitioner has submitted findings of fact in support of the rezoning to the R-3 District and those findings may be adopted if the Plan Commission is in agreement with those findings. The petitioner's findings indicate that the proposed zoning is a transitional zoning between the higher density Willow Springs properties and the lower density Burr Ridge lots to the south. The primary consideration for the Plan Commission relative to this petition appears to be whether the transitional location of this property lends itself to R-3 District zoning as opposed to a lower density zoning as recommended by the Comprehensive Plan.





## Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance

Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance requires the following findings for the approval of a request for rezoning. The petitioner must respond to and confirm each and every one of these findings by indicating the facts supporting such findings.

- a. Existing uses of property within the general area of the property in question.

The property to the east is 8,000-12,000 square foot lots.

The property on Buege Lane (to the west) is approximately 20,000 square foot lots.

- b. The zoning classification(s) of property within the general area of the property in question.

Not within the Village or R-1 upon annexation.

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

The property was zoned R-1 on annexation. It should be zoned R-3.

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

Surrounding area is comparable to R-3 or greater density.

R-3 is an appropriate transition zoning classification.

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

The property was intended by the Village to be zoned R-3.

(Please transcribe or attach additional pages as necessary.)



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

**V-03-2014; 15W181 91<sup>st</sup> Street (Sedlacek);** Requests a variation from Section IV.H.4 of the Burr Ridge Zoning Ordinance to permit the construction of an accessory building (a garage) 3 feet from the rear lot line rather than the required 10 feet and 3 feet from the west side lot line rather than the required 17 feet.

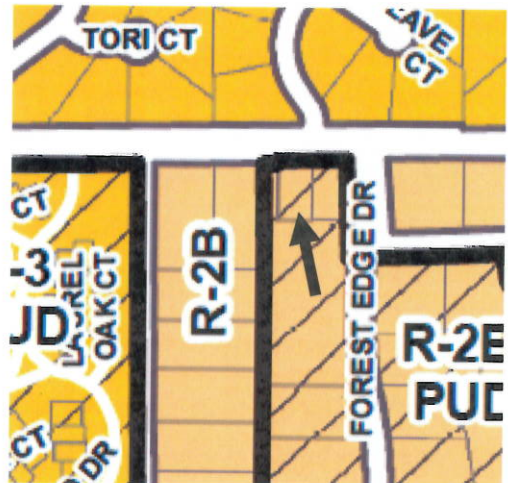
**Prepared For:** Village of Burr Ridge Plan Commission / Zoning Board of Appeals  
Greg Trzupek, Chairman

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

**Date of Hearing:** July 21, 2014

**GENERAL INFORMATION**

**Petitioner:** Borla, North, & Associates  
**Property Owner:** Gary Sedlacek  
**Petitioner's Status:** Attorney for Property Owner  
**Land Use Plan:** Recommends Single-Family Residential Use



**Existing Zoning:** R-2B Single-Family Residence  
**Existing Land Use:** Single-Family Residence  
**Site Area:** 14,875 square feet  
**Subdivision:** None



## **SUMMARY**

The petitioner seeks a variation to reduce the interior side yard and rear yard setbacks for a detached accessory building. The Zoning Ordinance requires a 17 foot side yard setback and a 10 foot rear yard setback in the R-2B District. The garage is a one story building and would be located at the southwest corner of the property.

The subject property is within the R-2B District but is non-conforming as to lot size. The R-2B District requires a minimum of 30,000 square feet of lot area and 125 feet of lot width. This property is approximately 14,700 square feet in area and 83 feet wide. The property was platted prior to annexation into the Village of Burr Ridge. The property was annexed and zoned in 2003.

Access to the property and to the proposed garage is from a shared gravel driveway located within an easement on an adjacent property. The adjacent property was a flag lot when it was platted by Du Page County. Although the flag lot now has frontage on Forest Edge Drive, it still shares the access drive with the subject property.



The existing gravel driveway is non-conforming relative to current Village code. Legally established non-conforming structures may remain but cannot be expanded unless they are made to conform to the current Zoning Ordinance. Thus, the gravel driveway would have to be hard-surfaced if it is to be extended to a new garage.

Village staff has received several email messages from residents in this

## **Findings of Fact and Recommendation**

The petitioner has submitted findings of fact which may be adopted if the Plan Commission is in agreement with those findings. The petitioner's findings state that there is no garage on the property and a garage is essential for the continued use of the property as a single-family residence. The findings further state that a hardship exists due to the location of septic field on the property and the cost of relocating the septic field. The petitioner's findings also note the location of other garages on adjacent property as evidence that the variation will not alter the character of the neighborhood.

# LEGEND

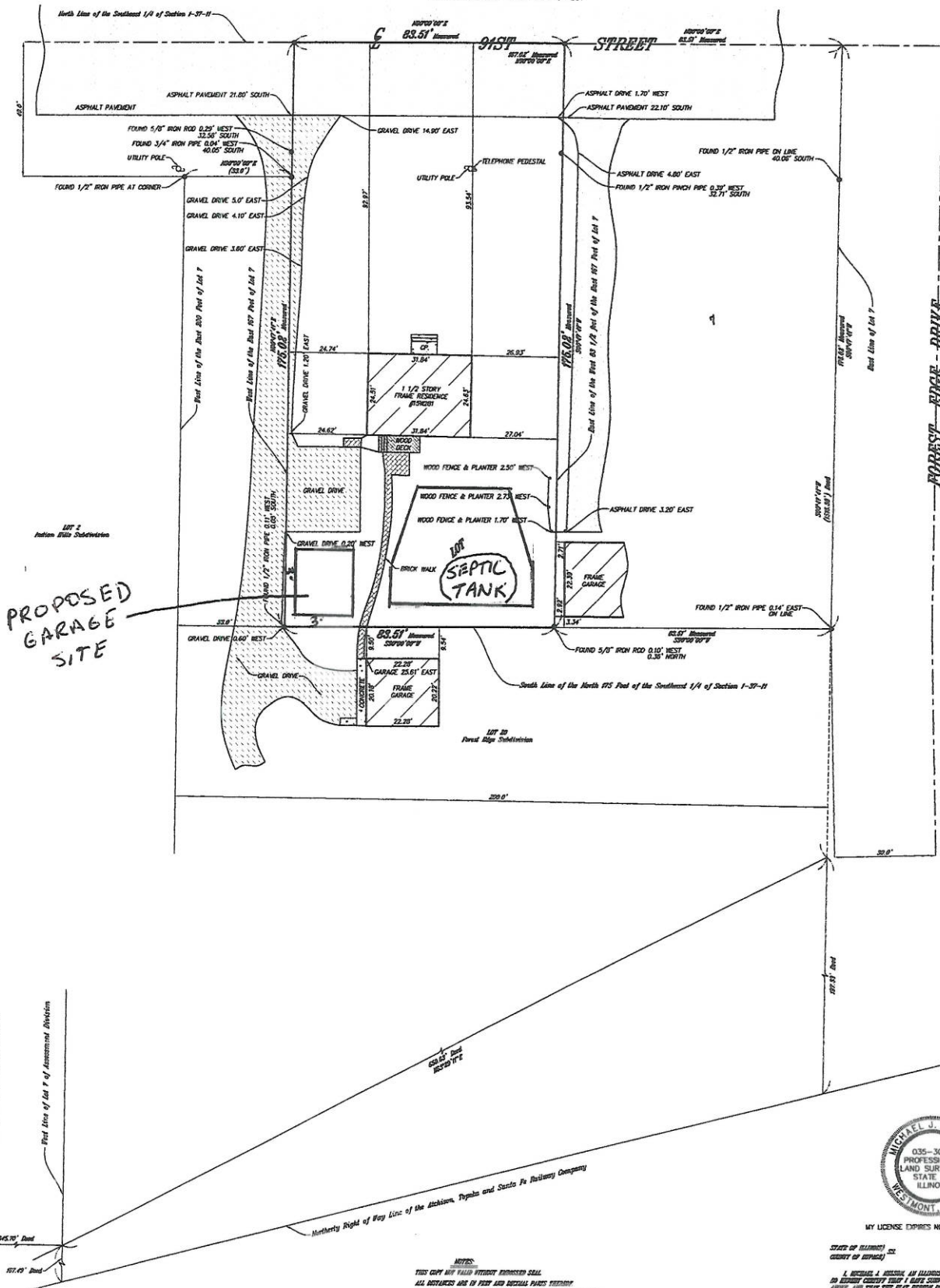
- MOVEMENT FOUND
- MOVEMENT SET
- (50.0') RECORD DIMENSION
- PUB. PUBLIC UTILITY EASEMENT
- RA. RAILROAD EASEMENT
- CP. CONCRETE PAVEMENT

## NELSON SURVEYORS, LLC. PLAT OF SURVEY

NELSON SURVEYORS, LLC.  
410 S. CLAY AVENUE  
WESTMONT, ILLINOIS 60559  
NELSONSURVEYORS@GMAIL.COM  
(615) 436-6520 OFFICE  
(615) 436-6528 FAX

THE WEST 63 1/2 FEET OF THE EAST 167 FEET OF THE NORTH 175 FEET OF THE FOLLOWING DESCRIBED TRACT: THE EAST 200 FEET, MEASURED AT RIGHT ANGLES WITH THE EAST LINE OF THAT PART OF LOT 7 OF ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTION 1 AND 2 AND ALL OF SECTIONS 11 AND 12, LYING NORTH OF THE PROPERTY OF THE SANITARY DISTRICT OF CHICAGO, IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE ATCHAFALAYA, TOPEKA AND SANTA FE RAILWAY COMPANY WHICH IS 345.7 FEET EAST OF THE NORTH AND SOUTH CENTER SECTION LINE OF SAID SECTION 1, MEASURED AT RIGHT ANGLES THEREBY; THENCE NORTH ALONG A LINE PARALLEL TO THE NORTH AND SOUTH CENTER SECTION LINE OF SAID SECTION 1, 167.40 FEET; THENCE NORTHEASTERLY 550.63 FEET TO A POINT WHICH IS 1515.50 FEET SOUTH OF THE EAST AND WEST CENTER SECTION LINE; THENCE SOUTH 197.53 FEET TO THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF SAID ATCHAFALAYA, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF RIGHT-OF-WAY TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 15W281 91ST STREET



FOREST EDGE DRIVE

PROPOSED GARAGE SITE

NOTES:  
THIS COPY NOT VALID WITHOUT SIGNED SEAL.  
ALL DIMENSIONS AND IN FEET AND DECIMAL PARTS THEREOF.  
MEASURED LONG AND SHORT AND SHORT AND LONG MEASUREMENTS.  
AS SHOWN IN THIS MAP. COMPARE THE LOCAL RECORDS.  
RECORDS LONG AND SHORT AS SHOWN IN THIS MAP.  
OR TOTAL PLACE.  
CHERRY THE LOCAL AUTHORITY FOR ADDITIONAL SERVICE LINES AND  
CONNECTIONS AND COOPER WITH THE COMPANY ALL PLUMBING TO BE  
CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE.  
DO NOT REMOVE OR ALTER THIS SURVEY WITHOUT WRITTEN PERMISSION.



MY LICENSE EXPIRES NOVEMBER 30, 2014

STATE OF ILLINOIS) ss.

COUNTY OF DUPAGE)

I, MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,  
DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PROPERTY RECORDS  
AND THAT THE PLAT BEING HEREIN IS A CORRECT REPRESENTATION  
OF THE SAME. I AM A MEMBER OF THE ILLINOIS SURVEYORS' ASSOCIATION  
AND AM LICENSED THEREUNDER.

THIS PROFESSIONAL SERVICE CONTAINS TO THE EXTENT OF ILLINOIS  
STANDARD STANDARDS FOR A BOUNDARY SURVEY.

WESTMONT, ILLINOIS MAY 6, 2014

"ILLINOIS" PROFESSIONAL LAND SURVEYOR'S SEAL  
PROFESSIONAL SURVEY FIRM LICENSE NO. 04-04448 EXPIRES 04/30/2014  
FIELD WORK COMPLETED ON MAY 6, 2014

PREPARED FOR:	ALLAN ALONZO LAW
DATE:	MAY 6, 2014
SCALE:	1"=20' DRAWN BY: MJK
JOB:	14-65 FLD. DR. PG. 81-74

TOTAL AREA 14,613.91 SQ. FEET

To whom it may concern!

We are not in favor of rezoning the said property listed below.

V-03-2014:15W281 91<sup>st</sup> Street

We are not in favor of a structure being built on this property not following the current zoning laws.

This is a residential neighborhood and should not be subjected to viewing a large commercial oversized structure such as this.

A business sign was immediately posted (wood sign) on the lot as soon as the property was purchased. All of us in the subdivision do not quite understand why this was allowed and approved. This is not a commercial, nor an industrial area and should not be viewed as such.

As homeowners and the board in the Forest Edge Subdivision we were under scrutiny for the Memorial that we built at the entrance to our subdivision. We made sure it was exactly as the Village expected in aesthetics and staying within any parameters of the street and private property.

We are trying to maintain the beauty of our neighborhood and surroundings.

We ask that this structure not be approved.

Thank you for your time.

A handwritten signature in black ink, appearing to read 'Chris Glasper', with a stylized flourish at the end.

Chris Glasper

9225 Forest Edge Ln.

Burr Ridge, IL 60527

To whom it may concern!

We are not in favor of rezoning the said property listed below.

V-03-2014:15W281 91<sup>st</sup> Street

We are not in favor of a structure being built on this property not following the current zoning laws.

This is a residential neighborhood and should not be subjected to viewing a large commercial oversized structure such as this.

A business sign was immediately posted (wood sign) on the lot as soon as the property was purchased. All of us in the subdivision do not quite understand why this was allowed and approved. This is neither a commercial, nor an industrial area and should not be viewed as such. As homeowners and the board in the Forest Edge Subdivision we were under scrutiny for the Memorial that we built at the entrance to our subdivision. We made sure it was exactly as the Village expected in aesthetics and staying within any parameters of the street and private property.

We are trying to maintain the beauty of our neighborhood and surroundings.

We ask that this structure not be approved.

Thank you for your time.

*Mike and Debbie Rotkovich*

Mike and Debbie Rotkovich  
9125 Forest Edge Lane  
Burr Ridge, IL 60527-6682

From  
Cuddalore S Kumar  
9160 Forest Edge Ln  
Burr Ridge  
IL 60527-6639

To  
Village Board  
Village of Burr Ridge

Our family is not in favor of rezoning the said property listed below that will enable a commercial structure to be built on it.

V-03-2014:15W281 91st Street

As a homeowner in the Forest Edge Subdivision we feel this has been a residential neighborhood before and from the time we moved in here in 2003 and we would like to keep it that way. That was the primary attraction of this neighborhood in Burr Ridge that made us move here from another Chicago suburb.

We request that any request for a new commercial structure on this property or rezoning be rejected.

Thank you

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Kumar', with a horizontal line underneath.

Cuddalore S Kumar  
July 16, 2014  
Mobile: 630-890-1378

To whom it may concern!

We are not in favor of rezoning the said property listed below.

V-03-2014:15W281 91<sup>st</sup> Street

We are not in favor of a structure being built on this property not following the current zoning laws.

This is a residential neighborhood and should not be subjected to viewing a large commercial oversized structure such as this.

A business sign was immediately posted(wood sign) on the lot as soon as the property was purchased. All of us in the subdivision do not quite understand why this was allowed and approved. This is not a commercial, nor an industrial area and should not be viewed as such.

As homeowners and the board in the Forest Edge Subdivision we were under scrutiny for the Memorial that we built at the entrance to our subdivision. We made sure it was exactly as the Village expected in aesthetics and staying within any parameters of the street and private property.

We are trying to maintain the beauty of our neighborhood and surroundings.

We ask that this structure not be approved.

Thank you for your time.

Mehalek 225 Forest Edge Ct. Burr Ridge,

To whom it may concern!

We are not in favor of rezoning the said property listed below.

V-03-2014:15W281 91<sup>st</sup> Street

We are not in favor of a structure being built on this property not following the current zoning laws.

This is a residential neighborhood and should not be subjected to viewing a large commercial oversized structure such as this.

A business sign was immediately posted (wood sign) on the lot as soon as the property was purchased. All of us in the subdivision do not quite understand why this was allowed and approved. This is neither a commercial, nor an industrial area and should not be viewed as such.

As homeowners and the board in the Forest Edge Subdivision we were under scrutiny for the Memorial that we built at the entrance to our subdivision. We made sure it was exactly as the Village expected in aesthetics and staying within any parameters of the street and private property.

We are trying to maintain the beauty of our neighborhood and surroundings.

We ask that this structure not be approved.

Thank you for your time.

Brian and Sephora Helm, 9290 Forest Edge Dr. Burr Ridge,

## Findings of Fact

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 law was enforced.

CONFIRMED. Because of the physical conditions of the property and the locations of the lot lines and septic tank, in order for the property owner to install a garage on the property and comply with the strict letter of the law, he would need to have the septic tank relocated on the property and landscape his yard again after completion, which would cost in excess of \$10,000, in addition to the cost of installing the garage itself. The cost and hassle of pursuing this course of action is more than a mere inconvenience to the property owner, but presents a particular hardship to the owner.

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.

CONFIRMED. In this district, a garage is essential for a property to yield a reasonable return, and under the current conditions allowed in this zoning district, the construction and installation of one would not be feasible due to the unique circumstances of the property and the particular hardship detailed above.

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.

CONFIRMED. The use and location of the septic tank relative to the particular characteristics of the subject property do not apply to properties, in general, in the same zoning classification. In fact, the only other property with similar characteristics to the best of Petitioner's knowledge is located directly next to the subject property, and that property owner has constructed a garage on his property identical in location to what the property owner is seeking in this case.

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

CONFIRMED. The property owner is seeking a variance in this case to construct a garage for the protection and safekeeping of his vehicles and personal property. It is not the intent of the property owner to seek such a variance to increase 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.

CONFIRMED. The current applicable zoning regulations were effective long before the property owner purchased the subject property. The difficulty or hardship was not caused by the present owner nor anyone currently having an interest in the property. Instead, the Ordinance itself

caused the hardship as an owner of this property could not construct a garage while still complying with such regulations without incurring great financial costs and hassle.

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.

CONFIRMED. As mentioned previously, the property located next door the subject property has constructed a garage in the same location on their property relative to their lot lines as Petitioner is seeking in this case, without any detriment or injury to properties or improvements in the neighborhood. Therefore, granting Petitioner's request in this case will have the same lack of detriment or injury to neighboring properties.

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

CONFIRMED. The character of the neighborhood will remain the same whether or not this petition is approved. As stated before, the circumstances and hardship associated with the subject property is not applicable to other properties in the area except the next door neighbor, who has already constructed such a garage. Therefore, the neighboring properties will continue to be used at they are now and no special privileges will be granted to the owner of the subject property that would be denied to neighboring owners.

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 street, 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.

CONFIRMED. The construction of the garage according to the variance sought would still be within the property owner's lot, and approximately three feet from the lot line itself. Therefore, it would not affect the light or air of the adjacent property, increase the danger fire, or create drainage problems on adjacent properties. The issue of an increased congestion of the public street is not applicable as it would be located a fair distance from the street and would not affect traffic or street safety. Finally, there has been no evidence or claims that the construction of the similar neighboring garage has diminished or impaired property values within the locality, therefore, is would not happen if this petition was granted as well.

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

CONFIRMED. Petitioner has found no evidence or section that granting the petitioner's request would violate the Comprehensive Plan of the Village or any other development codes, as it would just offer the property owner the opportunity to construct the garage nearer the lot line than currently allowed by the zoning regulations.



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

**Z-09-2013; Zoning Ordinance Text Amendment; Consideration of an amendment to Section IV.H of the Burr Ridge Zoning Ordinance to consider modification to the required setbacks for accessory residential buildings.**

**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:** July 21, 2014

**SUMMARY**

In response to complaints from a resident regarding the construction of a large accessory building at the minimum rear yard setback line, the Village Board directed the Plan Commission to consider an amendment to the Zoning Ordinance that would increase the rear yard setback for larger accessory buildings. Currently, the rear yard setback for a detached accessory building is 10 feet in all districts regardless of the size of the building.

The permitted size of an accessory building varies based on the zoning and the lot size. The following is a table of the maximum permitted floor area for detached accessory buildings.

<b><u>Zoning:</u></b>	<b><u>Minimum Lot Area</u></b>	<b><u>First Accessory Building</u></b>	<b><u>Second Accessory Building</u></b>
R-1	5 Acres	3,000 square feet	3,000 square feet
R-2	2 Acres	2,500 square feet	2,500 square feet
R-2A	40,000 square feet	0.0475 (4.75%) FAR & 2,500 square feet maximum	750 square feet
R-2B	30,000 square feet	0.0475 (4.75%) FAR & 2,500 square feet maximum	750 square feet
R-3	20,000 square feet	Combined area not to exceed 3.75% of lot area and 1,500 square feet; minimum permitted floor area of 750 square feet for non-conforming lots less than 20,000 square feet.	

The following table provides some examples of how the above regulations would apply to various lot sizes in various zoning districts.

<b><u>Zoning:</u></b>	<b><u>Actual Lot Area</u></b>	<b><u>First Accessory Building</u></b>	<b><u>Second Accessory Building</u></b>
R-2A or R-2B	60,000 square feet	2,500 square feet (maximum)	750 square feet
R-2A or R-2B	45,000 square feet	2,137.5 square feet (40,000 x 4.75%)	750 square feet
R-2A or R-2B	40,000 square feet	1,900 square feet	750 square feet
R-2A or R-2B	35,000 square feet	1,662.50 square feet	750 square feet
R-2A or R-2B	30,000 square feet	1,425 square feet	750 square feet
R-2A or R-2B	20,000 square feet	950 square feet	750 square feet
R-3	30,000 square feet	1,125 square feet in 1 building or split between 2 buildings (30,000 x 3.75%).	
R-3	20,000 square feet	750 square feet in 1 building or split between 2 buildings (20,000 x 3.75%).	
R-3	15,000	750 square feet in 1 building or split between 2 buildings (Minimum regardless of lot size).	

The amendment before the Plan Commission would increase the required minimum rear yard setback based on the size of the building. The amendment could be a sliding scale based on the size of the building or it could simply state that the rear yard setback for an accessory building has to match the minimum required side yard setback (10 feet in the R-3, 17 feet in the R-2B, 15 feet in the R-2A and 20 feet in the R-1 and R-2 District.

### **Recommendation**

The accessory building that was brought to staff's attention and led to this consideration is located at 15W241 81<sup>st</sup> Street. An accessory building consisting of approximately 2,400 square feet is under construction with a minimum 10 foot rear yard setback. Attached is the survey showing the location of the home and the accessory building.

Further direction is requested from the Plan Commission prior to preparing a draft amendment for final review.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Doug Pollock, AICP

**DATE:** July 17, 2014

**RE:** Board Report for July 21, 2014 Plan Commission Meeting

At its July 14, 2014 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-05-2014: 10S265 and 10S231 Vine Street (Pizzuto and Krelina);** The Board approved Ordinances annexing and rezoning this property to the R-2B District.

**Z-06-2014: 15W150 South Frontage Road and 15W211 75th Street (Anthem Memory Care);** The Board concurred with the Plan Commission and directed staff to prepare Ordinances approving this petition.

**Z-07-2014: 60 Shore Drive (Forklift Exchange);** The petitioner withdrew the request for outside display and revised the front yard parking prior to Board consideration. In regards to the special use for equipment sales, the Board concurred with the Plan Commission and directed staff to prepare an Ordinance approving the special use. The Board also directed staff to prepare an Ordinance approving the variation for front yard parking based on the revised plan (see attached).

**S-04-2014: 15W150 South Frontage Road (Anthem Memory Care);** The Board concurred with the Plan Commission and directed staff to prepare an Ordinance granting this sign variation.

**S-05-2014: 60 Shore Drive (Forklift Exchange); Sign Variation;** The Board concurred with the Plan Commission and directed staff to prepare an Ordinance granting this sign variation

07/17/2014

## Permits Issued May 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-13-210	05/14/2014	6800 North Frontage Rd.	Loyola University Medical Sys	6800 North Frontage Rd. Burr Ridge IL 60527	Com Alteration \$1,637,300	20,630
JCA-13-228	05/20/2014	6101 County Line Rd	Fitzgerald Associates Architect	912 West Lake St. Chicago IL 60607	Com Alteration \$388,206	3,030
JCA-14-043	05/21/2014	8128 Madison St	Apex Material Handling	391 Charles Ct West Chicago IL 60185	Com Alteration \$18,000	240
JCA-14-069	07/02/2014	8040 Madison St	Morgan Harbour Co.	10204 Werch Dr. 301 Woodridge IL 60517	Com Alteration \$1,587,122	37,130
JCPE-14-100	05/30/2014	850 Village Center Dr.	Shillelagh Electric	8109 W 129th St Palos Park IL 60464	Com Electrical Permit	
JDEK-14-078	05/14/2014	7220 Elm St	Joseph Michalski	7220 Elm St. Burr Ridge IL 60527	Deck Permit	
JDEK-14-090	05/23/2014	7154 Fair Elms Ave	Vladeta Markovic	7154 Fair Elms Ave Burr Ridge IL 60527	Deck Permit	
JDS-14-092	05/19/2014	7680 Wolf Rd	MBR Wrecking & Constructio	P O Box 59218 Chicago IL 60659	Demolition Structure	
JPF-14-074	05/02/2014	16 320 W 94TH ST	America's Backyard	1909 Briggs St. Joliet IL 60433	Fence Permit	
JPAT-14-083	05/19/2014	7606 Woodland Ln	King's Landscaping, Company	5545 S Elm St Hinsdale IL 60521	Patio Permit	
JRPE-14-066	05/07/2014	11500 W 79th St	Ross Electric, Inc.	2 S 342 Harter Rd. Kaneville IL 60144	Res Electrical Permit	
JRAL-14-065	05/14/2014	8508 Timber Ridge Dr	Larson Architects	701 N York Rd Hinsdale IL 60521	Residential Alteration \$18,750	250
JRAL-14-082	05/15/2014	11761 Briarwood Ct	Michael Ryzner	1418 Indigo Dr Mount Prospect IL 60056	Residential Alteration \$20,400	272
JRAL-14-085	05/29/2014	1115 Laurie Ct	Schaffer Construction Group, I	16W651 Fern St Willowbrook IL 60527	Residential Alteration \$4,125	55
JRAL-14-086	05/28/2014	6 Enclave Ct	DBA Construction	35W838 Burr Oak Ln Dundee IL 60118	Residential Alteration \$22,500	300
JRAL-14-089	05/30/2014	412 Bennacott Ln	Trends Kitchen and Bath	10038 Clow Creek Rd., Ste B Plainfield IL 60585	Residential Alteration \$12,975	173

07/17/2014

## Permits Issued May 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JRES-14-049	05/05/2014	107 Waterside Pl.	Dave Pate & Sons Construction	165 N. Garden Rd. Roselle IL 60172	Residential Miscellaneous
JRES-14-072	05/29/2014	104 Ambriance	Knollcrest Landscape Design I	2800 Chessington Dr New Lenox IL 60451	Residential Miscellaneous
JRES-14-060	05/29/2014	8573 Clynderven Rd	Nu Concepts Window Co.	3378 Commercial Av. Northbrook IL 60062	Residential Miscellaneous \$6,000 80
JRES-14-079	05/07/2014	7920 Wolf Rd.	Jessie Camboni	7920 Wolf Rd Burr Ridge IL 60527	Residential Miscellaneous
JRES-14-095	05/27/2014	8680 Heather Dr	JD Hayes Construction	26839 S Wildgrass Turn Monee IL 60449	Residential Miscellaneous
JPR-14-063	05/06/2014	ROWS DuPage Locations			ROW Permit
JPR-14-064	05/01/2014	6025 Sedgley Ct.	Custom Concrete	Elburn IL 60119	ROW Permit
JPR-14-077	05/09/2014	125 Surrey Ln	Steven Bezanis	125 Surrey Lane Burr Ridge IL 60527	ROW Permit
JPS-14-052	05/02/2014	78 Burr Ridge Pkwy	Cynosure Custom Signs, Inc.	7320 Madison Willowbrook IL 60527	Sign Permit
<b>TOTAL:</b>	<b>25</b>				

07/17/2014

## Permits Applied for May 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-14-096	05/09/2014	16W 285 83RD ST	Bill McNaughton	347 83rd St Burr Ridge IL 60521	Com Alteration
JCA-14-097	05/09/2014	16W 289 W 83RD ST	W. H. McNaughton Builders, I	16W347 83rd St Burr Ridge IL 60521	Com Alteration
JCA-14-120	05/27/2014	7075 Veterans Blvd.	Ostrander Construction, Inc	2001 Butterfield Road, Suite 1120 Downers Grove IL 60515	Com Alteration
JCDB-14-104	05/14/2014	6101 County Line Rd	Fitzgerald Associates Architect	912 West Lake St. Chicago IL 60607	Com Detached Building
JCPE-14-100	05/07/2014	850 Village Center Dr.	Shillelagh Electric	8109 W 129th St Palos Park IL 60464	Com Electrical Permit
JCPM-14-098	05/13/2014	601 Burr Ridge Pkwy	Comfort Services	2942 Shorewood Dr Mchenry IL 60050	Com Mechanical Permit
JCMSC-14-099	05/07/2014	15W 455 79TH ST	Refaat Malek	15 W 455 79th Burr Ridge IL 60527	Commercial Miscellaneous
JDEK-14-090	05/05/2014	7154 Fair Elms Ave	Vladeta Markovic	7154 Fair Elms Ave Burr Ridge IL 60527	Deck Permit
JDEK-14-116	05/20/2014	11443 Woodglen LN	Zeb Dugalech	1204 W. Northwest Hwy. Palatine IL 60067	Deck Permit
JDS-14-092	05/09/2014	7680 Wolf Rd	MBR Wrecking & Constructio	P O Box 59218 Chicago IL 60659	Demolition Structure
JDS-14-112	05/15/2014	221 72nd St	RMD Construction	7319 Park Ave Burr Ridge IL 60527	Demolition Structure
JDS-14-115	05/20/2014	8000 County Line Rd	Keith's Cartage & Excavating	12300 New Ave Lemont IL 60439	Demolition Structure
JELV-14-105	05/12/2014	16W 455 South Frontage Rd	Colley Elevator Co.	226 William St. Bensenville IL 60106	Elevator
JELV-14-109	05/12/2014	16W 485 South Frontage Rd.	Colley Elevator Co.	226 William St. Bensenville IL 60106	Elevator
JELV-14-170	05/27/2014	1200 Burr Ridge Pkwy			Elevator

07/17/2014

## Permits Applied for May 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JGEN-14-114	05/19/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Generator
JGEN-14-118	05/22/2014	8001 Savoy Club Ct.	Penco Electric Inc	7133 N Austin Ave Niles IL 60714	Generator
JPAT-14-088	05/02/2014	11844 Crosscreek Ct.	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Patio Permit
JPAT-14-091	05/01/2014	6205 Garfield Ave	A Touch of Green	12720 W. 159th St. HOMER GLEN IL 60491	Patio Permit
JPAT-14-102	05/12/2014	11518 Woodglen Ln	Prairie Path Pavers	500 E. Cossitt Avenue LaGrange IL 60525	Patio Permit
JPAT-14-103	05/13/2014	7154 Fair Elms Ave	Vladeta Markovic	7154 Fair Elms Ave Burr Ridge IL 60527	Patio Permit
JRPE-14-093	05/07/2014	7615 Hamilton Ave	Bill Zitko	7615 Hamilton Burr Ridge IL 60527	Res Electrical Permit
JRPE-14-119	05/23/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Res Electrical Permit
JRAD-14-113	05/15/2014	151 Circle Ridge Dr	Reliable Home Improvement	1300 W Ferry Rd. Naperville IL 60563	Residential Addition
JRAL-14-085	05/01/2014	1115 Laurie Ct	Schaffer Construction Group, I	16W651 Fern St Willowbrook IL 60527	Residential Alteration
JRAL-14-089	05/05/2014	412 Bennacott Ln	Trends Kitchen and Bath	10038 Clow Creek Rd., Ste B Plainfield IL 60585	Residential Alteration
JRAL-14-101	05/05/2014	8130 Ridgepointe Dr	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-14-122	05/27/2014	7926 Savoy Club Ct.	Function Basement Design	1602 Cavalier Ct Wheaton IL 60189	Residential Alteration
JRAL-14-123	05/30/2014	8877 Madison	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential Alteration
JRAL-14-124	05/30/2014	15 760 W 89TH ST	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential Alteration

07/17/2014

## Permits Applied for May 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRDB-14-107	05/13/2014	7154 Fair Elms Ave	Vladeta Markovic	7154 Fair Elms Ave Burr Ridge IL 60527	Residential Detached Building
JRDB-14-110	05/16/2014	11349 W 71st St	Joe Tamborski	11349 W 71st St Burr Ridge IL 60527	Residential Detached Building
JRES-14-095	05/13/2014	8680 Heather Dr	JD Hayes Construction	26839 S Wildgrass Turn Monee IL 60449	Residential Miscellaneous
JRES-14-137	05/29/2014	8301 Fars Cove	Anthony Romeo	8301 Fars Cove Burr Ridge IL 60527	Residential Miscellaneous
JRSF-14-094	05/05/2014	8073 Savoy Club CT	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JRSF-14-111	05/16/2014	221 72nd St	RMD Construction	7319 Park Ave Burr Ridge IL 60527	Residential New Single Family
JPR-14-106	05/15/2014	5 Hanover Ct	Tsai, Fred P	5 Hanover Ct Burr Ridge IL 60521	ROW Permit
JPR-14-108	05/15/2014	502 Kenmare Dr	Richard & Lynne Bourjaily	502 Kenmare Dr. Burr Ridge IL 60527	ROW Permit
JPR-14-121	05/27/2014	6500 Elm St	Nevoral, Bernard & Barbara	6500 S Elm St Burr Ridge IL 60527	ROW Permit
JPR-14-132	05/30/2014	125 Circle Ridge Dr	Brandonisio & Company	440 S 3rd St., Ste 102 Saint Charles IL 60174	ROW Permit
<b>TOTAL:</b>	<b>40</b>				

07/17/14

## Occupancy Certificates Issued May 2014



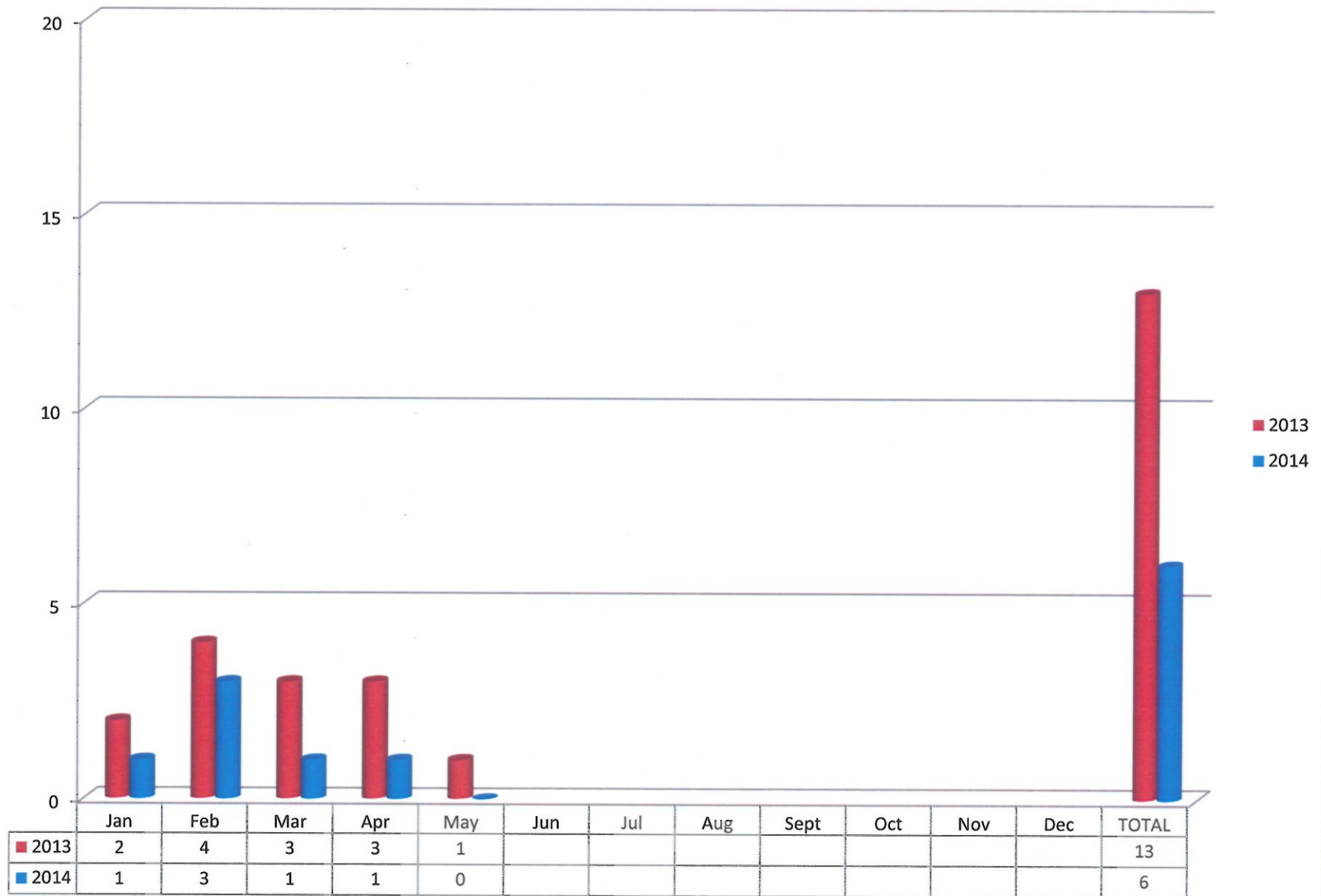
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14020	05/05/14	John Michael O'Connell	11427 Woodglen Ln
OF14019	05/07/14	Thomas Joseph	6719 Fieldstone Dr
OF14018	05/09/14	James & Patrice Fox	8085 Savoy Club Ct.
OF14021	05/16/14	David Morton	265 Lakewood Cir
OF14022	05/23/14	Andrew & Mary Praxmarer	8047 Savoy Club Ct.

### Village of Burr Ridge 2014 Building Permit Activity Compared to 2013

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2013	12	12	13	27	21								85
2014	10	12	9	27	25								83

■ 2013	12	12	13	27	21								85
■ 2014	10	12	9	27	25								83

## Village of Burr Ridge 2014 New Housing Starts Compared to 2013



## 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		\$84,750		\$3,630,628	\$3,715,378
		[6]		[4]	
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
<b>SUB-TOTAL</b>	\$3,150,000	\$1,509,675	\$0	\$7,925,600	\$12,585,275
	[6]	[26]		[14]	
<b>2014 TOTAL</b>					

07/17/2014

## Permits Issued June 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-14-087	06/17/2014	535 Village Center Dr.	Two Bostons	103 W. Jefferson Av Naperville IL 60540	Com Alteration \$167,085	2,894
JCDB-14-104	06/18/2014	6101 County Line Rd	Fitzgerald Associates Architect	912 West Lake St. Chicago IL 60607	Com Detached Building	
JCPM-14-098	06/18/2014	601 Burr Ridge Pkwy	Comfort Services	2942 Shorewood Dr Mchenry IL 60050	Com Mechanical Permit	
JDEK-14-116	06/04/2014	11443 Woodglen LN	Zeb Dugalech	1204 W. Northwest Hwy. Palatine IL 60067	Deck Permit	
JPf-14-080	06/03/2014	8448 Walredon Ave	Chinwalla, Juzer	8448 Walredon Ave Burr Ridge IL 60527	Fence Permit	
JPf-14-154	06/27/2014	3 Norris Dr	Julio Lara-Valle MD	3 Norris Dr Burr Ridge IL 60527	Fence Permit	
JGEN-14-118	06/04/2014	8001 Savoy Club Ct.	Penco Electric Inc	7133 N Austin Ave Niles IL 60714	Generator	
JPAT-14-042	06/24/2014	15W 116 59th St	David A. Schultz Architect	P. O. Box 70 Medinah IL 60157	Patio Permit	
JPAT-14-067	06/24/2014	541 81st St	Green Grass Inc	1597 Warren Ave Downers Grove IL 60515	Patio Permit	
JPAT-14-088	06/09/2014	11844 Crosscreek Ct.	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Patio Permit	
JPAT-14-091	06/18/2014	6205 Garfield Ave	A Touch of Green	12720 W. 159th St. HOMER GLEN IL 60491	Patio Permit	
JPAT-14-103	06/06/2014	7154 Fair Elms Ave	Vladeta Markovic	7154 Fair Elms Ave Burr Ridge IL 60527	Patio Permit	
JPAT-14-130	06/25/2014	6622 Manor Dr	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	Patio Permit	
JRPE-14-066	05/07/2014	11500 W 79th St	Ross Electric, Inc.	2 S 342 Harter Rd. Kaneville IL 60144	Res Electrical Permit	
JRPE-14-093	06/10/2014	7615 Hamilton Ave	Bill Zitko	7615 Hamilton Burr Ridge IL 60527	Res Electrical Permit	
JRPE-14-140	06/20/2014	708 SOUTH DR	AGC Electric Inc	2317 Kingston Dr Wheaton IL 60189	Res Electrical Permit	

07/17/2014

## Permits Issued June 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAL-14-047	06/11/2014	1106 Burr Ridge Club Dr	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$50,625	675
JRAL-14-081	06/06/2014	49 Thornhill CT	Heights Glass & Mirror	420 W. Wrightwood Elmhurst IL 60126	Residential Alteration \$4,125	55
JRAL-14-101	06/11/2014	8130 Ridgepointe Dr	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$63,000	840
JRSF-13-282	06/23/2014	65 Cabernet Ct	JDS Home Builders, Inc	16W528 Bluff Rd Burr Ridge IL 60527	Residential New Single Family \$1,301,250	8,675
JRSF-14-062	06/13/2014	7914 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$450,000	3,000
JRSF-14-094	06/18/2014	8073 Savoy Club CT	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$495,000	3,300
JPR-14-106	06/20/2014	5 Hanover Ct	Tsai, Fred P	5 Hanover Ct Burr Ridge IL 60521	ROW Permit	
JPR-14-128	06/09/2014	7749 Grant St	ComEd New Business	1040 N. Janes Av. Bolingbrook IL 60440	ROW Permit	
JPR-14-125	06/23/2014	6030 Grant St	Community Asphalt Paving	5224 Walnut Av. Downers Grove IL 60515	ROW Permit	
JPR-14-121	06/06/2014	6500 Elm St	Nevoral, Bernard & Barbara	6500 S Elm St Burr Ridge IL 60527	ROW Permit	
JPR-14-131	06/25/2014	6622 Manor Dr	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	ROW Permit	
JPR-14-132	06/24/2014	125 Circle Ridge Dr	Brandonisio & Company	440 S 3rd St., Ste 102 Saint Charles IL 60174	ROW Permit	
<b>TOTAL:</b>	<b>28</b>					

07/17/2014

## Permits Applied for June 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPCT-14-149	06/09/2014	7501 Brush Hill Rd	Mark Korso, LCC Law	10700 W higgins Rd., ste 240 ROSEMONT IL 60018	Cell Tower
JCAD-14-133	06/09/2014	7749 Grant St	Anthony J Hadley CEO	7749 Grant St Burr Ridge IL 60527	Com Addition
JCMSC-14-145	06/10/2014	6801 High Grove Blvd	Maul Paving	P O Box 9207 Naperville IL 60567	Commercial Miscellaneous
JDEK-14-135	06/11/2014	11425 W 73rd Pl	D&M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Deck Permit
JDEK-14-147	06/11/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Deck Permit
JDS-14-161	06/19/2014	9476 Fallingwater Dr E	Affiliated Restoration Contract	2140 W Fulton St Chicago IL 60612	Demolition Structure
JELV-14-174	06/27/2014	15W 540 60TH PL	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JPF-14-139	06/09/2014	9381 Garfield Ave	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Fence Permit
JPF-14-154	06/13/2014	3 Norris Dr	Julio Lara-Valle MD	3 Norris Dr Burr Ridge IL 60527	Fence Permit
JPAT-14-130	06/02/2014	6622 Manor Dr	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	Patio Permit
JPAT-14-143	06/04/2014	7637 Ridgewood Ln	Bogdan Alexandreanu	7637 Ridgewood Ln Burr Ridge IL 60527	Patio Permit
JPAT-14-153	06/13/2014	8811 Grant St	Prairie Path Pavers	500 E. Cossitt Avenue LaGrange IL 60525	Patio Permit
JPPL-14-138	06/09/2014	9381 Garfield Ave	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Pool Permit
JPPL-14-159	06/17/2014	8650 Johnston Rd	Sunco Pools Inc	21 Tomahawk Trl Oswego IL 60543	Pool Permit
JPPL-14-171	06/24/2014	7430 Arbor Av	Dream Pools	31W626 Schoger Dr Naperville IL 60565	Pool Permit

07/17/2014

## Permits Applied for June 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRPE-14-140	06/13/2014	708 SOUTH DR	AGC Electric Inc	2317 Kingston Dr Wheaton IL 60189	Res Electrical Permit
JRPE-14-148	06/10/2014	Chasemoor Subdivision	Electrical Concepts, Inc.	72 Stonehill Rd. C Oswego IL 60543	Res Electrical Permit
JRPE-14-160	06/18/2014	8501 Clyndervan Rd	Encore Electric, Inc	509 Bridle Avenue Wheaton IL 60187	Res Electrical Permit
JRPE-14-168	06/20/2014	112 Carriage Way Dr.	Pro Electric Generators, Inc.	1523 Herbert St. Downers Grove IL 60515	Res Electrical Permit
JRAD-14-117	06/03/2014	408 Tamerton Pkwy	ION Contracting, Inc	5607 Brookbank Rd Downers Grove IL 60516	Residential Addition
JRAD-14-155	06/16/2014	1060 Laurie Ln	Knight EA Inc	221 N Lasalle # 300 Chicago IL 60601	Residential Addition
JRAL-14-146	06/11/2014	11714 Briarwood Ln	Michael O'Grady	11714 Briarwood Ln Burr Ridge IL 60527	Residential Alteration
JRAL-14-144	06/09/2014	8725 Aintree Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-14-164	06/19/2014	116 CARRIAGE WAY DR	Hector Kim Garcia	6900 Golfview Dr Countryside IL 60525	Residential Alteration
JRAL-14-165	06/19/2014	15W 540 60TH PL	RLC Development and Constr	6201 S Grant St Burr Ridge IL 60527	Residential Alteration
JRAL-14-166	06/19/2014	1237 Laurie Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-14-176	06/30/2014	134 Dragonfly LN	TR Knapp Architects	320 N Main St. Lombard IL 60148	Residential Alteration
JRDB-14-141	06/04/2014	11332 W 72nd St	Helga Dekold	11332 72nd St Burr Ridge IL 60527	Residential Detached Building
JRSF-14-129	06/02/2014	11888 Crosscreek CT	R A Developers and Contractor	842 Alfini Dr Des Plaines IL 60016	Residential New Single Family
JRSF-14-162	06/18/2014	11932 Crosscreek CT	CEK Builders	3712 Douglas Rd Downers Grove IL 60515	Residential New Single Family

07/17/2014

## Permits Applied for June 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRSF-14-152	06/12/2014	7944 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JRSF-14-151	06/12/2014	7908 SAVOY CLUB CT	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JRSF-14-163	06/19/2014	8050 Savoy Club Ct	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JPR-14-126	06/09/2014	ROWs DuPage Locations			ROW Permit
JPR-14-127	06/09/2014	ROWs Ck Cty Locations			ROW Permit
JPR-14-128	06/09/2014	7749 Grant St	ComEd New Business	1040 N. Janes Av. Bolingbrook IL 60440	ROW Permit
JPR-14-125	06/11/2014	6030 Grant St	Community Asphalt Paving	5224 Walnut Av. Downers Grove IL 60515	ROW Permit
JPR-14-131	06/02/2014	6622 Manor Dr	Irish Castle Paving	9723 S Kingsbury Ct Palos Hills IL 60465	ROW Permit
JPR-14-136	06/04/2014	7813 Drew Ave	U S Paving Inc	849 N Main St Glen Ellyn IL 60137	ROW Permit
JPR-14-134	06/10/2014	8781 Polo Ridge Ct	Kathleen M McDermott	8781 Polo Ridge Ct Burr Ridge IL 60527	ROW Permit
JPR-14-156	06/23/2014	ROWs Ck Cty Locations			ROW Permit
JPR-14-157	06/23/2014	ROWs DuPage Locations			ROW Permit
JPR-14-158	06/24/2014	11310 W 73rd Pl			ROW Permit
JPR-14-167	06/20/2014	1450 Tomlin Dr	Boswell Blacktop Paving	12108 W 167th St HOMER GLEN IL 60491	ROW Permit
JPR-14-169	06/26/2014	8473 Clyndervan Rd	Michael Thiel	8473 Clyndervan Rd Burr Ridge IL 60527	ROW Permit

07/17/2014

## Permits Applied for June 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPS-14-142	06/05/2014	7020 High Grove Blvd	AMPH LLC	7020 High Grove Blvd Burr Ridge IL 60527	Sign Permit
JPS-14-150	06/11/2014	8040 Madison St	Parvin Clauss Sign Co	165 Tubeway Dr Carol Stream IL 60188	Sign Permit
<b>TOTAL:</b>	<b>47</b>				

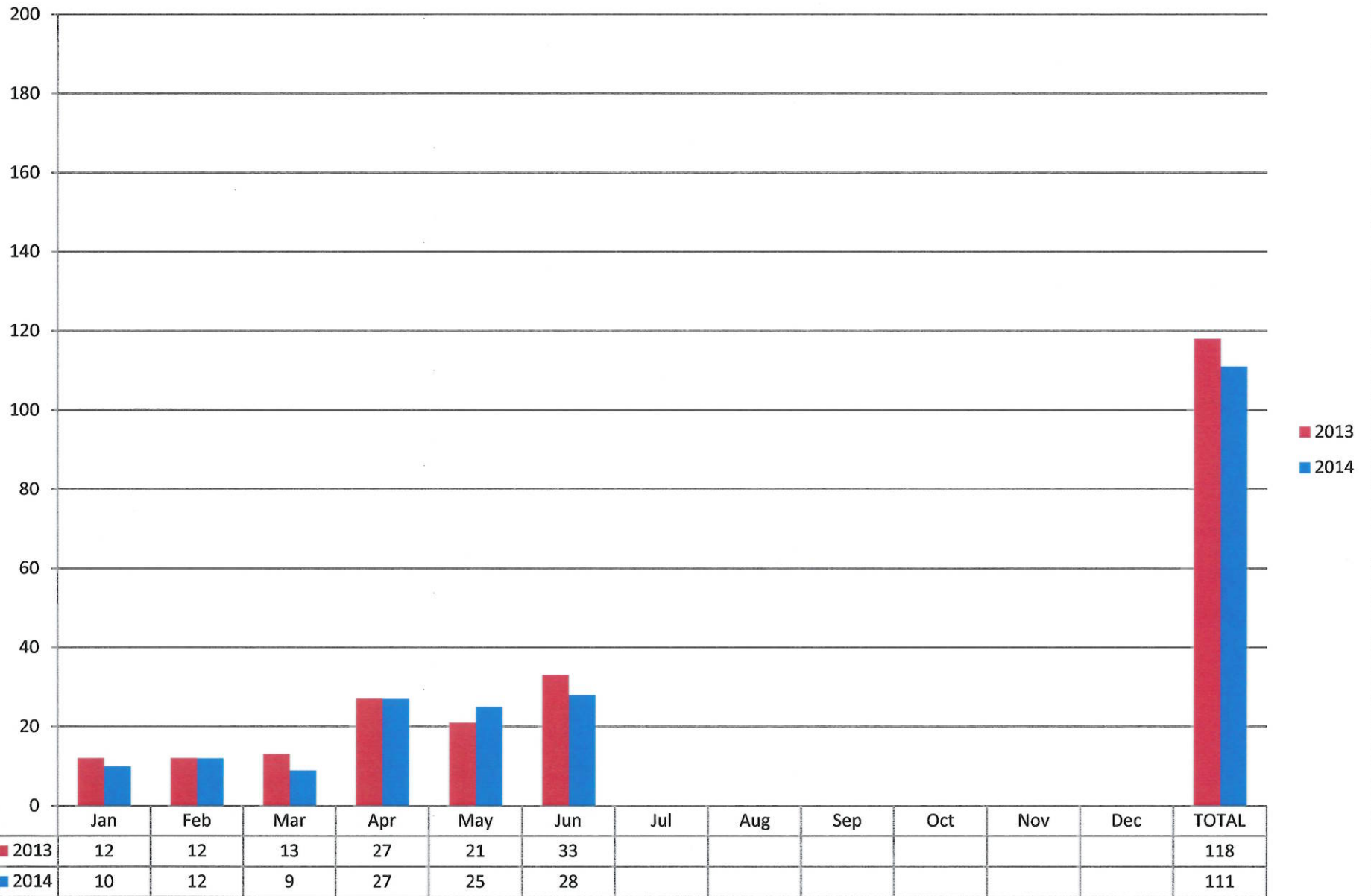
07/17/14

## Occupancy Certificates Issued June 2014

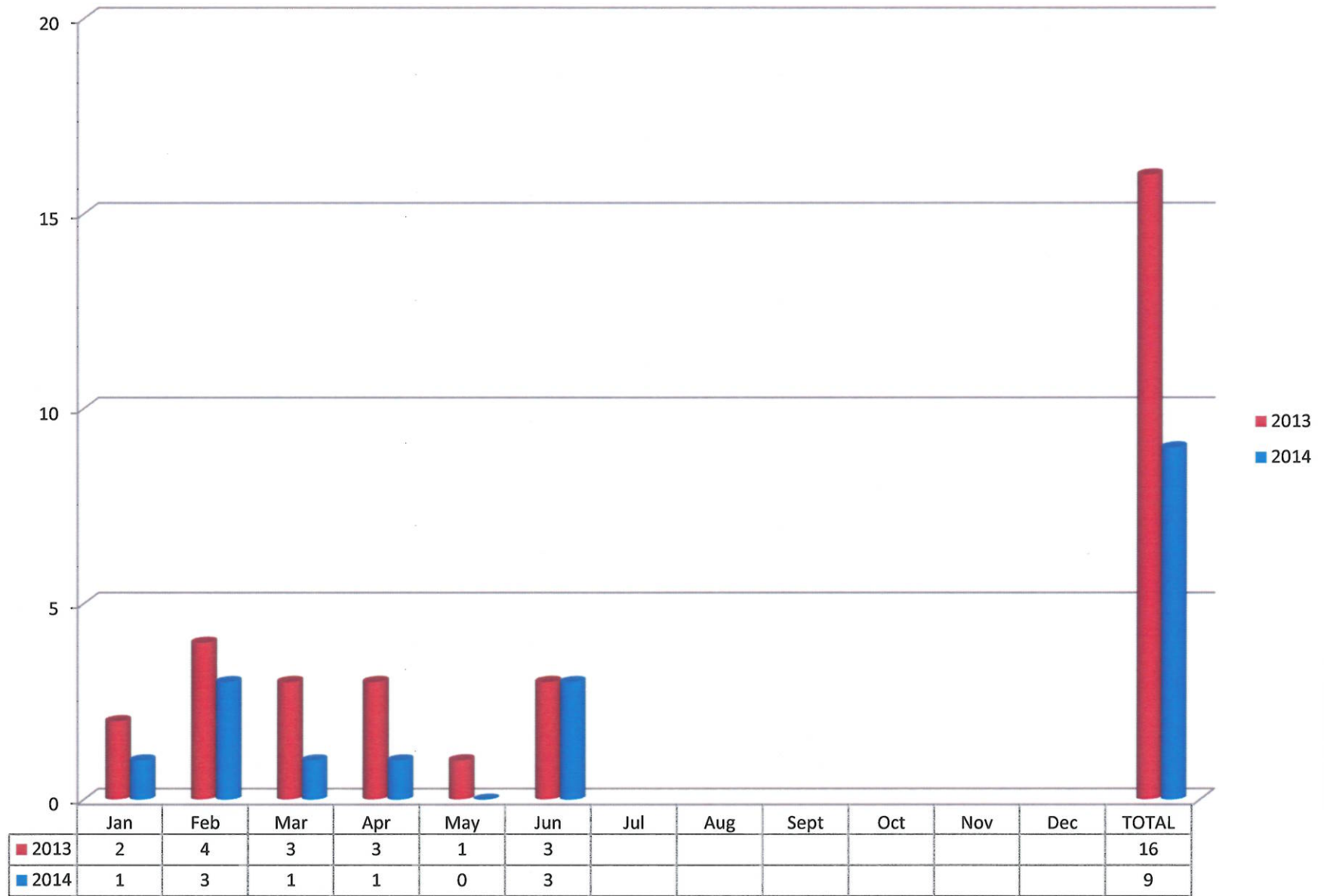


CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14024	06/30/14	Sujatha Venkatraman	8704 Johnston Rd

## Village of Burr Ridge 2014 Building Permit Activity Compared to 2013



## Village of Burr Ridge 2014 New Housing Starts Compared to 2013



## 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		\$84,750		\$3,630,628	\$3,715,378
		[6]		[4]	
JUNE	\$2,246,250	\$117,750		\$167,085	\$2,531,085
	[3]	[3]		[1]	
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
<b>SUB-TOTAL</b>	\$5,396,250	\$1,627,425	\$0	\$8,092,685	\$15,116,360
	[9]	[29]		[15]	
<b>2014 TOTAL</b>					



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

**Preliminary Plat of Subdivision – Burr Ridge Greens Subdivision; Requests approval for a seven lot preliminary plat of subdivision.**

**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:** July 21, 2014

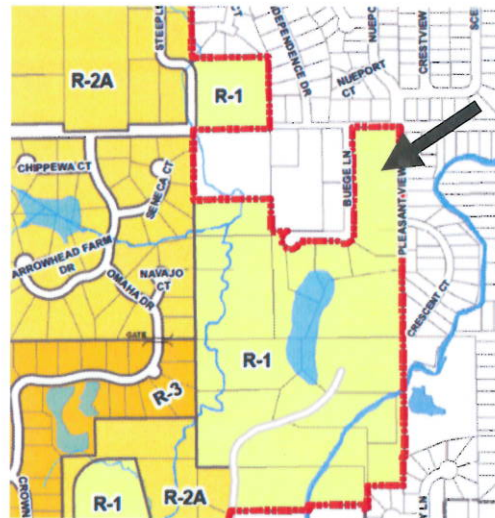
**GENERAL INFORMATION**

**Developer:** Refaat and Waffa Abdel-Malek LLC

**Property Owner:** Refaat and Waffa Abdel-Malek LLC

**Developer's Status:** Property Owner

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



**Existing Zoning:** R-1 Single Family Residence District

**Existing Land Use:** 1, single-family residence

**Site Area:** 5 Acres

**Subdivision:** None



## **SUMMARY**

The subject property is located at the southeast corner of German Church Road and Buege Lane. The developer proposes to divide the property into seven residential lots and one detention outlot. Six of the residential lots would front on Buege Lane and one would front on German Church Road. The detention outlot is located at the southeast corner of the property and has frontage on Pleasant View Road.

### **Zoning and Annexation History**

The subject property was annexed in 2013 and by default was annexed into the R-1 District. Concurrent with this preliminary plat review, the developer is seeking to rezone the property to the R-3 District. The submittal of this preliminary plat for review by the Plan Commission is contingent upon approval of the R-3 District zoning classification.

The properties north, east and west of the subject property were annexed into the Village of Willow Springs prior to the annexation of the subject property into Burr Ridge. State law mandates that any time a property is annexed the adjacent public right of way is automatically annexed into the same municipality. Thus, Buege Lane and Pleasant View Road are under the jurisdiction of Willow Springs due to prior annexation of the adjacent properties.

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

The R-3 District requires that the lots average 20,000 square feet with a minimum of 15,000 square feet. Each lot is required to be at least 100 feet wide measured at the 30 foot front setback line. The minimum side yard setback is 10 feet and the minimum rear yard setback is 50 feet. The maximum floor area ratio in the R-3 District is 0.2. Each of the proposed lots complies with the Zoning Ordinance.

### **Compatibility with the Subdivision Ordinance**

The Subdivision Ordinance requires the review of all preliminary plats of subdivision by the Plan Commission and approval by the Board of Trustees. The preliminary plat is intended to show the configuration of lots to determine compliance with the Zoning Ordinance and preliminary engineering plans to determine that the lots may be adequately served by stormwater, streets, water and sanitary sewer facilities.

Attached is a flowchart of the subdivision review process. Upon review by the Plan Commission and approval of the preliminary plat by the Board of Trustees, the developer is required to submit final engineering plans and the final plat for review and approval by the Community Development Director and Village Engineer. Once the final engineering and final plat are approved, the developer posts a Letter of Credit, the plat is recorded, and the developer has two years to finish the subdivision improvements (i.e. streets, stormwater, utilities, etc.). If the developer fails to satisfactorily complete the subdivision improvements, the Village would draw on the Letter of Credit to complete the improvements.

The subdivision improvements required for this particular subdivision include the following:

**Dedication of Rights-of-Way and Improvement of Existing Streets:** The subject property is unique because the property is in Burr Ridge but the adjacent rights-of-way and streets are within the Village of Willow Springs. The Subdivision Ordinance, however, requires the same level of street improvements and right of way dedication to be provided regardless of corporate boundaries.

Buege Lane and Pleasant View Road are local streets. Under the Burr Ridge Subdivision Ordinance, a minimum of 60 feet of right of way is required for a local street (30 feet from each side). German Church Road is an arterial street and requires 80 feet of right of way. Buege Lane already has a 66 foot right of way. The plat indicates a 40 foot half right of way to be dedicated for German Church Road consistent with the Subdivision Ordinance. However, only 17 feet of right of way is proposed to be dedicated for Pleasant View Road rather than the required 30 foot dedication.

The Subdivision Ordinance requires improvement of under-improved streets adjacent to a subdivision. Required street improvements include a minimum of 20 feet of pavement with curbs and gutters on the side of the street adjacent to the subdivision. The preliminary plat indicates compliance with these requirements for Buege Lane but not for Pleasant View Road. German Church Road is not required to be improved because it is a County right of way.

Burr Ridge staff has suggested to representatives of the Village of Willow Springs that jurisdiction of Buege Lane be transferred from Willow Springs to Burr Ridge. Willow Springs has rejected this idea. Thus, it may be determined appropriate for the developer to contribute money in lieu of the street improvements. A contribution in lieu of street improvements would be held in escrow by the Village for future street improvements pending further deliberations with the Village of Willow Springs regarding jurisdiction. Such a contribution is most appropriately considered by the Board of Trustees rather than the Plan Commission.

**Stormwater Detention:** The Village Engineer has determined that the preliminary engineering plan complies with the Cook County and Village of Burr Ridge stormwater management regulations. The developer has also revised the preliminary engineering plans to capture an upstream off-site tributary area and route it through the detention facility which will provide a benefit to downstream property.

**Sidewalks and Parkway Trees:** Sidewalks and parkway trees are required on all adjacent streets unless the Pathway Commission recommends and the Board approves a donation to the Pathway Fund in lieu of the sidewalk(s). There are no sidewalks adjacent to this property. The developer has not indicated their intent regarding sidewalks and the Pathway Commission has not yet reviewed this subdivision.

**Water and Sanitary Sewer:** Public water and sanitary sewer will be provided to each lot as required by the Subdivision Ordinance. The Village Engineer has recommended a different looping of the water main that will extend the water main south to serve residents in the Oak Knoll area and the developer has agreed to this recommendation. Water and sanitary sewer may have to be located on private properties within easements dedicated to the Village unless issues with jurisdiction of the rights of way are resolved (see comments above regarding right of way dedication).

**Landscaping and Tree Preservation Plan:** A tree preservation and landscaping plan is required concurrent with the submittal of the final engineering plan. The intent of the tree preservation plan is to protect any specimen trees that are not directly removed by construction. In addition to parkway trees, the landscaping plan must include landscaping of the detention outlot as follows:

- Planting beds with a mix of canopy/shade, evergreen, and ornamental trees as well as deciduous shrubs, ornamental grasses, and flowering plants next to interior side and rear yards of adjacent private lots in an amount that will provide continuous (but not necessarily opaque) landscaping.
- Planting beds with a mix of canopy/shade, evergreen, and ornamental trees as well as deciduous shrubs, ornamental grasses, and flowering plants extending along approximately 50% or more of the front or corner side yards of an outlot and along approximately 50% or more of the lot line next to the front yards of adjoining private lots.

### **Recommendations**

A variation from the required right of way dedication for Pleasant View Road is requested. There are no driveways from this subdivision that would access from Pleasant View Road and this street would remain under the jurisdiction of the Village of Willow Springs (it already serves Willow Springs homes on its east side). Without this variation, it appears that sufficient land area for seven lots would not be available and the petitioner would have to reconfigure the preliminary plat.

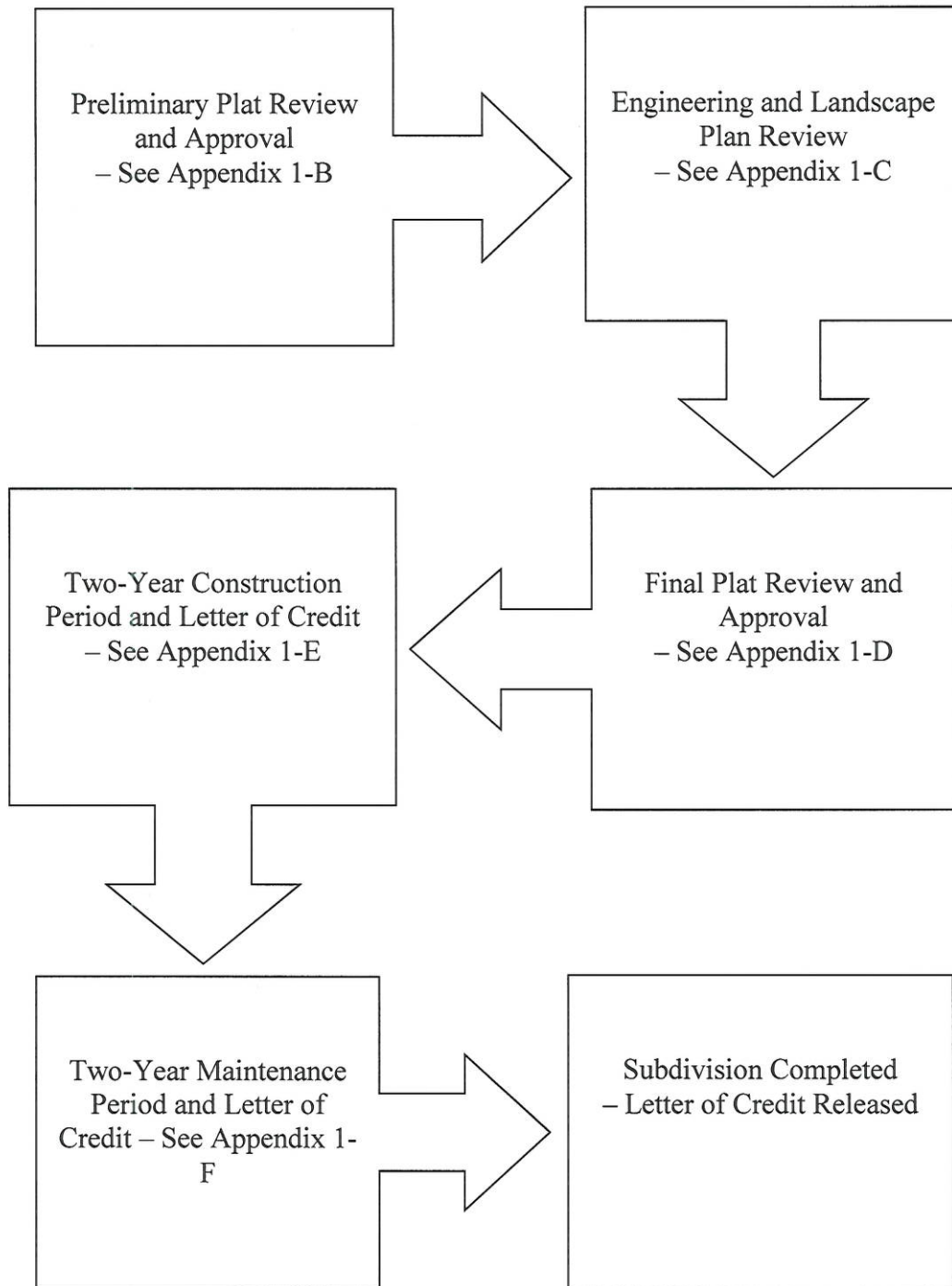
If the Plan Commission recommends the R-3 District zoning and the variation for the Pleasant View Road dedication, that approval should be subject to the following terms and conditions:

1. The Final Plat shall substantially comply with the submitted Preliminary Plat except as specifically as specifically modified herein.
2. The Final Engineering Plans shall substantially comply with the submitted Preliminary Plat except as specifically modified by the final engineering approval by the Village Engineer including but not limited to the looping of the water main to the south via Oak Knoll.
3. Application for a final plat of subdivision within one year after approval of the preliminary plat by the Board of Trustees.
4. Payment of the required school impact fee in effect at the time of approval of the final plat of subdivision - estimated at this time to be \$47,144.
5. Payment of the required park impact fee in effect at the time of approval of the final plat of subdivision – estimated at this time to be \$62,593.60.
6. Approval by the Village Engineer of final engineering plans including an engineer's cost estimate for all required improvements.
7. Payment of all outstanding reimbursable fees, including but not limited to legal, engineering, and forestry fees prior to recording of the final plat of subdivision.

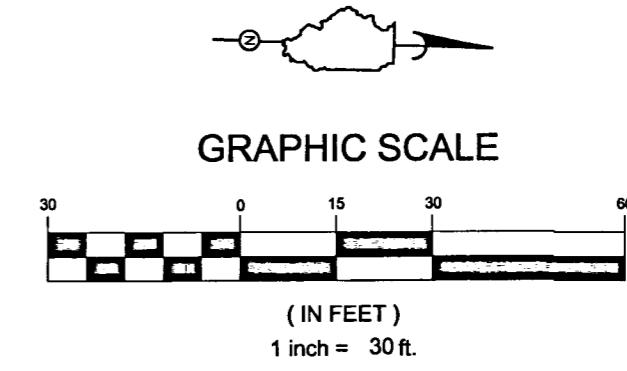
8. Improvements to Buege Lane and Pleasant View Road shall be provided as required by the Subdivision Ordinance unless the Board of Trustees determines that a fee in lieu of these required street improvements would be more appropriate.
9. The water main shall be looped to the south as recommended by the Village Engineer.
10. Sidewalks shall be constructed or a fee in lieu paid to the Pathway Fund as recommended by the Pathway Commission and approved by the Village Board.
11. Final Landscaping and Tree Preservation Plans shall be subject to the review and approval of the Community Development Director after consultation with the Village's consulting forester.



**BURR RIDGE SUBDIVISION ORDINANCE**  
**Appendix I - A**  
**Subdivision Review and Construction Process**



Preliminary Plat of Subdivision for Burr Ridge Greens  
Cook County, Illinois



LEGEND AND ABBREVIATIONS:

- PL PROPERTY LINE
- INTERNAL PROPERTY LINE
- BUILDABLE AREA / SET BACK LINE
- UTILITY EASEMENT
- PROPOSED STORM LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED FLARED END SECTION (FE)
- PROPOSED MANHOLE (MH)
- PROPOSED TREE
- EXISTING TREE
- VILLAGE OF BURR RIDGE HALF STREET IMPROVEMENT. SEE TYPICAL SECTION THIS SHEET.

NOTES:

- NAME OF SUBDIVISION:  
BURR RIDGE GREENS
- LOCATION/LEGAL DESCRIPTION OF SUBDIVISION:  
THE EAST 304 FEET OF THE NORTH 660 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.
- OWNER:  
REFAAT & WAFAA ABDEL MALEK LLC  
8512 JOHNSTON RD.  
BURR RIDGE, IL 60527
- DESIGNER:  
TERRA ENGINEERING, LTD.  
225 WEST OHIO STREET, 4TH FLOOR  
CHICAGO, IL 60654
- TOTAL NUMBER OF LOTS:  
7 LOTS
- PROPOSED ZONING DISTRICT:  
VILLAGE OF BURR RIDGE  
R-3 SINGLE FAMILY RESIDENTIAL DISTRICT
- TOTAL ACREAGE:  
4.601 ACRES

LOT SIZE SUMMARY TABLE	
LOT 1	20,048.28 SQ.FT.
LOT 2	21,298.99 SQ.FT.
LOT 3	28,667.68 SQ.FT.
LOT 4	28,654.32 SQ.FT.
LOT 5	19,369.83 SQ.FT.
LOT 6	19,351.47 SQ.FT.
LOT 7	20,780.53 SQ.FT.
OUTLOT A	19,581.16 SQ.FT.
AVERAGE LOT SIZE (EXCLUDES OUTLOT A)	
22,595.87 SQ.FT.	

NOTICE OF APPROVAL OF PRELIMINARY PLAT

Notice is hereby given that the preliminary plat of a subdivision shown hereon has received approval by the Board of Trustees of the Village of Burr Ridge, Illinois, and upon compliance by the subdivider with requirements of qualifications governing the approval of preliminary plats and with other revisions and stipulations that may be required, the Board of Trustees will receive the final plat for consideration when submitted by the sub-divider in such form and within such time as required by this ordinance.

The Board of Trustees of the Village of Burr Ridge, Illinois

Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Attest: \_\_\_\_\_  
Village President  
Village Clerk

STATE OF ILLINOIS  
COUNTY OF COOK

This is to certify that I, an Illinois Professional Land Surveyor, have prepared this preliminary plat of subdivision.

Given under my hand and seal in Chicago, Illinois, this 21st day of January, 2014.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142  
LICENSE EXPIRATION 11-30-2014

NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature.

The proposed subdivision appears to be designated in a Zone X (areas of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood) on Flood Insurance Rate Map, Cook County, Illinois and Unincorporated Areas, Community Panel No. 17031C0582J, Map Revised August 19, 2008, as published by the Federal Emergency Management Agency.

REVISIONS

#	DATE	ISSUE
1	01/07/2014	ISSUED FOR OWNER REVIEW/IN PROGRESS REVIEW
2	01/22/2014	ISSUED TO VILLAGE OF BURR RIDGE
3	03/12/2014	REVISED PER VILLAGE OF BURR RIDGE
4	05/30/2014	ISSUED FOR OWNER REVIEW
5	06/10/2014	ISSUED TO VILLAGE OF BURR RIDGE

NOT FOR CONSTRUCTION  
IN PROGRESS

Stamp

Project Information

PROJECT NO. 12-206  
DRAWN D.M.E./J.P.  
ENGINEER D.M.E./J.P.  
P.M. D.M.E.  
P.E. J.B.S.

Title  
PRELIMINARY PLAT OF SUBDIVISION  
FOR P.I.N. 18-31-400-019 SUBDIVISION

Sheet No.

CEX0.1