



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

**November 17, 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. September 15, 2014 Plan Commission Regular Meeting**

III. PUBLIC HEARINGS

There are no public hearings scheduled

IV. CORRESPONDENCE

- A. Board Report –September 22, 2014**
B. Building Report – September 2014 and October 2014

V. OTHER CONSIDERATIONS

- A. S-07-2014: Burr Ridge Meadows – Subdivision Entryway Sign**
B. S-08-2014: Amendment to Sign Ordinance – Temporary Grand Opening Signs
C. PC-06-2014: Approval of 2015 Plan Commission Meeting Schedule

VI. FUTURE SCHEDULED MEETINGS

- A. December 1, 2014:** The following hearing is scheduled:
- Z-13-2014: 1333 Burr Ridge Parkway (InSite Real Estate); Text Amendment and Special use for a Business Vocational School.
- B. December 15, 2014:** The filing deadline for this meeting is November 24, 2014

VII. ADJOURNMENT

PLEASE NOTE: All recommendations from the Plan Commission are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their November 24, 2014 Regular Meeting beginning at 7:00 P.M. Commissioner Grela is the Plan Commission representative for the November 24, 2014 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

SEPTEMBER 15, 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: 7 – Hoch, Grunsten, Praxmarer, Grela, Scott, Sheth, and Trzupek

ABSENT: 1 – Stratis

Also present was Community Development Director Doug Pollock

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Sheth to approve minutes of the August 18, 2014 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Sheth, Grunsten, Scott, and Trzupek

NAYS: 0 – None

ABSTAIN: 2 – Praxmarer and Scott

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

Chairman Trzupek asked all persons in attendance who may speak at any of the public hearings to stand and affirm to tell the truth. Chairman Trzupek affirmed all those who stood.

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

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

Mr. Pollock summarized the hearing as follows: This public hearing was continued from July 21 and from August 19, 2014 to allow the petitioner to provide more information in response to questions raised at the July 21 meeting. The petitioner is requesting a side yard setback of 3 feet for a detached garage but has withdrawn the request for a rear yard setback variation. Also, staff has determined that the required setback is 8.3 feet rather than the 10 feet previously reported. This is due to a provision that undersized lots may have reduced side yard setback provided the reduction is not below 5 feet and 10% of the land width. The petitioner has also submitted a copy of the driveway easement indicating perpetual access via the adjacent property, a revised site plan showing the exact location of the septic

tank, and a letter requesting two years to pave the driveway subject to a \$2,500 performance bond.

Chairman Trzupek asked the petitioner for their comments and presentation.

Mr. Wes Zaba said he is an attorney representing the property owner. Mr. Zaba said that a 10 foot setback is required around the perimeter of a septic tank and the garage would be exactly 10 feet from the tank. He said there were two reasons for requesting two years to pave the driveway. He said first they wanted to complete the garage before paving the driveway so that heavy equipment does not damage the driveway and second, they are making the request due to the cost of paving the driveway.

Chairman Trzupek asked for public comments and there were none. He then asked for questions and comments from the Plan Commission.

Commissioner Hoch asked if the petitioner intended to pave the entire driveway. Mr. Zaba said they did intend to pave the entire driveway from the street to the garage.

Commissioner Grunsten said she was satisfied with the revisions that were made to the plans.

Chairman Trzupek asked if a new driveway and garage were being built, what would the deadline for paving the new driveway. Mr. Pollock said the driveway would not have to be paved before the garage is constructed but the performance bond would not be returned until the driveway is paved.

Commissioner Sheth asked if the \$2,500 bond would be in addition to the performance bond required for a building permit. Mr. Pollock said that it would be separate from that bond. He asked the petitioner when he intended to construct the garage. Mr. Sadlacek said he wanted to build the garage before winter.

Commissioner Praxmarer said she applauds the petitioner's efforts and said that she believes a garage is a necessity for a residential property and not just a luxury.

Commissioner Grela said he is glad the information has been provided but he remains concerned about allowing two years to pave the driveway. He suggested a maximum of one year.

Commissioner Scott said he appreciates the new information provided. He asked if the neighbor to the west was satisfied. Mr. Zaba said that neighbor was okay with the variation.

Chairman Trzupek said that he also appreciates the petitioner's efforts to provide the information requested. He said he too feels that one year to pave the driveway is enough time.

There being no further questions or comments from the petitioner, from the public or from the Plan Commission, Chairman Trzupek asked for a motion to close the hearing.

At 7:44 PM, a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to close the hearing for V-03-2014.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grela to adopt the petitioner's findings of fact and recommend to the Board of Trustees approval of V-03-2014 subject to the following conditions:

- A. The variation shall be limited to the garage as shown on the submitted site plan.
- B. The driveway shall be paved within one year from the approval of the variation.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Chairman Trzupek suggested that the Commission proceed with the public hearing for Z-12-2014 since it appears there is no one present for Z-09-2014. There was no objection.

C. Z-12-2014: 16W030 83rd Street (Next Level Baseball); Special Use

Chairman Trzupek asked Mr. Pollock for a summary of this petition.

Mr. Pollock summarized the petition as follows: The petitioner requests special use approval to operate a private athletic training facility in an existing building. Private athletic training facilities that are less than 5,000 square feet are permitted and those exceeding 5,000 square feet require special use approval.

The building is occupied and owned by Popcorn Palace who manufactures and processes snack food. The baseball training facility would occupy 9,200 square feet of the 44,000 square foot building. Popcorn Palace would continue to operate in the remainder of the building.

Chairman Trzupek asked the petitioner for their presentation.

Mr. Pat Hinks said he was an attorney representing the petitioner and he added that he had two sons that participate in this youth baseball organization. He said that Next Level Baseball is a youth baseball organization with teams playing under the name of Team DeMarini. He said this facility would be used primarily for off-season training and practice. He said that most of the players live in the area and this is a convenient location.

Mr. Hinks added that the building is occupied and owned by Popcorn Palace and that the baseball training facility would occupy 9,200 square feet of the 44,000 square foot building.

There being no one else in attendance to speak to this matter, Chairman Trzupek asked for questions and comments from the petitioner.

Commissioner Scott asked the petitioner to describe the interior of the building that will be used for Team DeMarini. Mr. Hinks said that it is just an empty box that will have netting set up for batting cages, pitching tunnels, and practice areas. He said there will be a small gathering area with astro turf flooring.

Commissioner Scott asked about the hours of operation. Mr. Hinks said the hours of operation would be from about 3:30 to 9 pm Mondays through Fridays and 9 am to 9 pm on Saturdays and Sundays.

Commissioner Grela asked if the facility would be leased to others. Mr. Hinks said it would not be leased to others but that the coaches sometimes will conduct individual private lessons.

Commissioner Praxmarer questioned whether the parking would be sufficient. Mr. Hinks said that the parents usually drop off the players and do not park. He said also that most of the activity will be after hours when there are very few employees from the other business using the parking lot.

Commissioner Sheth said he had no questions and said this is a good use for this location.

Commissioner Grunsten also questioned the parking and said that from her experience some of the parents will stay during practices if they do not live close by.

Commissioner Hoch said this looks like a good set up and said she appreciates that they chose to locate in Burr Ridge.

Chairman Trzupek asked if there were any other tenants in the building beside Popcorn Palace and the proposed baseball facility. Mr. Hinks said there were none.

Chairman Trzupek asked the petitioner if he accepted the conditions recommended by staff. Mr. Hinks said that he had read the staff summary and accepts the conditions.

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

At 8:00 PM, a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Hoch to close the hearing for Z-12-2014.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and recommend to the Board of Trustees approval of Z-12-2014 subject to the following conditions:

- A. The special use approval shall be limited to the petitioner and not transferable to another entity.
- B. The special use approval shall be limited to 9,200 square feet of the building with maximum occupancy limited to 30 people.
- C. The Private Athletic Training and Practice Facility shall comply with the submitted business plan.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

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

Chairman Trzupek asked Mr. Pollock for a summary of this petition.

Mr. Pollock summarized the petition as follows: This petition was continued from two previous meetings. At the first meeting, the Plan Commission asked staff to provide information on how many buildings may become non-conforming if the rear yard setback was increased for larger accessory buildings. Mr. Pollock said he could only find one instance where an accessory building over 1,000 square feet would become non-conforming and that is the one on 81st Street that has been previously discussed.

Chairman Trzupek asked for questions and comments from the public.

Mr. Mark Tomas, 7515 Drew Avenue, said he thinks increasing the setback by 5 to 10 feet would not make a visual difference. He said the issue is the size of the building. He said the one building that has brought this to everyone's attention is unique because it is on a bluff and is sits higher than the surrounding properties.

Alice Krampits, 7515 Drew Avenue, wondered how the change would impact her subdivision where the homes generally have 10 foot side yard setbacks but the R-2A District requires a 15 foot side yard setback. Mr. Pollock responded that the Bartlett Estates Subdivision has a variation that allows all of the homes to have 10 foot side yards and that was due to the lots being narrower than otherwise required in the R-2A District.

Chairman Trzupek asked for questions and comments from the Plan Commission.

Commissioner Scott suggested that the amendment could require that the rear yard setback match the side yard setback for each property so that if there is a variation for side yards, it would also apply to rear yards for accessory buildings.

Commissioner Grela said he was a proponent of allowing larger accessory buildings but he noted that the height is still limited to 15 feet. He said that if a building is located on higher ground than its neighboring properties it is naturally going to look taller.

Commissioner Hoch said that she thinks the accessory building on the 81st Street property will look okay once it is finished.

Chairman Trzupek said he was concerned about penalizing a property owner who complied with the code and now their building is being made non-conforming.

Commissioner Praxmarer asked if there was any way to base the setback contingent on the neighboring property. Commissioner Grela responded that this was previously discussed and dismissed because it would be unfair to the property owner that built the "second" building.

Commissioner Grela added that he believes the Village should take no action and leave the setback at 10 feet minimum. Commissioners Scott, Sheth, Grunsten and Hoch all stated their agreement.

Chairman Trzupek said he would definitely had preferred requiring a larger setback at the time that the code was amended to allow larger setbacks but he is concerned with penalizing a property owner by making an existing building non-conforming. He added

that he still would have supported the change in the setback if that was the consensus of the other Commissioners.

Chairman Trzupek asked if there was any further discussion or comments. There being none, he asked for a motion to close the hearing.

At 8:21 PM, a **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to close the hearing for Z-09-2014.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Grela and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees take no further action to amend the Zoning Ordinance relative to the minimum required rear yard setback for accessory buildings as was proposed by Z-09-2014.

ROLL CALL VOTE was as follows:

AYES: 7 – Grela, Scott, Hoch, Grunsten, Sheth, Praxmarer, 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

A. Z106-2014: 15W320 North Frontage Road (Vanderwerk); Findings of Fact

Chairman Trzupek said the Plan Commission recommended denial of this special use and despite it being withdrawn by the petitioner, the Commission should adopt findings to support its recommendation.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Grunsten to adopt the findings of fact prepared by staff relative to Z-10-2014.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

6. FUTURE SCHEDULED MEETINGS

Chairman Trzupek noted that the next scheduled meeting of the Plan Commission is October 6, 2014.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Praxmarer to **ADJOURN** the meeting at 8:33 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:33 p.m.

**Respectfully
Submitted:**

November 17, 2014


J. Douglas Pollock, AICP



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP 

DATE: November 13, 2014

RE: Board Report for November 17, 2014 Plan Commission Meeting

At its September 22, 2014 and subsequent meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

V-03-2014: 15W281 91st Street (Sedlacek); The Board concurred with the Plan Commission and approved an Ordinance granting a variation to permit the construction of an accessory building (a garage) 3 feet from the west side lot line rather than the required 8.25 feet.

Z-09-2014: Zoning Ordinance Text Amendment; Accessory Building Setbacks; The Board concurred with the Plan Commission and took no action to amend the Ordinance relative to increasing the required rear and side yard setbacks for larger accessory buildings in residential districts.

Z-12-2014: 16W030 83rd Street (Next Level Baseball); The Board concurred with the Plan Commission and approved an Ordinance granting special use approval to permit an indoor private athletic club in an existing building.

11/13/2014

Permits Applied For September 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-14-288	09/12/2014	6800 North Frontage Rd.	Michuda Construction	11204 S Western Ave Chicago IL 60643	Com Alteration
JDS-14-274	09/03/2014	6280 Grant St	RLC Development and Constr	6201 S Grant St Burr Ridge IL 60527	Demolition Structure
JDS-14-286	09/10/2014	211 75th St	Construction Realty Company	3330 Skokie Valley Rd, #300 Highland Park IL 60035	Demolition Structure
JDS-14-294	09/15/2014	15W 460 North Frontage Rd.	Midwest Wrecking Company	1950 W Hubbard St Chicago IL 60622	Demolition Structure
JDS-14-299	09/19/2014	7875 Wolf RD	Baines & Winslow Constructio	16W231 S Frontage Rd, Ste 1 Burr Ridge IL 60527	Demolition Structure
JDS-14-300	09/24/2014	215 79th St	New Line Design	9119 W. 151st St. Orland Park IL 60462	Demolition Structure
JELV-14-303	09/22/2014	7430 Arbor Av	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator
JGEN-14-271	09/03/2014	8536 Walredon Ave	ABS Electric, Inc.	6328 Fairmount Downers Grove IL 60517	Generator
JGEN-14-293	09/18/2014	8269 Greystone Ct	Charles Forsyth	4143 W 89th Pl Hometown IL 60456	Generator
JPAT-14-295	09/10/2014	371 Highland Ct.	Jamel & Trisha Alikhan	1424 Somerset Ct Mundelein IL 60060	Patio Permit
JPAT-14-301	09/29/2014	6774 Fieldstone Dr	Thomas G Pavlini	6774 Fieldstone Dr Burr Ridge IL 60527	Patio Permit
JPF-14-280	09/05/2014	1060 Laurie Ln	James E Wolfe	1060 Laurie Lane Burr Ridge IL 60527	Fence Permit
JPF-14-290	09/15/2014	6545 County Line Rd	Bob & Betty Becker	6545 County Line Rd. Burr Ridge IL 60527	Fence Permit
JPF-14-297	09/23/2014	266 Lakewood Cir	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPR-14-272	09/03/2014	8472 Carlisle Ct	Regina J Variakoji's	8472 Carlisle Ct Burr Ridge IL 60527	ROW Permit
JPR-14-273	09/03/2014	9273 Fallingwater Dr E	Arcadia Construction Inc	2215 S Wolf Rd, Ste 279 Hillside IL 60162	ROW Permit
JPR-14-275	09/04/2014	7980 Shag Bark Ln	Victor J Comforte	7980 Shag Bark Lane Burr Ridge IL 60527	ROW Permit

Permits Applied For September 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-14-276	09/09/2014	660 79th St	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit
JPR-14-277	09/10/2014	16W 361 South Frontage RD	AT&T	2427 Union St. Blue Island IL 60406	ROW Permit
JPR-14-278	09/10/2014	ROWs Ck Cty Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	ROW Permit
JPR-14-281	09/08/2014	8300 Clyndervan Rd	T & J Concrete Work	3141 N Charles St Melrose Park IL 60164	ROW Permit
JPR-14-284	09/11/2014	3 Morgan Ct	George Argyris	3 Morgan Ct Burr Ridge IL 60527	ROW Permit
JPS-14-282	09/09/2014	106 Burr Ridge Pkwy	First Ad-Comm	3744 W Lawrence Av. Chicago IL 60625	Sign Permit
JRAD-14-269	09/09/2014	152 Post Rd	Brownstone Homes	5612 Fairview Downers Grove IL 60516	Residential Addition
JRAL-14-289	09/12/2014	6424 St James Ct	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-14-298	09/23/2014	46 Tomlin Cir	Tate Enterprises, Inc	113 Iroquois Dr Clarendon Hills IL 60514	Residential Alteration
JRDB-14-296	09/17/2014	6110 County Line Rd	Tech Metra, Ltd.	2221 Camden Ct. Ste 200 Oak Brook IL 60523	Residential Detached Building
JRPP-14-287	09/15/2014	11249 W 74th St	Anna Landolac	11249 W 74th St Burr Ridge IL 60527	Res Plumbing Permit
JRSF-14-283	09/10/2014	215 79th St	New Line Design	9119 W. 151st St. Orland Park IL 60462	Residential New Single Family
JRSF-14-291	09/16/2014	9227 Garfield Av	4 Noble Corporation	9121 S Garfield Ave Burr Ridge IL 60527	Residential New Single Family
JTRLR-14-285	09/10/2014	15W 150 South Frontage Rd	Construction Realty Company	3330 Skokie Valley Rd, #300 Highland Park IL 60035	Construction Trailer
TOTAL:	31				

11/13/2014

Permits Issued September 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-14-196	09/08/2014	601 Burr Ridge Pkwy	LTF Construction Company, L	2902 Corporate Pl Chanhassen MN 55317	Com Alteration \$383,176	4,799
JCA-14-197	09/02/2014	101 Burr Ridge Pkwy	Pepper Construction	411 Lake Zurich Rd. Barrington IL 60010	Com Alteration \$391,730	5,417
JCA-14-198	09/05/2014	106 Burr Ridge Pkwy	Andy Hyunh	6300 Kingery Hwy Willowbrook IL 60527	Com Alteration \$135,133	1,703
JCA-14-224	09/19/2014	16W 289 W 83RD ST	ACOA, Ltd.	125 S Wheeling Rd. Wheeling IL 60090	Com Alteration	1,583
JCMSC-14-258	09/18/2014	7850 Grant St	Ricardo North America	7850 Grant St Burr Ridge IL 60521	Commercial Miscellaneous	
JDEK-14-147	09/23/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Deck Permit	
JELV-14-202	09/08/2014	21 Ambriance	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator	
JELV-14-240	09/08/2014	6 Enclave Ct	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator	
JGEN-14-271	09/18/2014	8536 Walredon Ave	ABS Electric, Inc.	6328 Fairmount Downers Grove IL 60517	Generator	
JPAT-14-187	09/02/2014	11513 Ridgewood Ln	Walsh Landsacpe	23940 W. Andrew Rd Plainfield IL 60544	Patio Permit	
JPF-14-230	09/12/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Fence Permit	
JPF-14-262	09/16/2014	11315 W 72nd St	Caribbean Pools	36 Evs, 3-D Schererville IN 46375	Fence Permit	
JPPL-14-229	09/12/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Pool Permit	
JPPL-14-261	09/16/2014	11315 W 72nd St	Caribbean Pools	36 Evs, 3-D Schererville IN 46375	Pool Permit	
JPR-14-127	09/09/2014	ROWs Ck Cty Locations			ROW Permit	
JPR-14-136	09/24/2014	7813 Drew Ave	U S Paving Inc	849 N Main St Glen Ellyn IL 60137	ROW Permit	

11/13/2014

Permits Issued September 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPR-14-247	09/12/2014	10S 445 GLENN DR	David & Dawn Maday	10S445 Glenn Dr Burr Ridge IL 60521	ROW Permit	
JPR-14-249	09/10/2014	732 Tomlin Dr	James Lawrence	725 Gregford Rd Burr Ridge IL 60527	ROW Permit	
JPR-14-250	09/10/2014	724 Tomlin Dr	James Lawrence	725 Gregford Rd Burr Ridge IL 60527	ROW Permit	
JPR-14-251	09/12/2014	10S 622 GLENN DR	Noble Blacktop Corp	3 Grant Sq., Ste 162 Hinsdale IL 60521	ROW Permit	
JPR-14-265	09/11/2014	7029 High Grove BLVD	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	ROW Permit	
JPR-14-273	09/15/2014	9273 Fallingwater Dr E	Arcadia Construction Inc	2215 S Wolf Rd, Ste 279 Hillside IL 60162	ROW Permit	
JPR-14-275	09/12/2014	7980 Shag Bark Ln	Victor J Comforte	7980 Shag Bark Lane Burr Ridge IL 60527	ROW Permit	
JPR-14-276	09/09/2014	660 79th St	AT&T	1000 Commerce Dr. Oak Brook IL 60523	ROW Permit	
JPR-14-278	09/12/2014	ROWs Ck Cty Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	ROW Permit	
JPS-14-204	09/04/2014	BR Pkwy (Cty Ln Sq)	Comet Neon, Inc.	153 Easy Street Carol Stream IL 60188	Sign Permit	
JPS-14-246	09/19/2014	535 Village Center Dr.	Doyle Signs, Inc	232 W. Interstate Rd. Addison IL 60101	Sign Permit	
JPS-14-252	09/10/2014	7425 Wolf Rd	Flagg Creek Heritage Society -	7425 S Wolf Rd Burr Ridge IL 60527	Sign Permit	
JRAD-14-117	09/10/2014	408 Tamerton Pkwy	ION Contracting, Inc	5607 Brookbank Rd Downers Grove IL 60516	Residential Addition \$18,750 250	
JRAL-14-253	09/10/2014	15W 239 62nd ST # W	Rosenblum	15W239 62nd Street Burr Ridge IL 60527	Residential Alteration \$114,375 1,525	
JRAL-14-260	09/08/2014	107 Waterside Pl.	Tranquility Builders, Inc	20 Shore Dr Oswego IL 60543	Residential Alteration	
JRDB-14-190	09/09/2014	8426 Meadowbrook Dr	Kazimierz Leja	8426 Meadowbrook Burr Ridge IL 60527	Residential Detached Building	

11/13/2014

Permits Issued September 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRPE-14-218	09/17/2014	15W 90 60th ST	Brighter Electric, Inc.	5945 Bentley Av. Willowbrook IL 60527	Res Electrical Permit	
JRSF-14-178	09/12/2014	7920 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$390,000	2,600
JRSF-14-194	09/12/2014	7911 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$454,200	3,028
JRSF-14-195	09/19/2014	8061 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family \$476,100	3,174
JRSF-14-205	09/12/2014	9207 Garfield Av	Matthews Custom Homes Inc	836 Stratford Ln Downers Grove IL 60516	Residential New Single Family \$763,350	5,089
TOTAL:	37					

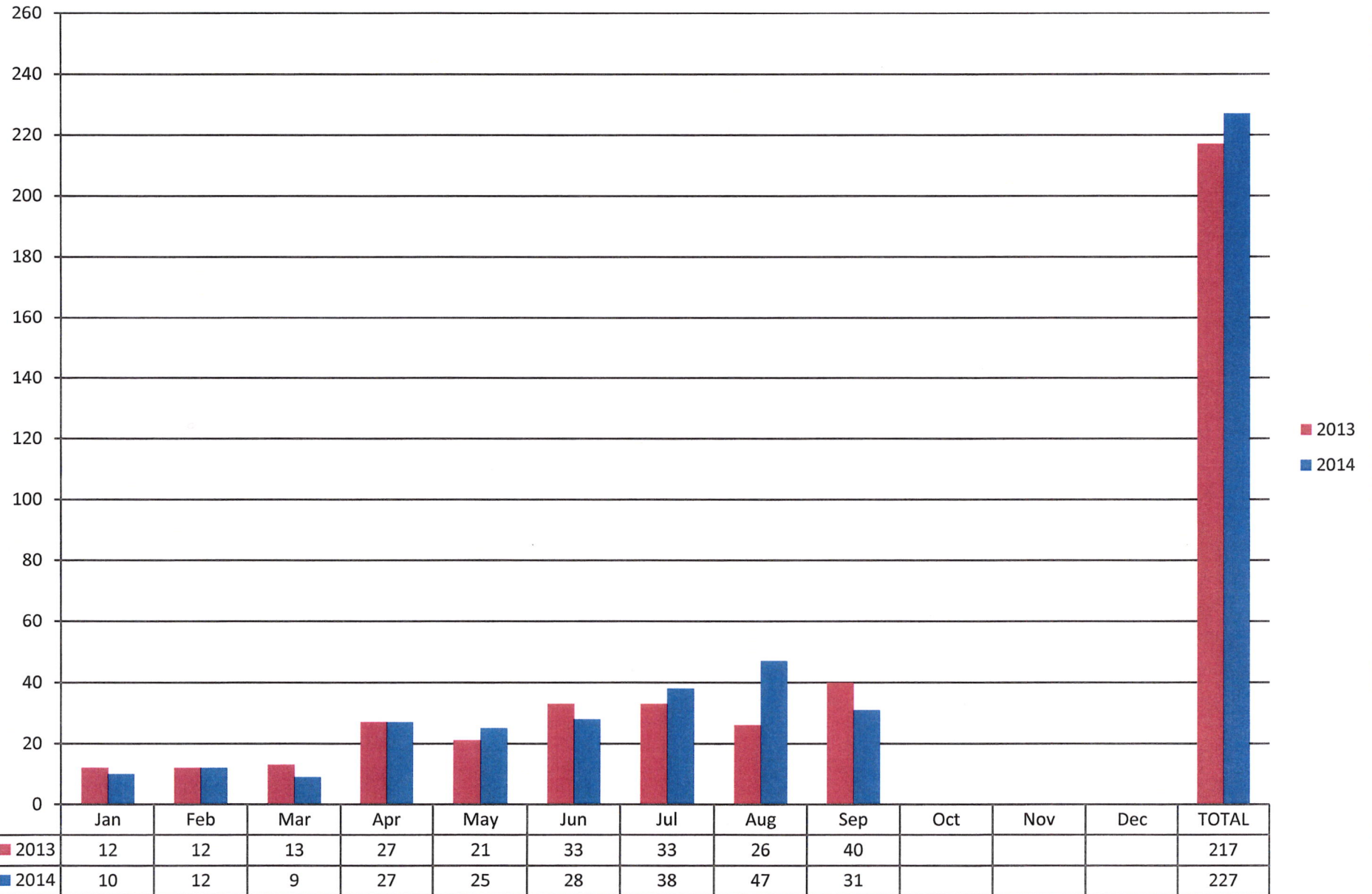
11/13/14

Occupancy Certificates Issued September 2014

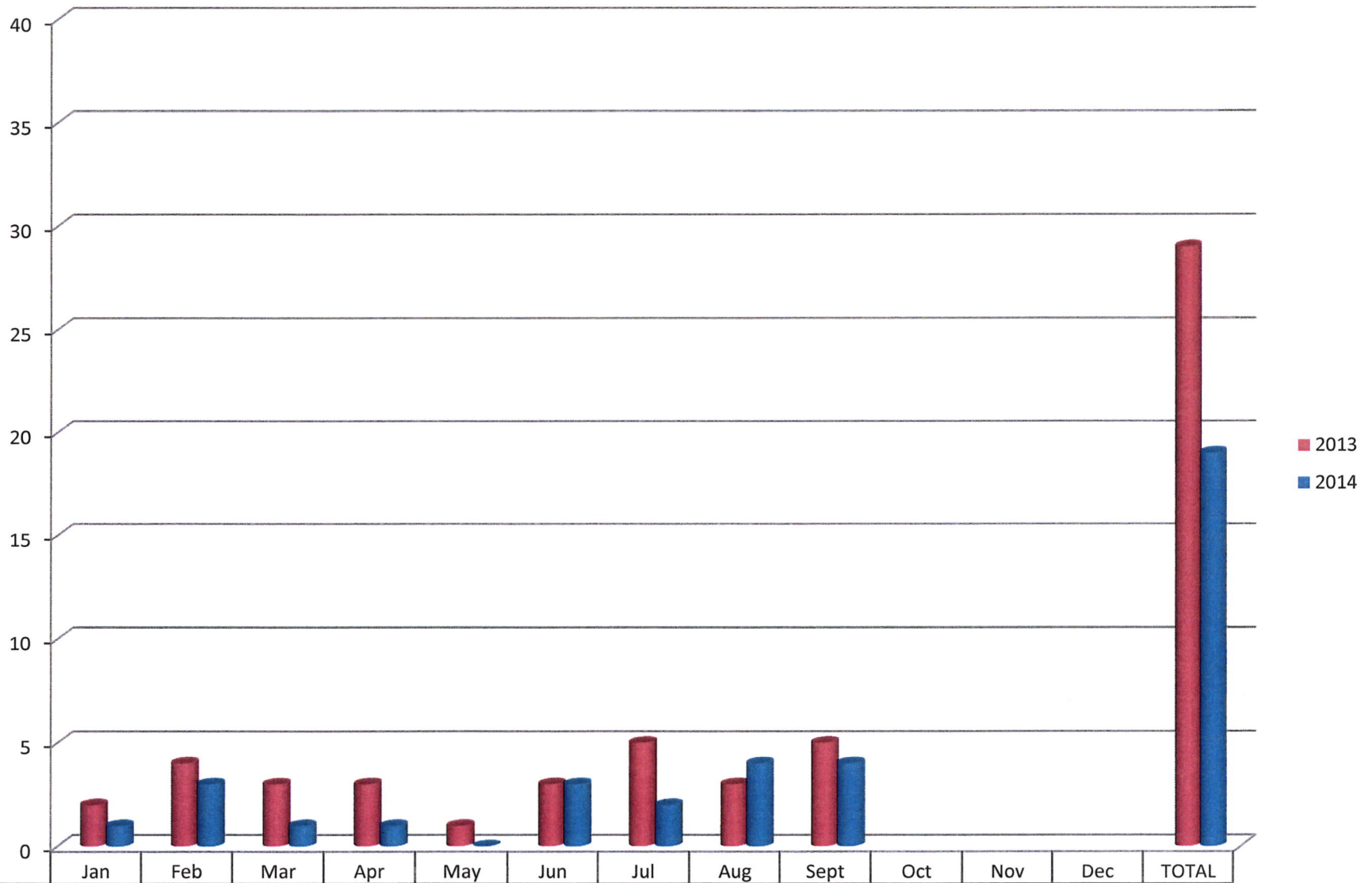


CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14030	09/05/14	Monty & Macy Moy	9 Bridget Ct
OF14031	09/12/14	Two Bostons	535 Village Center Dr.
OF14035	09/16/14	Loyola University Medical System	6800 North Frontage Rd.
OF14038	09/26/14		8877 Madison
OF14036	09/30/14		8891 Madison

Village of Burr Ridge 2014 Building Permit Activity Compared to 2013



Village of Burr Ridge 2014 New Housing Starts Compared to 2013



■ 2013

■ 2014

11/13/2014

Permits Applied For October 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-14-308	10/02/2014	144 Tower Dr	Midwest Industrial Funds	9450 W. Bryn Mawr Ave., Ste 550 ROSEMONT IL 60018	Com Alteration
JCA-14-310	10/06/2014	11500 German Church Rd	Robert H Sass	9000 S Wolf Rd Burr Ridge IL 60527	Com Alteration
JDEK-14-341	10/31/2014	44 Dougshire Ct	Archadeck of Chicagoland	3445 Kirchoff Rd Rolling Meadows IL 60008	Deck Permit
JELV-14-306	10/09/2014	15W 455 79TH ST	Sullivan Design Build	1314 Emil St. Madison WI 53792	Elevator
JGEN-14-292	10/14/2014	755 Cambridge Dr	DBA Construction	35W838 Burr Oak Ln Dundee IL 60118	Generator
JGEN-14-311	10/07/2014	6221 Cove Creek Ct	Lee Legler Construction & Ele	181 Wolf St., # A Yorkville IL 60560	Generator
JGEN-14-315	10/09/2014	8698 Madison	Mr. & Mrs. James Borsum	8698 Madison Burr Ridge IL 60521	Generator
JPAT-14-302	10/03/2014	75 Trent CT	John Hayes	75 Trent Ct. Burr Ridge IL 60527	Patio Permit
JPAT-14-313	10/08/2014	8219 Park Ave	King's Landscaping, Company	5545 S Elm St Hinsdale IL 60521	Patio Permit
JPAT-14-338	10/30/2014	10S 526 GLENN DR	GC Designs	335 Wildx Rd Minooka IL 60447	Patio Permit
JPF-14-326	10/16/2014	6110 Garfield Ave	Andrew Venamore	602 Academy Dr Northbrook IL 60062	Fence Permit
JPF-14-329	10/22/2014	311 Old Oak Ct	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPF-14-337	10/29/2014	6911 Fieldstone Dr	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
JPF-14-340	10/30/2014	512 Kirkwood Cove	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
JPPL-14-325	10/16/2014	6110 Garfield Ave	Andrew Venamore	602 Academy Dr Northbrook IL 60062	Pool Permit
JPR-14-305	10/07/2014	7025 Veterans Blvd.	Construction by Camco	2125 Oakleaft St. Joliet IL 60436	ROW Permit
JPR-14-318	10/20/2014	6410 St James Ct	All Ways Paving	950 N. Villa Av. Villa Park IL 60181	ROW Permit

11/13/2014

Permits Applied For October 2014



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-14-319	10/21/2014	15W 455 79TH ST	Universal Cable	701 Church St. West Chicago IL 60185	ROW Permit
JPR-14-323	10/14/2014	Burr Ridge Meadows Assoc	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	ROW Permit
JPS-14-328	10/13/2014	110 83rd St	Kara Reid	533 Newberry Ave La Grange Park IL 60526	Sign Permit
JRAL-14-327	10/16/2014	8150 Ridgpointe Dr	Peter Guardi	8118 Highland Av. Downers Grove IL 60516	Residential Alteration
JRAL-14-330	10/23/2014	531 Devon Dr	Perisic Builders, Inc.	8951 W 151st St Orland Park IL 60462	Residential Alteration
JRDB-14-317	10/09/2014	15W 281 91 ST	Blue Sky Builders	424 Ogden Avenue Downers Grove IL 60515	Residential Detached Building
JRES-14-304	10/06/2014	8361 Dolfor Cove	U S Waterproofing	5650 Meadowbrook Ct Rolling Meadows IL 60008	Residential Miscellaneous
JRES-14-307	10/01/2014	6 Clubside Ct	New Line Design	9119 W. 151st St. Orland Park IL 60462	Residential Miscellaneous
JRES-14-322	10/14/2014	10S 479 GLENN DR	CCA Restoration, Inc	11610 S Mayfield Alsip IL 60803	Residential Miscellaneous
JRES-14-324	10/15/2014	8301 Madison St	MK Construction & Builders I	2000 N Milwaukee Ave Chicago IL 60647	Residential Miscellaneous
JRPE-14-309	10/14/2014	Carriage Way Dr.	Vons Electric	P.O. Box 93 Elburn IL 60119	Res Electrical Permit
JRPE-14-314	10/20/2014	904 Kenmare Dr	George Golemis	4824 Stonewall Downers Grove IL 60515	Res Electrical Permit
JRSF-14-312	10/07/2014	6679 Lee Ct	Kay Bros Ent	549 E 7th St, PO Box 431 Hinsdale IL 60521	Residential New Single Family
JRSF-14-316	10/09/2014	15W 40 91ST ST	Star GroupDevelopment	701 S Wilmette Ave Westmont IL 60559	Residential New Single Family
JRSF-14-320	10/14/2014	7905 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JRSF-14-321	10/14/2014	7951 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family
JRSF-14-331	10/27/2014	7945 Savoy Club Ct.	Pulte Homes	1901 N. Roselle Rd., Ste 1000 Schaumburg IL 60195	Residential New Single Family

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11/13/2014

Permits Issued October 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-14-288	10/22/2014	6800 North Frontage Rd.	Michuda Construction	11204 S Western Ave Chicago IL 60643	Com Alteration	
JCA-14-310	10/29/2014	11500 German Church Rd	Robert H Sass	9000 S Wolf Rd Burr Ridge IL 60527	Com Alteration \$22,050	294
JCAD-14-239		15W 455 79TH ST	Sullivan Design Build	1314 Emil St. Madison WI 53792	Com Addition \$8,232,335	38,738
JDS-14-233	10/14/2014	15W 170 60TH ST	Rebrag Inc	115 S Vine St Hinsdale IL 60521	Demolition Structure	
JDS-14-299	10/15/2014	7875 Wolf RD	Baines & Winslow Constructio	16W231 S Frontage Rd, Ste 1 Burr Ridge IL 60527	Demolition Structure	
JGEN-14-292	10/16/2014	755 Cambridge Dr	DBA Construction	35W838 Burr Oak Ln Dundee IL 60118	Generator	
JGEN-14-293	10/01/2014	8269 Greystone Ct	Charles Forsyth	4143 W 89th Pl Hometown IL 60456	Generator	
JGEN-14-315	10/24/2014	8698 Madison	Mr. & Mrs. James Borsum	8698 Madison Burr Ridge IL 60521	Generator	
JPAT-14-268	10/29/2014	591 83rd St	Prairie Path Pavers	500 E. Cossitt Avenue LaGrange IL 60525	Patio Permit	
JPAT-14-295	10/23/2014	371 Highland Ct.	Jamel & Trisha Alikhan	1424 Somerset Ct Mundelein IL 60060	Patio Permit	
JPAT-14-301	10/10/2014	6774 Fieldstone Dr	Thomas G Pavlini	6774 Fieldstone Dr Burr Ridge IL 60527	Patio Permit	
JPAT-14-302	10/03/2014	75 Trent CT	John Hayes	75 Trent Ct. Burr Ridge IL 60527	Patio Permit	
JPAT-14-313	10/27/2014	8219 Park Ave	King's Landscaping, Company	5545 S Elm St Hinsdale IL 60521	Patio Permit	
JPF-14-290	10/15/2014	6545 County Line Rd	Bob & Betty Becker	6545 County Line Rd. Burr Ridge IL 60527	Fence Permit	
JPF-14-297	10/10/2014	266 Lakewood Cir	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit	
JPR-14-272	10/01/2014	8472 Carlisle Ct	Regina J Variakoji's	8472 Carlisle Ct Burr Ridge IL 60527	ROW Permit	

11/13/2014

Permits Issued October 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPR-14-281	10/13/2014	8300 Clyndervan Rd	T & J Concrete Work	3141 N Charles St Melrose Park IL 60164	ROW Permit	
JPR-14-284	10/14/2014	3 Morgan Ct	George Argyris	3 Morgan Ct Burr Ridge IL 60527	ROW Permit	
JPR-14-305	10/08/2014	7025 Veterans Blvd.	Construction by Camco	2125 Oakleaf St. Joliet IL 60436	ROW Permit	
JPR-14-318	10/24/2014	6410 St James Ct	All Ways Paving	950 N. Villa Av. Villa Park IL 60181	ROW Permit	
JPR-14-319	10/21/2014	15W 455 79TH ST	Universal Cable	701 Church St. West Chicago IL 60185	ROW Permit	
JPR-14-332	10/23/2014	6951 High Grove Blvd	Comcast	5N301 Medinah Rd. Addison IL 60101	ROW Permit	
JPS-14-282	10/24/2014	106 Burr Ridge Pkwy	First Ad-Comm	3744 W Lawrence Av. Chicago IL 60625	Sign Permit	
JRAD-14-241	10/03/2014	7615 Hamilton Ave	Bill Zitko	7615 Hamilton Burr Ridge IL 60527	Residential Addition	
					\$63,000	420
JRAL-14-123	10/16/2014	8877 Madison	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential Alteration	
					\$149,250	1,990
JRAL-14-219	10/06/2014	6110 Garfield Ave	Kevin & Ann Garvin	740 S Oak St Hinsdale IL 60521	Residential Alteration	
					\$209,100	2,788
JRAL-14-242	10/20/2014	6995 Fieldstone Dr	Provencal Construction Co.	50 Burr Ridge Pkwy. Burr Ridge IL 60527	Residential Alteration	
					\$21,000	280
JRAL-14-298	10/16/2014	46 Tomlin Cir	Tate Enterprises, Inc	113 Iroquois Dr Clarendon Hills IL 60514	Residential Alteration	
					\$7,500	100
JRDB-14-317	10/29/2014	15W 281 91 ST	Blue Sky Builders	424 Ogden Avenue Downers Grove IL 60515	Residential Detached Building	
					\$36,300	484
JRES-14-304	10/28/2014	8361 Dolfor Cove	U S Waterproofing	5650 Meadowbrook Ct Rolling Meadows IL 60008	Residential Miscellaneous	
JRES-14-324	10/29/2014	8301 Madison St	MK Construction & Builders I	2000 N Milwaukee Ave Chicago IL 60647	Residential Miscellaneous	
JRPE-14-309	10/20/2014	Carriage Way Dr.	Vons Electric	P.O. Box 93 Elburn IL 60119	Res Electrical Permit	

11/13/2014

Permits Issued October 2014



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRSF-14-162	10/07/2014	11932 Crosscreek CT	CEK Builders	3712 Douglas Rd Downers Grove IL 60515	Residential New Single Family \$640,050	4,267
JRSF-14-234	10/14/2014	15W 170 60TH ST	Rebrag Inc	115 S Vine St Hinsdale IL 60521	Residential New Single Family \$937,350	6,249
TOTAL:	34					

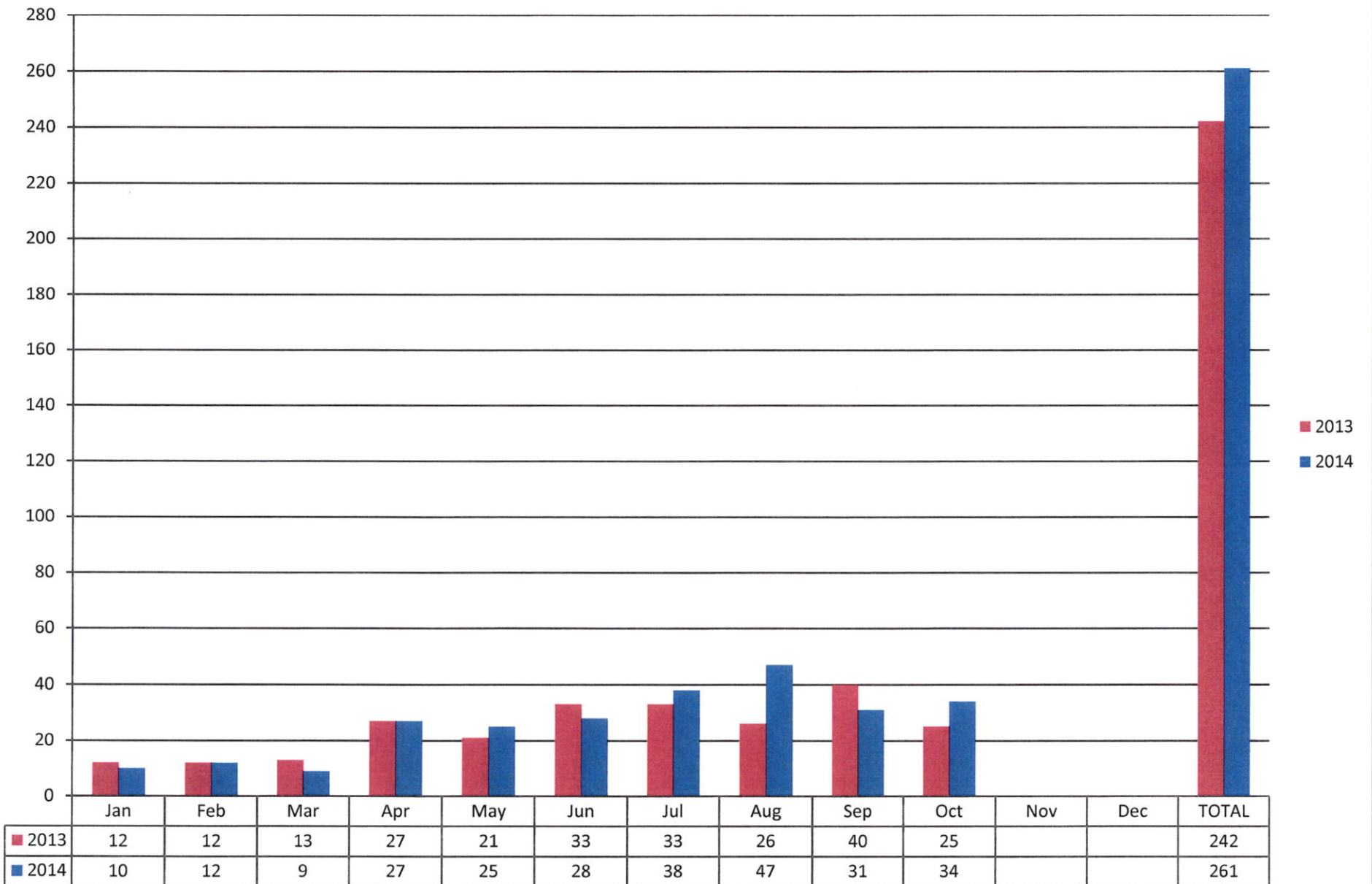
11/13/14

Occupancy Certificates Issued October 2014

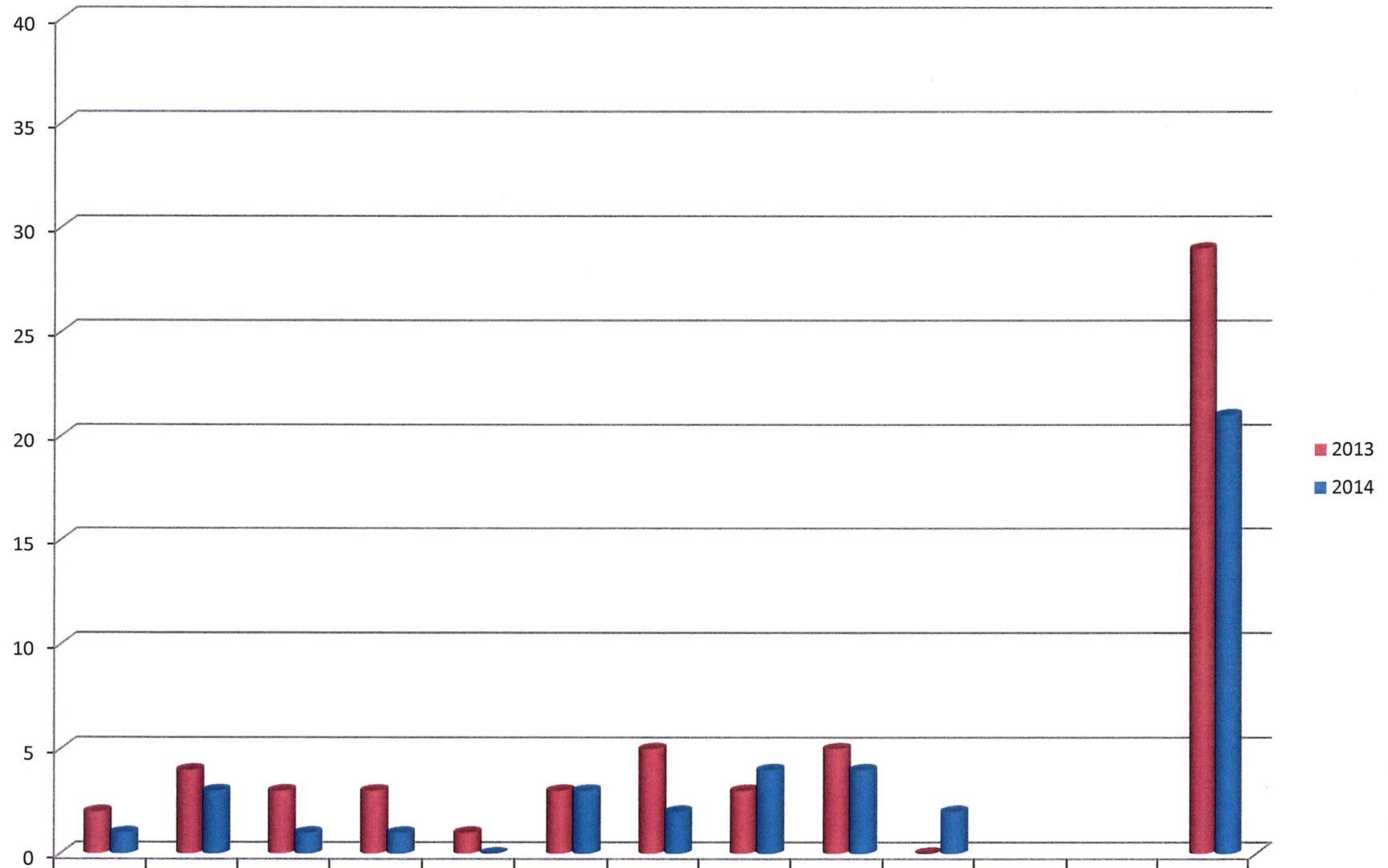


CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF14033	10/01/14		311 Old Oak Ct
OF14032	10/01/14	Global Luxury Imports	101 Tower Dr
OF14034	10/07/14	Jamel & Trisha Alikhan	371 Highland Ct.
OF14039	10/07/14	Loomis	8040 Madison St
OF14037	10/13/14		250 Dartmouth Ct
OF14040	10/23/14	John Draz	7914 Savoy Club Ct.
OF14041	10/30/14	David & Marjorie Duerr	11844 Crosscreek Ct.

Village of Burr Ridge 2014 Building Permit Activity Compared to 2013



Village of Burr Ridge 2014 New Housing Starts Compared to 2013



■ 2013

■ 2014

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	\$839,550	\$395,025		\$1,628,822	\$2,863,397
	[2]	[6]		[2]	
AUGUST	\$2,384,400	\$241,425		\$936,171	\$3,561,996
	[4]	[8]		[3]	
SEPTEMBER	\$2,083,650	\$133,125		\$1,036,679	\$3,253,454
	[4]	[3]		[4]	
OCTOBER	\$1,577,400	\$486,150		\$8,254,385	\$10,317,935
	[2]	[6]		[2] *	
NOVEMBER					
DECEMBER					
SUB-TOTAL	\$12,281,250	\$2,883,150	\$0	\$19,948,742	\$35,113,142
	[21]	[52]		[26]	
2014 TOTAL					

* St. Mark Church Addition



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

S-07-2014; Burr Ridge Meadows Subdivision; Requests conditional sign approval as per Section 55.04.B.1 of the Burr Ridge Sign Ordinance for a subdivision entryway sign.

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

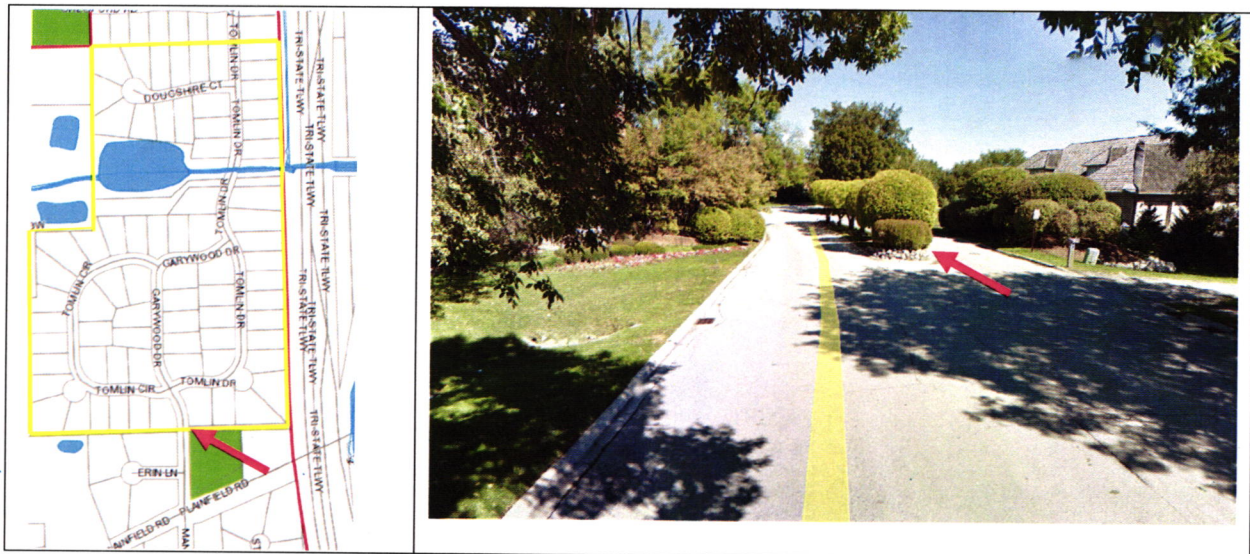
Prepared By: Doug Pollock, AICP
Community Development Director

Date of Meeting: November 17, 2014

SUMMARY

The Sign Ordinance requires conditional sign approval or all new subdivision entryway signs. One sign is permitted for each entryway. Each sign cannot exceed 50 square feet in area and four feet in height. A conditional sign requires Plan Commission review and Board of Trustees approval.

The Burr Ridge Meadows Homeowners Association requests approval to replace an existing subdivision entryway sign. Burr Ridge Meadows is located between Plainfield Road and 55th Street in Cook County. Garywood Drive is the southern entrance to Burr Ridge Meadows and is the location for the proposed sign. The following maps indicate the location of the subdivision and the proposed sign.



The existing sign is located on a wall to the west (left in the above picture) of the proposed sign. The proposed sign is to be located in the median and would be 4 feet tall and 7 feet wide. It is

made from limestone with carved letters. Illumination is to be provided for the sign and the median.

Recommendations

The proposed sign complies with the Sign Ordinance and with the Subdivision Ordinance. The only potential concern is that the sign and the landscaping could block sight lines for an existing driveway located on the east side of the street. However, if the landscaping is properly maintained, sight lines should be adequately provided.

Based on the above, staff recommends approval of this subdivision entryway sign subject to the following conditions:

1. Landscaping shall be kept trimmed and maintained to provide a clear line of sight for all adjacent roadways and driveways.
2. All improvements shall comply with the submitted plans including removal of the existing sign.
3. Lighting shall be kept low and directed away from traffic. Any lighting that interferes with traffic may be subject to removal.
4. The Burr Ridge Meadows Homeowners Association shall maintain the sign and the landscaping in good condition at all times.



Burr Ridge Meadows Improvement Association
PO Box 74, Hinsdale, IL 60521

November 7th, 2014

Doug Pollack
Community Development Director
Village of Burr Ridge

Re: Burr Ridge Meadows Entrance Re-Development

Dear Mr. Pollack,

Please accept this letter as our official request for Planning Commission review and approval of the proposed entrance redevelopment at the Burr Ridge Meadows subdivision.

Below is a specific outline regarding the scope of work for which we are seeking approval, and attached to this letter are 25 copies of the plans matching those that have already been submitted to the village for permit review and approval.

Scope of work is as follows:

Water Service and Directional Boring

1. Remove meter from existing vault at southwest corner of Tomlin Circle and Garywood Drive.
2. Expose corporation stop and turn off under village supervision.
3. Remove existing vault
4. Backfill with soil and restore grade
5. Tap existing water main on east side of Garywood Drive for 1 inch irrigation supply.
6. Install 1- 48 inch meter vault on east side of Garywood Drive.
7. Install existing water meter (from west side vault) and B-box.
8. Stub copper above ground for installation of new RPZ valve.
9. Directionally bore (3) 1 ½ inch Poly lines from east side of Garywood Drive into center island for irrigation, low voltage and electrical lines.

Electrical

1. Disconnect all live circuits from existing meter on west side of Garywood Drive and within the affected areas of demolition.
2. Remove meter and associated devices.
3. Excavate, frame and pour concrete pad for new steel enclosure
4. Install one new weatherproof steel vandal resistant main enclosure, approx. 48"Hx36"Wx18"D.
5. Install new 100A meter socket, 20 slot panel, and contactor inside the main enclosure.
6. Rework and extend poly pipe conduits from boring site to the new meter location. Install all required stub-ins for bottom of meter enclosure, ensuring spare conduits are in place for future expansion.
7. Pull in 120V wire from enclosure to the center street island. Install (2) weatherproof ground boxes as main junction points in the island.
8. Install 120V PVC conduit, wiring, and junction boxes for (2) GFCI outlets in center island. Outlets will be enclosed with weather resistant "in use" covers.

Removals

1. Remove existing planting from south side of existing sign.
2. Remove and dispose abandoned utility panel, outlets, RPZ, and irrigation valve box near berm.
3. Saw cut and remove existing concrete sign.
4. Remove and dispose abandoned electrical outlets from island.
5. Remove and dispose existing plants from center island.

Sign Install

1. Excavate and pour steel reinforced concrete footing.
2. Provide and install sign per plan. Sign to be cored from bottom and stainless steel pins inserted. Steel pins to be set into concrete foundation.

Note:

Final design of entrance sign TBD.

Paver Apron and Curbing

1. Install 8" wide clay paver banding on compacted aggregate base around perimeter of island (at back of existing concrete curb).
2. Install a 4" tall clay paver curb set in concrete (at back of proposed paver banding) to create a slightly raised interior planting area.

Softscape

1. Planting beds are to have excessive clay soils removed as needed. Soil is to be amended with leaf compost and /or garden mix, depending on soil condition. Annual, perennial, and groundcover beds are to be roto-tilled to a 6" depth.
2. Tree and shrub planting beds will be finished with Premium Shredded Hardwood Mulch. Organic Leaf Compost will be applied to annual, perennial and groundcover beds.
3. Top soil to be added on west property to "backfill" removed sign. Soil to be graded to achieve proper pitch from top of existing berm towards the south.
4. Approximately 900 sf of sod to be installed on west property to restore berm and repair machine damage.

Irrigation

1. Irrigation system to be constructed of Rainbird materials including controller, valves, rotors, and spray heads as necessary for specific plant water requirements. All piping to be poly pipe, including a 1 1/2" mainline and 1" lateral lines.
2. Includes 4 planting zones, 1 master valve, 12" pop up heads, new RPZ, new controller
3. Controller to be located inside proposed steel enclosure on east side of Garywood Drive.

Lighting

1. LED low voltage lighting to be installed using Unique Lighting System materials including transformers, hubs, fixtures and wiring.
2. Includes:
 - a. (6) Up light fixtures on proposed Chanticleer Pear trees (2 per tree)
 - b. (2) Up light fixtures on entrance sign
 - c. (3) well light fixtures to highlight grasses on east side planting
3. Transformer to be located inside proposed steel enclosure on east side of Garywood Drive.

Thank You,



Robert E. Eilers M.D., FAAPM&R
Grounds Director
Board of Directors
Burr Ridge Meadows HOA







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

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

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: November 17, 2014

SUMMARY

From time to time, staff receives inquiries from new businesses asking if they can use temporary banners or right of way signs to announce their grand opening. These are typically retail or restaurant businesses but sometimes other types of businesses want to advertise their new location. In response to several of these inquiries earlier this year, staff decided to ask the Plan Commission if they wanted to pursue an amendment to the Sign Ordinance to permit temporary signs for new businesses.

Although a formal survey has not been done, staff is aware that some other Villages have provisions for temporary grand opening signs. These typically include banners or portable ground signs that are permitted for a defined period of time before and after a business opens.

Currently, the Burr Ridge Sign Ordinance does not permit any type of temporary grand opening sign. The only temporary signs permitted are construction and development signs, real estate signs, political campaign signs, and signs in the right of way on weekends only. Attached are the temporary sign regulations.

Direction is requested from the Plan Commission on whether to proceed with consideration of an amendment to the Sign Ordinance regarding temporary grand opening signs. If so directed, staff will research other municipal sign regulations and prepare some options for further consideration.

Article III. Temporary, Exempt and Prohibited Signs

Sec. 55.09.

Temporary Signs

The following signs shall be permitted anywhere within the Village and shall not require a permit.

- A. **Construction Signs:** Not more than two (2) construction signs with a total combined surface area not to exceed thirty-two (32) square feet and a maximum height, to the top of each sign, of eight (8) feet. The signs shall be confined to the site of construction, may be erected after a complete building permit application is submitted, and shall be removed within seven (7) days after the issuance of an occupancy permit.
- B. **Real Estate Signs:** Real estate signs not exceeding a total area of twelve (12) square feet and a maximum height, to the top of each sign, of five (5) feet advertising the sale, rental or lease of all, or part, of the premises on which the signs are displayed. One such sign is permitted for each lot or parcel and such signs shall be removed within seven (7) days after the sale is closed or the lease is signed.
- C. **Political Campaign Signs:** Political campaign signs, as defined herein, not exceeding sixteen (16) square feet in area for each lot. Maximum height, to the top of such signs, shall be five (5) feet. These signs shall be confined within private property and shall be removed within seven (7) days after the date of the election.
- D. **Development Signs:** Development signs not exceeding one hundred (100) square feet in area. Maximum height to the top of such signs shall be twenty (20) feet. One such sign shall be permitted for each thoroughfare or highway frontage of the development. Development signs may be erected upon approval of a preliminary plat of subdivision or upon submission of a building permit application and shall be removed within seven (7) days after the last lot or unit is sold.
- E. **Right-of-Way Signs:** Signs may be placed within the public right-of-way under the following conditions:
 - 1. Signs shall be a maximum of three (3) feet in height and a maximum of four (4) feet per face.
 - 2. Signs may be placed on Saturdays and Sundays only between the hours of 9:00 a.m. and 6:00 p.m.
 - 3. That the written consent of the homeowner be obtained prior to installing signs in the public right-of-way adjoining the front, side or rear of any residential property.
 - 4. Signs must be free standing, not attached to any utility pole or structure nor any traffic control sign and placed at least 3 feet from the curb or edge of pavement.
 - 5. No sign shall be placed within any portion of a twenty-five (25) foot sight triangle at the intersection of two streets. The sight triangle is determined by extending the curb or edge of pavement lines to a point of intersection; then measuring back along these extended curb or edge of pavement lines for a distance of twenty-five (25) feet to two points. A line drawn connecting the above determined points completes a triangle.
 - 6. That only one sign be permitted within 150 feet of an intersection which relates to the same topic and that the next closest sign be no closer than 150 feet. Additionally, there shall be only one sign of the same topic placed in front of a single lot.

7. No attention or attracting devices such as pennants, streamers, balloons, inflatable shapes, banners, flashing lights or other illumination shall be attached to a sign or placed in the public right-of-way.
8. Each sign must have attached an adhesive label or other means to identify the name, address and telephone number of the person responsible for the placement and removal of each sign.
9. That a fine in the amount of \$50.00 will be charged to the person whose name is on the sign, if the sign is in violation of any of the above restrictions. If no names are found on the sign, the party or entity identified on the sign will be assessed the fine. Notice of each violation shall be in writing. Any person, firm or corporation charged with said violation may be issued a citation or "P" ticket. Violators issued such notices may request a hearing in the Circuit Court of DuPage County within 10 days of the date of the original violation or may settle and compromise the claim by paying to the Village the respective amounts set forth in the following schedule and within the times set forth in the following schedule: (Section 9 Amended by A-923-07-02)
 1. Payment of \$50.00 for each violation within 10 days of the date of the original violation.
 2. A FINAL NOTICE, which stipulates the date on which collection of the \$50.00 penalty shall be turned over to a collection agency approved by the Village for collection will be issued after 10 days.
 3. In the event that said payment is made after the FINAL NOTICE and prior to the collection agency taking any action to collect the penalty, \$100.00 shall be accepted as settlement.
 4. If the person accused of the violation does not settle the claim or request a hearing in the Circuit Court of DuPage County, he/she must request of the Chief of Police within 10 days of the date of the notice of violation that an administrative hearing be held. Upon receipt of a hearing request, the Chief of Police of the Village, or the designee of the Chief of Police, shall conduct the hearing. The person requesting a hearing shall be notified of the time, date and place of the administrative hearing. After the person accused of a violation has had an opportunity to present his or her testimony, the Chief of Police or the designee of the Chief of Police shall advise the person of his/her findings. If the Chief of Police or the designee of the Chief of Police determines that the violation notice was valid and that an ordinance violation occurred, the \$50.00 penalty shall be due and payable within 10 days. If the offender fails to pay the fine, the claim may be turned over to a collection agency as set forth in paragraphs 2 and 3 above.
 5. In the event that actions taken by the collection agency fail to result in payment of the penalty due, a FINAL NOTICE, which stipulates the date on which filing of a complaint with the Clerk of the Circuit Court of DuPage County will be commenced, will be issued. Payment of any fine and costs shall be in such amounts as may be determined and established by the Court.
10. That signs which are removed will be kept by the Village for a period of no more than three (3) weeks. In order to retrieve the signs, the fine must be paid within the three week period of time, otherwise they will be discarded.
11. Any noncomplying sign shall be removed.



2015 Plan Commission Meeting Schedule

Date	Meeting	Commision Representative
5-Jan	Plan Commission	
12-Jan	Board of Trustees	Sheth
19-Jan	Plan Commission	
26-Jan	Board of Trustees	Grunsten
2-Feb	Plan Commission	
9-Feb	Board of Trustees	Hoch
16-Feb	Plan Commission	
23-Feb	Board of Trustees	Scott
2-Mar	Plan Commission	
9-Mar	Board of Trustees	Praxmarer
16-Mar	Plan Commission	
23-Mar	Board of Trustees	Grela
6-Apr	Plan Commission	
13-Apr	Board of Trustees	Trzuppek
20-Apr	Plan Commission	
27-Apr	Board of Trustees	Stratis
4-May	Plan Commission	
11-May	Board of Trustees	Sheth
18-May	Plan Commission	
26-May	Board of Trustees	Grunsten
1-Jun	Plan Commission	
8-Jun	Board of Trustees	Hoch
15-Jun	Plan Commission	
22-Jun	Board of Trustees	Scott

Date	Meeting	Commision Representative
6-Jul	Plan Commission	
13-Jul	Board of Trustees	Praxmarer
20-Jul	Plan Commission	
27-Jul	Board of Trustees	Grela
3-Aug	Plan Commission	
10-Aug	Board of Trustees	Trzuppek
17-Aug	Plan Commission	
24-Aug	Board of Trustees	Stratis
7-Sep	No Meeting	
14-Sep	Board of Trustees	
21-Sep	Plan Commission	
28-Sep	Board of Trustees	Sheth
5-Oct	Plan Commission	
12-Oct	Board of Trustees	Grunsten
19-Oct	Plan Commission	
26-Oct	Board of Trustees	Hoch
2-Nov	Plan Commission	
9-Nov	Board of Trustees	Scott
16-Nov	Plan Commission	
23-Nov	Board of Trustees	Praxmarer
7-Dec	Plan Commission	
14-Dec	Board of Trustees	Grela
21-Dec	Plan Commission	
28-Dec	Board of Trustees	Trzuppek