



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

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

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Robert Grela**

**Luisa Hoch
Greg Scott
Mary Praxmarer**

II. APPROVAL OF PRIOR MEETING MINUTES

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

III. PUBLIC HEARINGS

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

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

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

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

IV. CORRESPONDENCE

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

V. OTHER CONSIDERATIONS

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

VI. FUTURE SCHEDULED MEETINGS

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

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

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

VII. ADJOURNMENT

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



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

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

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: May 4, 2015

GENERAL INFORMATION

Petitioner: Kevin R. Richards

Property Owner: Kevin R. Richards

Petitioner's Status: Property Owner

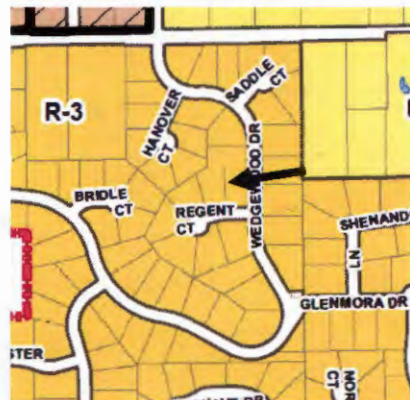
Land Use Plan: Recommends Single-Family Residential Uses

Existing Zoning: R-3 Single-Family Residence District

Existing Land Use: Single-Family Home

Site Area: @1/2 Acre

Subdivision: Devon



SUMMARY

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

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

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

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

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



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

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

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

Yes, Flagpole could not be installed.

- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

Yes, Flagpole could not be installed.

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

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

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

No, There would be no financial gain.

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

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

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

No

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

No

- h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

No

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

Yes, please see attached

(Please transcribe or attach additional pages as necessary.)

March 10, 2015

Good Afternoon:

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

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

Photo of present location at 724 Tomlin Drive

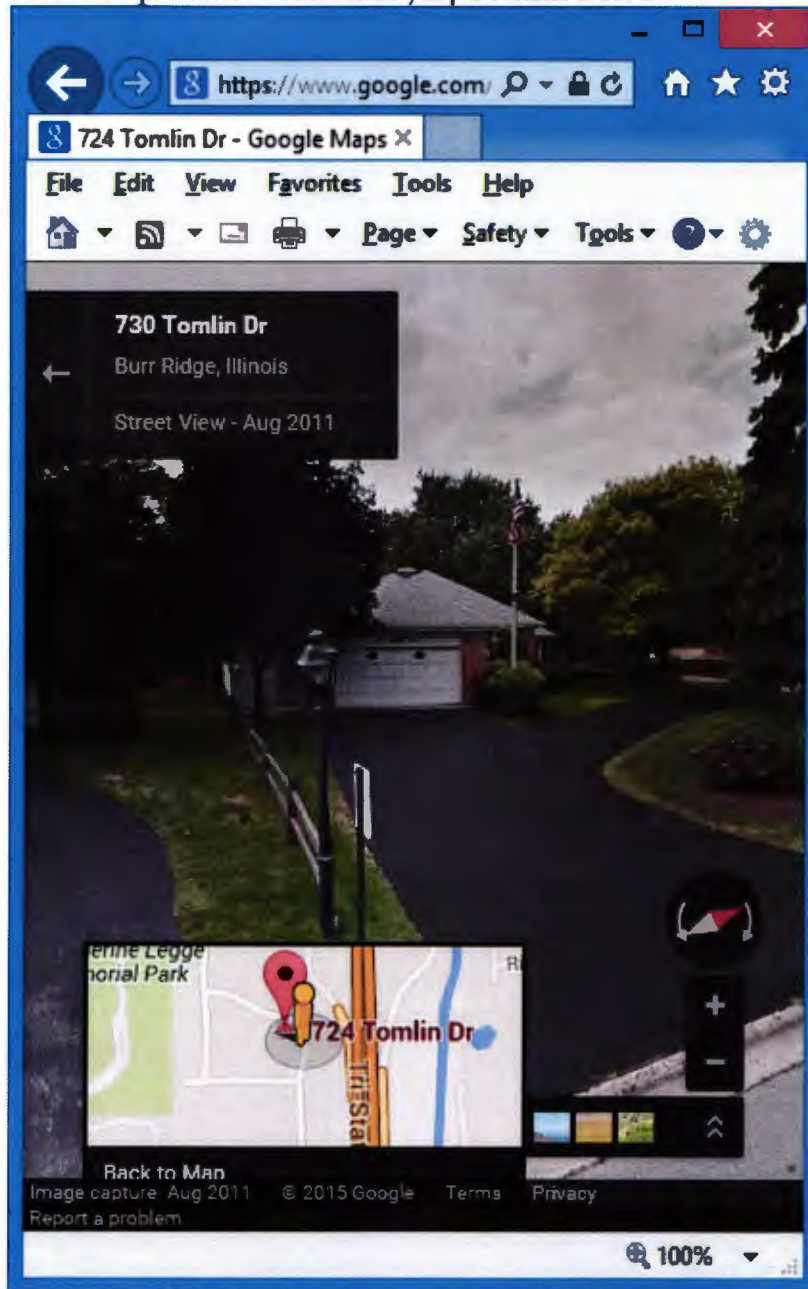
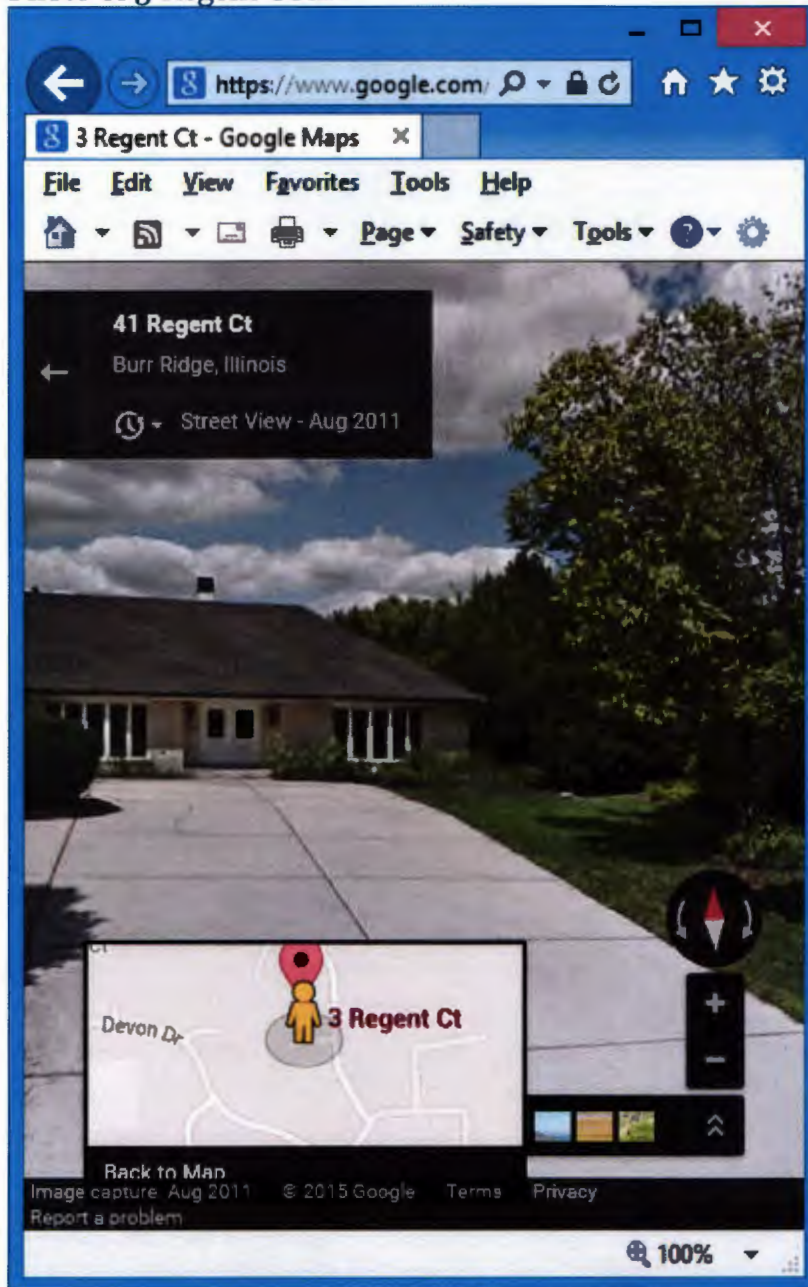


Photo of 3 Regent Court



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

Thanks,

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

Douglas Pollock

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

Mr. Pollack,

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

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

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

Regards,

Joe Petrich
8700 Wedgewood Drive
Burr Ridge, IL

Douglas Pollock

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

Mr Pollock,

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

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

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

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

Patrick Womack



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

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

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: May 4, 2015

GENERAL INFORMATION

Petitioner: Vic Dodevski

Property Owner: LDD Properties

Petitioner's Status: Property Owner

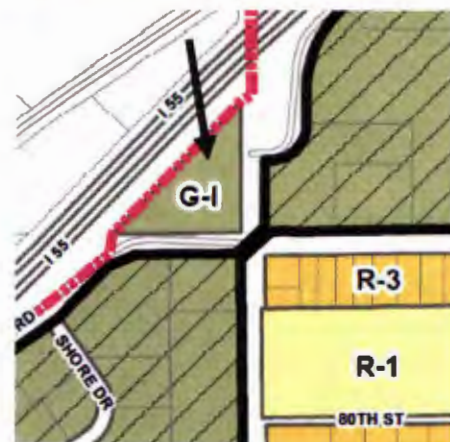
Land Use Plan: Recommends Light Industrial Uses

Existing Zoning: GI General Industrial District

Existing Land Use: Truck Sales

Site Area: 3 Acres

Subdivision: None



SUMMARY

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

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

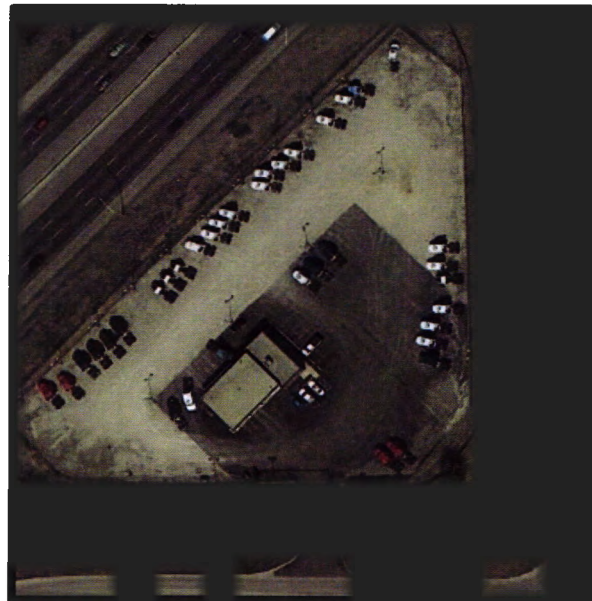
Compatibility with Surrounding Land Uses

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

Compliance with the Zoning Ordinance

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

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



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

Findings of Fact and Recommendations

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

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

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

LYONS TRUCK SALES 2nd FLOOR OFFICE ADDITION 79TH ST. BURR RIDGE, ILLINOIS 60527

GENERAL NOTES

GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL INSPECT THE CONSTRUCTION SITE IN ITS ENTIRETY AND NOTE ALL SITE RESTRICTIONS AND CONDITIONS. GENERAL CONTRACTOR AND SUB-CONTRACTORS TO FOLD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ORDERING, FABRICATING OR COMMENCING WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DIMENSIONS, VERIFY DIMENSIONS - ALL WORK TO BE PERFORMED PER CITY OF BURR RIDGE AND CURRENT REVISIONS OR ADDITIONS. ALL JOINTS AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE UNLESS OTHERWISE CALLED OUT OTHERWISE SEALED IN AN APPROPRIATE MANNER. ALL FINISHES TO BE CLASS 1 FLAME SPREAD RATING. ALL EXIST DOORS TO BE KEYSLESS IN THE DIRECTION OF ENTRY. ALL GLASS IN DOORS, WINDOWS, GLAZED PANELS & SKYLIGHTS TO BE REMOVED SAFETY GLASSING. FIREBLOCK FLOOR UNDER ALL PARTITIONS. PROJECT WILL COMPLY WITH CHAPTER 18-11 OF THE CHICAGO BUILDING CODE AND AMR 4-117.1-2003. PROJECT WILL COMPLY WITH ADA TITLE 2.

NO
SMOKE DETECTOR

APPLICABLE CODES (BURR RIDGE)

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING AND GAS CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 NATIONAL ELECTRICAL CODE
LATEST ILLINOIS STATE PLUMBING CODE
LATEST ILLINOIS ACCESSIBILITY CODE

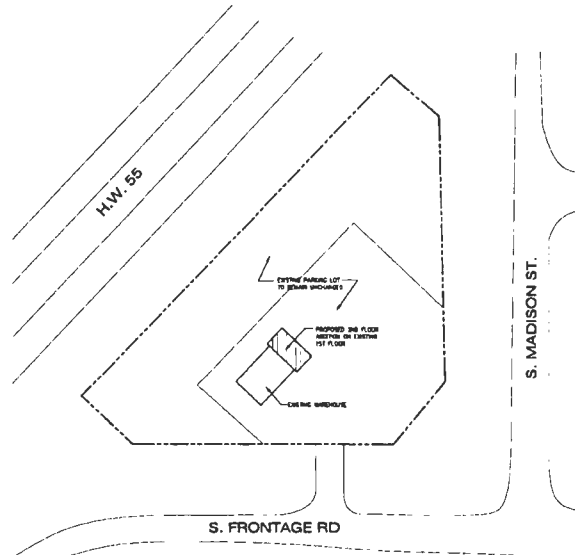
GENERAL SCOPE OF WORK

2ND FLOOR ADDITION AND 1ST FLOOR REMODEL OF EXISTING OFFICE SPACE. RELOCATION OF TOILET ROOMS.
HVAC, PLUMBING, ELECTRICAL WORK PER PLANS.
AREA OF WORK: 2280 SQ.FT.
NO WORK IN EXISTING WAREHOUSE, OTHER THAN COSMETIC AND COORDINATION WITH NEW STRUCTURE AND REMODEL.

BUILDING INFORMATION:

USE AND OCCUPANCY: B - BUSINESS
BUILDING TYPE: B-1
EXISTING SF:
B - BUSINESS: 1130 SF
ST - STORAGE: 2200 SF
PROPOSED SF:
B - BUSINESS: 1260 SF
ST - STORAGE: 2200 SF

OCCUPANCY CALCULATIONS			
A	EXIT CAPACITY		
	EXIT	PERSONS	(1) UNIT OF EXIT WIDTH = 2'-0"
	#1	135	36" / 2'-0" = 135 PER 13'-0"
	#2	270	13'-0" x 60" = 130 PER EXIT (2) EXITS = 130 + 140 PERSONS
	TOTAL	270	
B	FLOOR AREA		
	AREA	SF/PERSON	TOTAL
	1ST FLOOR 1130 SQ.FT.	00 SF/PERSON	11
	2ND FLOOR 1130 SQ.FT.	00 SF/PERSON	11
C	TOTAL OCCUPANTS		
			22



ARCHITECTURAL SITE PLAN

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
T	SITE PLAN, SCHEDULES, & GENERAL NOTES
A1	EXISTING/PROPOSED PLAN, FLOOR PLANS, & SCHEDULES
A2	ELEVATIONS
A3	ROOF PLAN, BUILDING SECTION, & DETAILS
ADD	ADA NOTES
MEP	MECHANICAL PLANS & SCHEDULES

THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY CONFORM TO THE APPLICABLE CODES OF THE CITY OF BURR RIDGE, ILLINOIS.

PROJECT: L. LYONS & SON, INC. 79TH ST. BURR RIDGE, IL 60527

DATE	3-1-15
DRAWN BY	
JOB NO.	
REVISIONS	
SCALE	
DATE	3-1-15
BY	
DATE	3-1-15
BY	

LYONS TRUCK SALES ADDITION
79TH ST.
BURR RIDGE, IL

R. VARI AND ASSOCIATES
708.354.4005 OFFICE
925 N. Higgins Ave. Suite #14
Burr Ridge, Illinois 60527

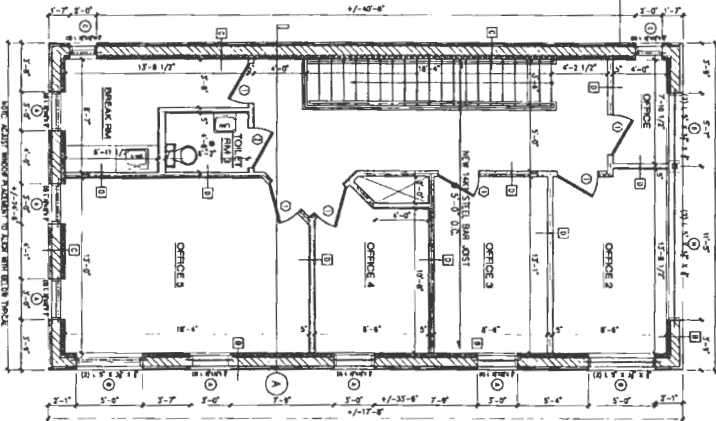
T

WALL/PARTITION SCHEDULE			
NO.	THICKNESS	CONSTRUCTION	NOTES
1	4"	CONCRETE	FOR EXTERIOR WALLS
2	4"	CONCRETE	FOR INTERIOR WALLS
3	4"	CONCRETE	FOR EXTERIOR WALLS
4	4"	CONCRETE	FOR INTERIOR WALLS
5	4"	CONCRETE	FOR EXTERIOR WALLS
6	4"	CONCRETE	FOR INTERIOR WALLS
7	4"	CONCRETE	FOR EXTERIOR WALLS
8	4"	CONCRETE	FOR INTERIOR WALLS
9	4"	CONCRETE	FOR EXTERIOR WALLS
10	4"	CONCRETE	FOR INTERIOR WALLS

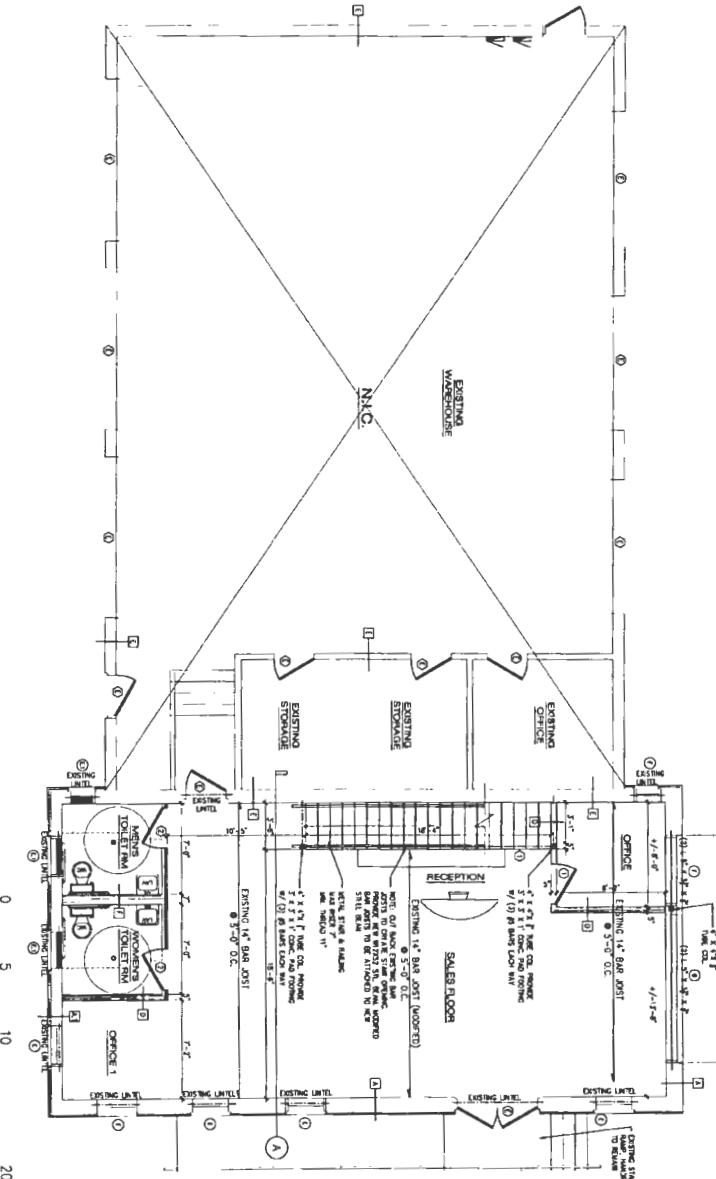
DOOR SCHEDULE			
NO.	SIZE	CONSTRUCTION	NOTES
1	3'-0" x 7'-0"	WOOD	FOR OFFICES
2	3'-0" x 7'-0"	WOOD	FOR OFFICES
3	3'-0" x 7'-0"	WOOD	FOR OFFICES
4	3'-0" x 7'-0"	WOOD	FOR OFFICES
5	3'-0" x 7'-0"	WOOD	FOR OFFICES
6	3'-0" x 7'-0"	WOOD	FOR OFFICES
7	3'-0" x 7'-0"	WOOD	FOR OFFICES
8	3'-0" x 7'-0"	WOOD	FOR OFFICES
9	3'-0" x 7'-0"	WOOD	FOR OFFICES
10	3'-0" x 7'-0"	WOOD	FOR OFFICES

WINDOW SCHEDULE			
NO.	SIZE	CONSTRUCTION	NOTES
1	3'-0" x 7'-0"	WOOD	FOR OFFICES
2	3'-0" x 7'-0"	WOOD	FOR OFFICES
3	3'-0" x 7'-0"	WOOD	FOR OFFICES
4	3'-0" x 7'-0"	WOOD	FOR OFFICES
5	3'-0" x 7'-0"	WOOD	FOR OFFICES
6	3'-0" x 7'-0"	WOOD	FOR OFFICES
7	3'-0" x 7'-0"	WOOD	FOR OFFICES
8	3'-0" x 7'-0"	WOOD	FOR OFFICES
9	3'-0" x 7'-0"	WOOD	FOR OFFICES
10	3'-0" x 7'-0"	WOOD	FOR OFFICES

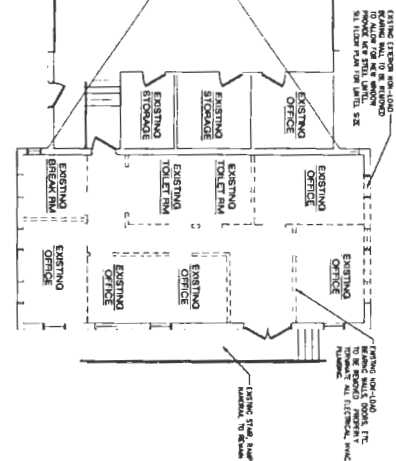
PROPOSED 2ND FLOOR ADDITION



PROPOSED 1ST FLOOR REMODEL



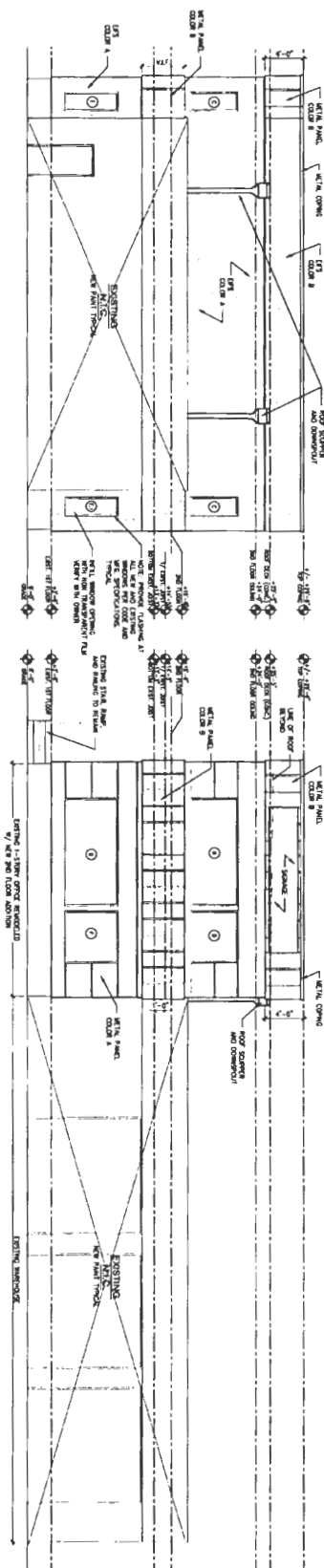
EXISTING/DEMO PLAN



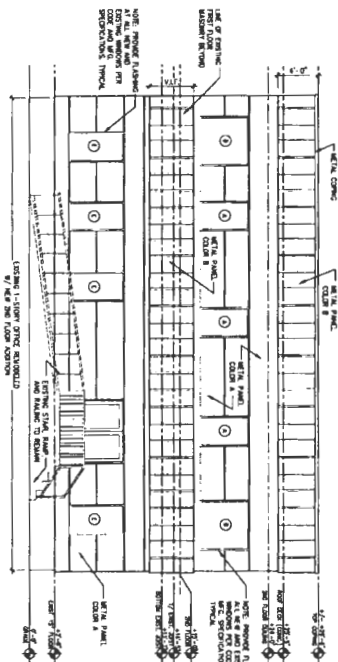
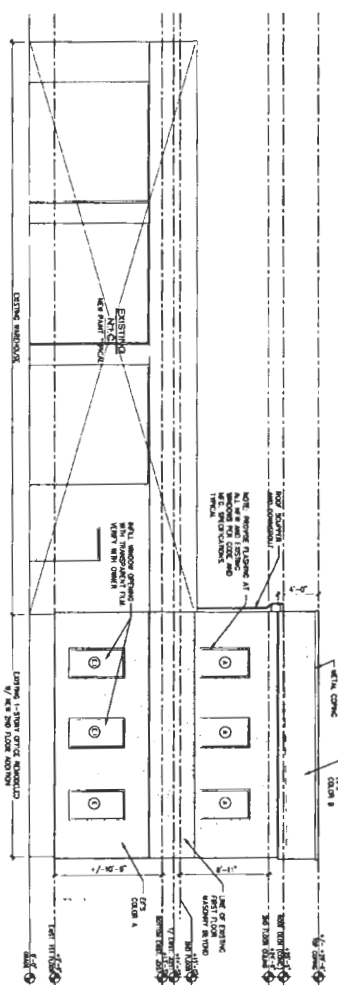
R. VARI AND ASSOCIATES
708.354.4005 OFFICE
312.277.6750
905 W. 11th Ave. Suite #4
Logansport, Illinois 60525

LYONS TRUCK SALES ADDITION
79TH ST.
BURR RIDGE, IL

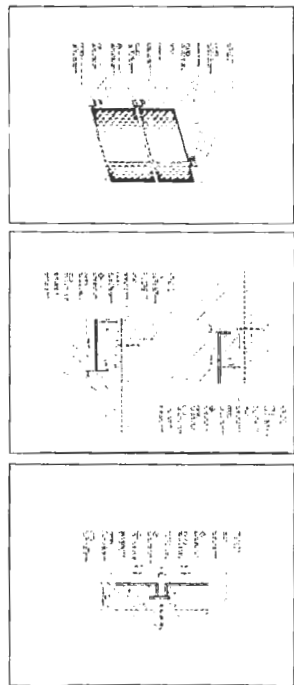
Copyright and associated 2015.
All rights reserved. Unauthorized
reproduction or duplication of these
documents is strictly prohibited.



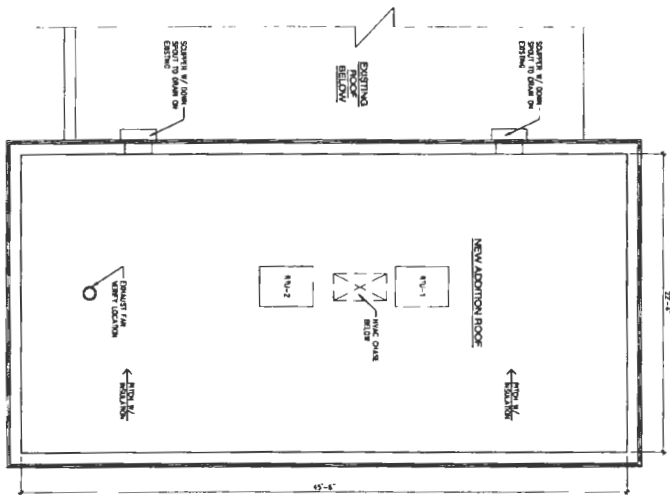
NORTH ELEVATION
M18=1-9

EAST ELEVATION
 3/6/10

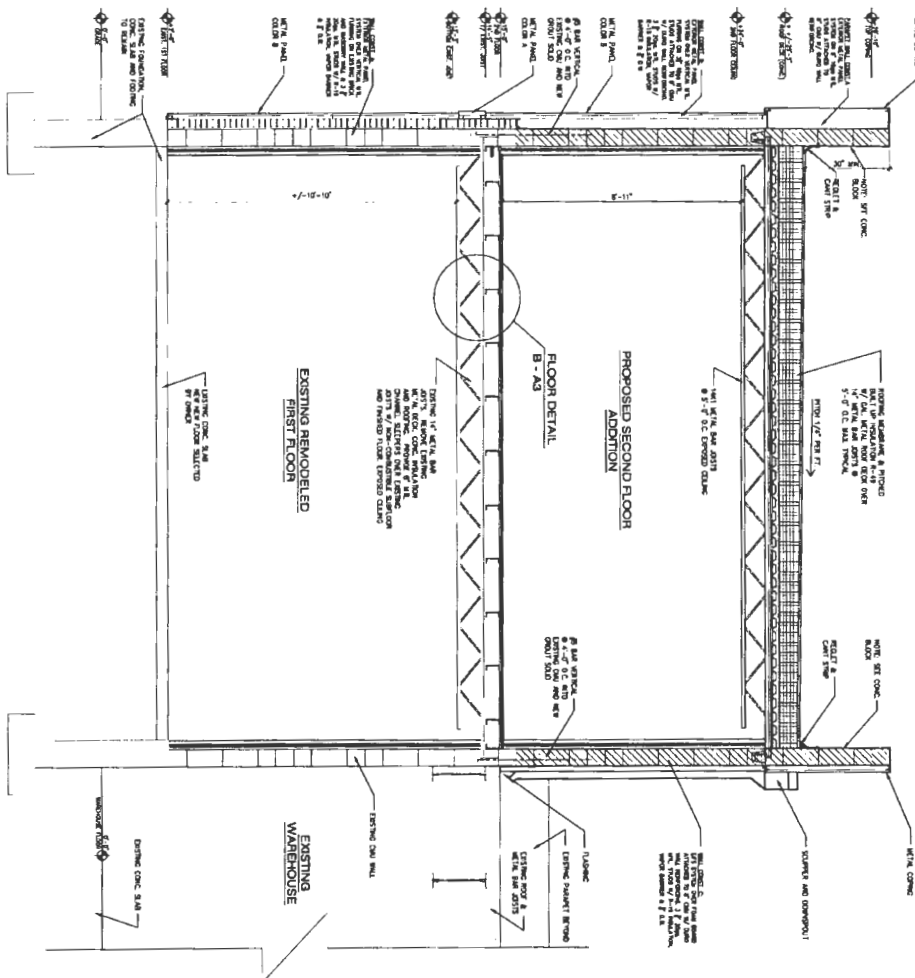
SOUTH ELEVATION
218'-1" σ



TYPICAL METAL PANEL SYSTEM DETAILS (VERIFY W/ MFG)



ROOF PLAN



A BUILDING SECTION

B FLOOR DETAIL





FINDINGS OF FACT

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

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

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

a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

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

b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. Nothing contemplated herein, or by the Petitioner will be detrimental to the Village, rather, as previously noted the special use, if granted will be beneficial to the Village and its residents. The Petitioner will be merely continuing the use in accordance with the Ordinance.

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

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

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

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

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

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

f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

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

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

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

h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

The special use shall, in other respects, conform to the applicable regulations of the GI District, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

(Please transcribe or attach additional pages as necessary)

Exhibit 1

Exhibit 1

ORDINANCE NO. A-25-2-80

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

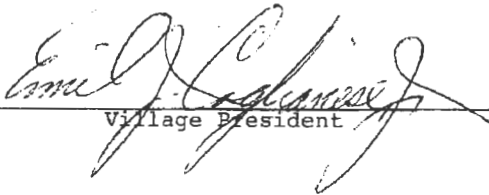
PASSED this 18th day of February, 1980, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - Trustees Levy, Irmien, Rabas, Murray, Ahlgren & Coglianesi

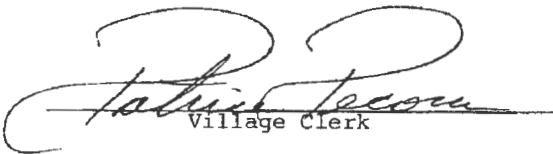
NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on the 22nd day of June, 1981.


Village President

ATTEST:


Village Clerk



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP

DATE: April 30, 2015

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

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

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

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

03/17/2015

Permits Applied For February, 2015



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

03/17/2015

Permits Applied For February, 2015



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

03/17/2015

Permits Issued February, 2015



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

03/17/2015

Permits Issued February, 2015



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

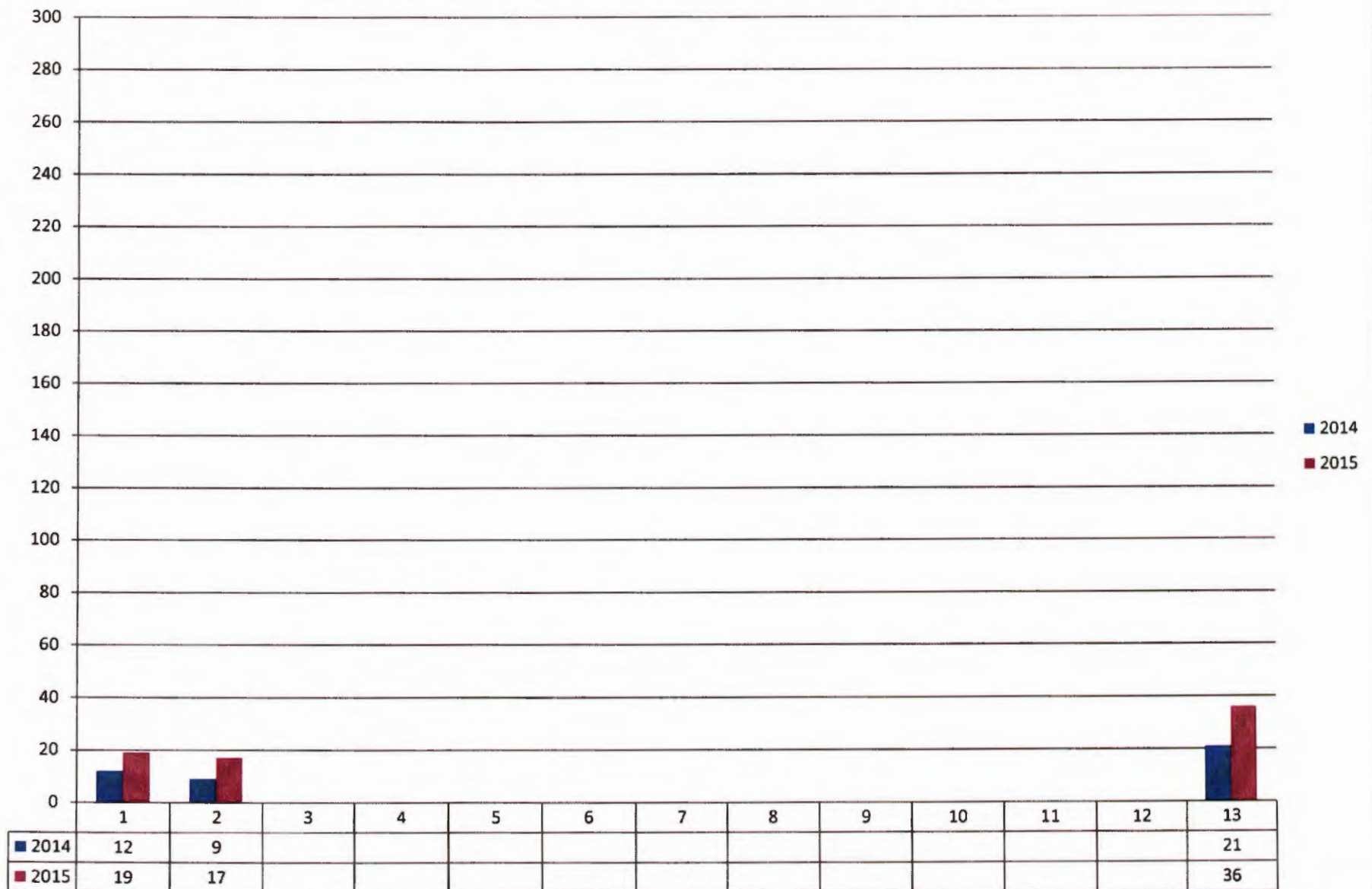
03/17/15

Occupancy Certificates Issued February, 2015

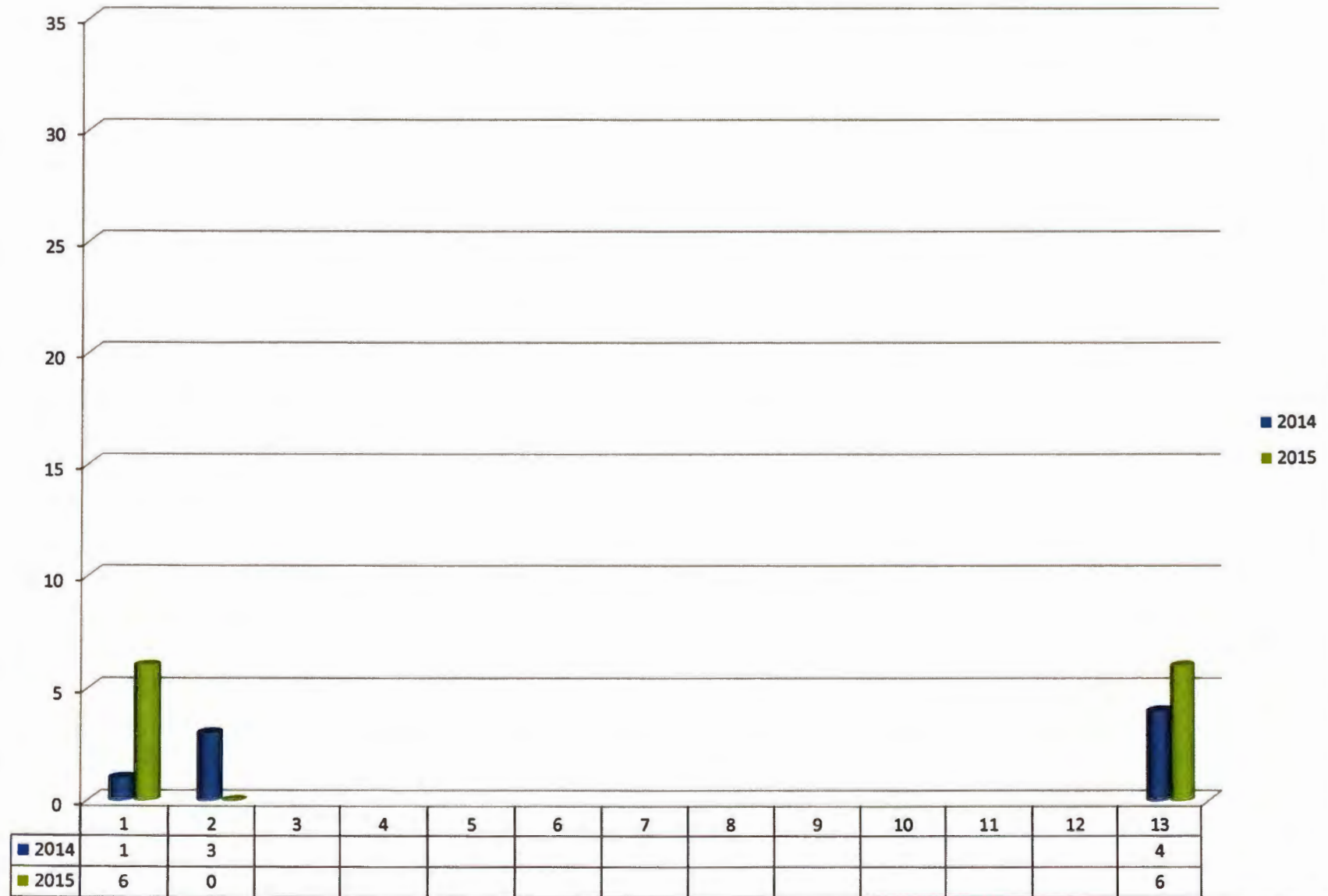


CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF15005	02/09/15	Martin & Karen Lynch	7923 Savoy Club Ct.
OF15007	02/09/15	Edward & Carole O'Malley	7911 Savoy Club Ct.
OF15008	02/12/15	Gregory & Tonya Baise	7917 Savoy Club Ct.

Village of Burr Ridge 2015 Building Permit Activity Compared to 2014



Village of Burr Ridge 2015 New Housing Starts Compared to 2014



MONTHLY SURVEY OF BUILDING PERMITS - 2015

(Does not include miscellaneous Permits)

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

04/20/2015

Permits Issued March 2015



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

04/20/2015

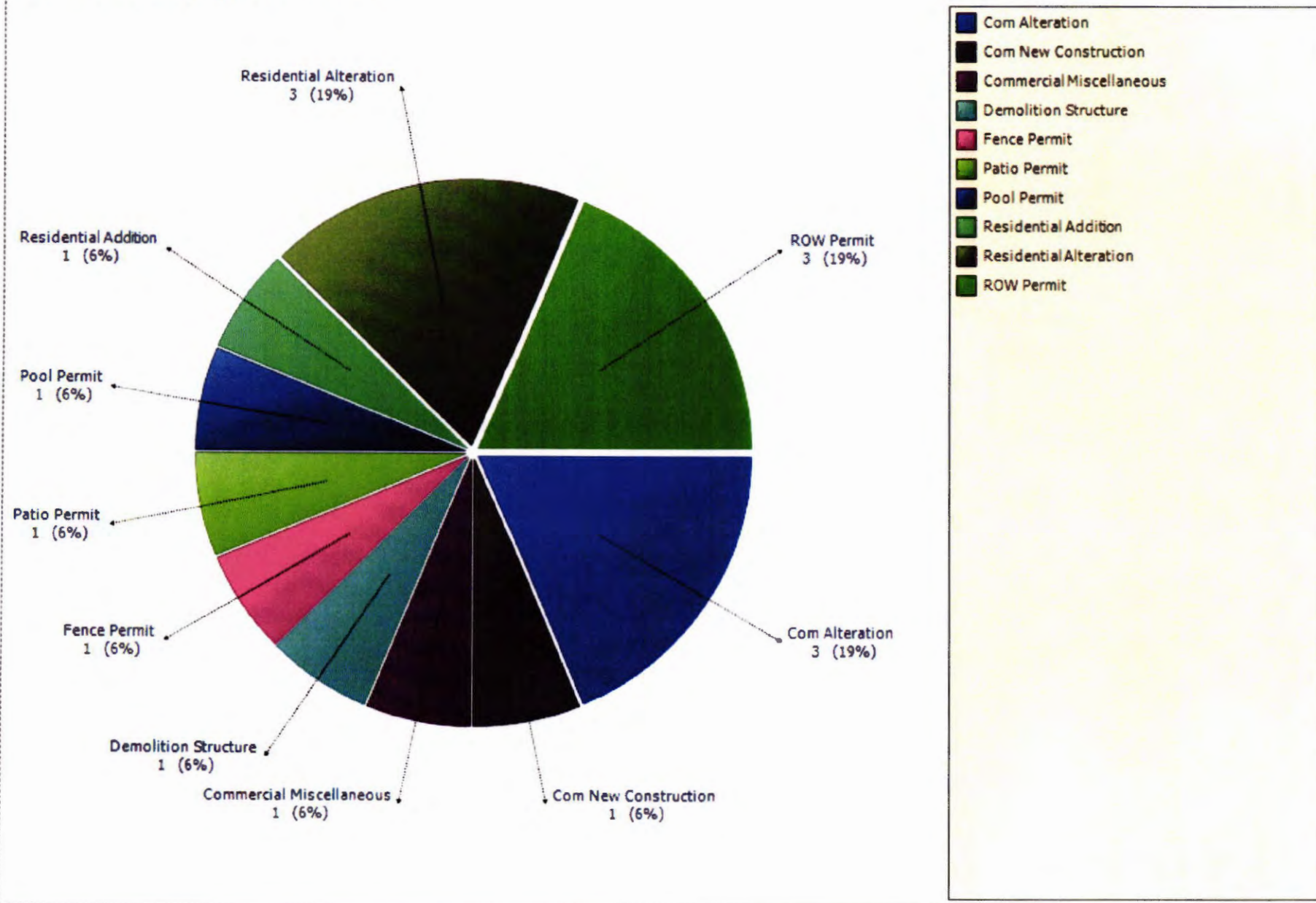
Permits Issued March 2015



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description Value & Sq Ftg
TOTAL:		16		

Breakdown of Projects by Project Type

Permits Issued by Type March 2015



04/20/2015

Permits Applied For March, 2015



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

04/20/2015

Permits Applied For March, 2015



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

TOTAL: 28

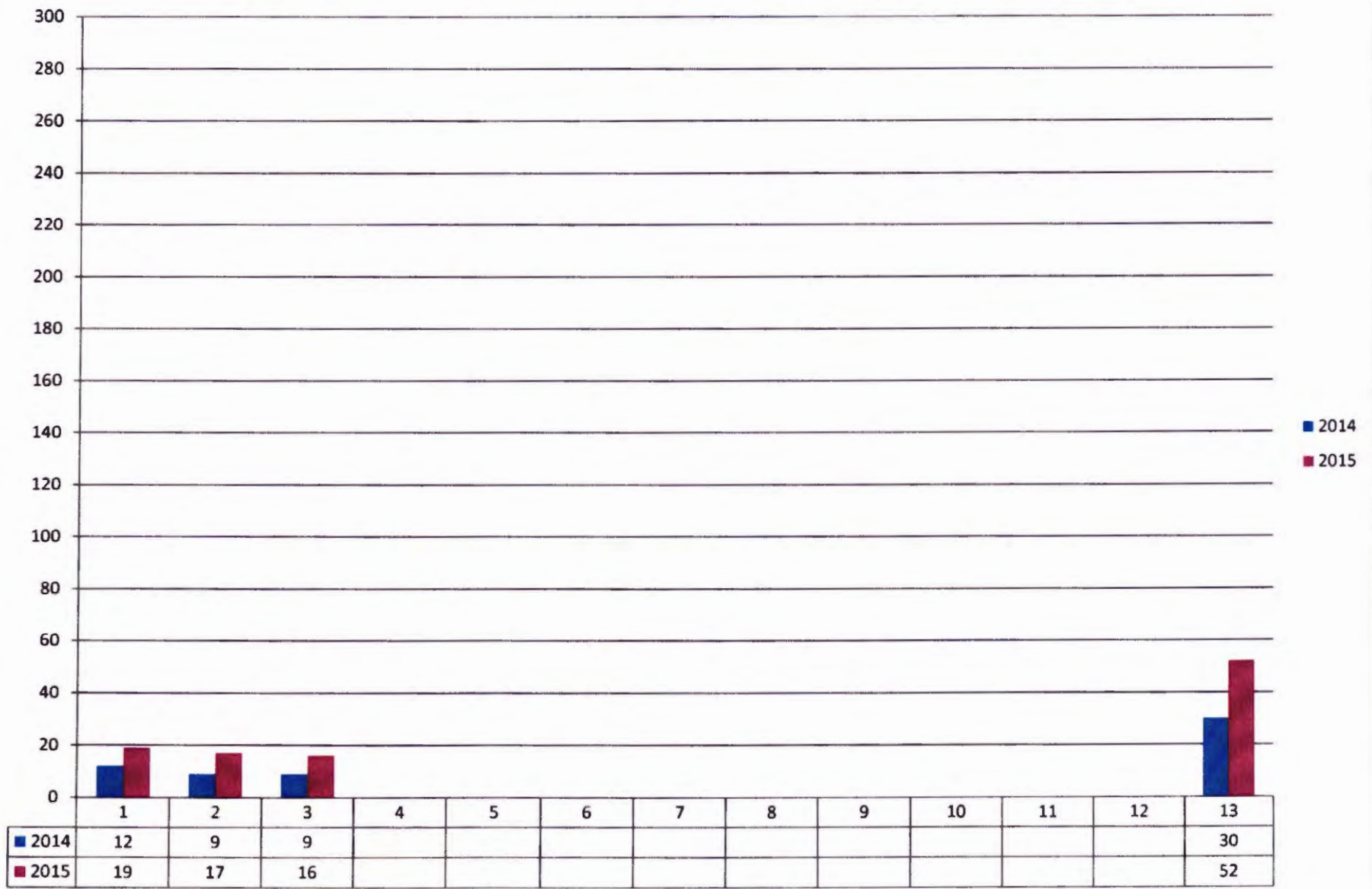
04/20/15

Occupancy Certificates Issued March, 2015



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

Village of Burr Ridge 2015 Building Permit Activity Compared to 2014



Bar chart showing the number of people in the population aged 15 and over who are employed in agriculture, forestry, and fishing in 2014 and 2015. The Y-axis represents the number of people (0 to 35). The X-axis represents the categories (1 to 13). The legend indicates that blue bars represent 2014 and green bars represent 2015.

Category	2014	2015
1	1	6
2	3	0
3	1	0
4	0	0
5	0	0
6	0	0
7	0	0
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	5	6

[illegible]

MONTHLY SURVEY OF BUILDING PERMITS - 2015

(Does not include miscellaneous Permits)

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



Village of Burr Ridge

Subdivision Status Report - Plats Under Review

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



Village of Burr Ridge

Subdivision Status Report - Subdivisions Under Construction

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

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



Village of Burr Ridge
Subdivision Status Report - Subdivisions in Maintenance

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



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

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: May 4, 2015

SUMMARY

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

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

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

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