



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

REVISED – SEPTEMBER 15, 2017

**September 18, 2017
7:30 P.M.**

I. ROLL CALL

Greg Trzupsek, Chairman

Mike Stratis

Luisa Hoch

Dehn Grunsten

Greg Scott

Mary Praxmarer

Jim Broline

II. APPROVAL OF PRIOR MEETING MINUTES

A. August 21, 2017 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-11-2017; 15W308 Frontage Road (VIP Paws) – Special Use Approval and Findings of Act; continued from August 21, 2017

Requests special use as per Section VIII.C.2.aa of the Burr Ridge Zoning Ordinance for a kennel in a B-2 General Business District.

B. Z-12-2017: 280 Shore Drive (Windy City Curling); Special Use, Text Amendment, and Findings of Fact

Requests consideration for a special use and text amendment pursuant to Section X.F of the Burr Ridge Zoning Ordinance to permit a curling facility in a G-I General Industrial District.

C. Z-13-2017: 15W455 79th Street (St. Mark's Christian Montessori Preschool); Variation and Findings of Fact

Requests consideration for a variation pursuant to Section IV.J of the Burr Ridge Zoning Ordinance to permit a fence in a corner side yard.

IV. CORRESPONDENCE

A. Board Report – August 28, 2017 and September 11, 2017

V. OTHER CONSIDERATIONS

A. S-03-2017: Sign Ordinance Amendment – Non-Commercial Sign Regulation

B. PC-06-2017: Discussion of Staff Reports

C. PC-07-2017: Discussion of Plan Commission Training

VI. FUTURE SCHEDULED MEETINGS

A. October 2, 2017: The filing deadline for this meeting was September 5, 2017. A public hearing is scheduled for VIP Paws, continued from August 21, 2017. Also scheduled is a preliminary review of the proposed Lakeside Pointe subdivision.

B. October 16, 2017: Due to a meeting schedule conflict, this meeting needs to be rescheduled or canceled.

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 September 25, 2017, Regular Meeting beginning at 7:00 P.M. Commissioner Scott is scheduled to represent the Plan Commission at the September 25, 2017, Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
AUGUST 21, 2017

I. 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 – Stratis, Hoch, Broline, Grunsten, Praxmarer, Scott, and Trzupek

ABSENT: 0

Also present was Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Praxmarer and **SECONDED** by Commissioner Hoch to approve the minutes of the July 17, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Praxmarer, Hoch, Stratis, Scott, Broline, Trzupek

NAYS: 0 – None

ABSTAIN: 1 – Grunsten

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

Chairman Trzupek confirmed all those wishing to speak during the public hearings on the agenda for tonight's meeting.

**Z-08-2017: Zoning Ordinance Renewal – 101 Tower Drive (Global Luxury Imports);
Special Use Renewal and Findings of Fact; continued from July 17, 2017.**

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: the hearing is a continuation for a special use approval for Global Luxury Imports. There was a consensus at the July 17, 2017, meeting to approve the special use on a permanent basis; the Plan Commission was debating what conditions should be applied to the special use approval. The pertinent conditions discussed were 75% of the gross sales should have an average price of \$75,000 or more (75%/\$75,000), 15% could be sold between \$10,000-29,999, and all other automobiles must be sold for \$30,000 or more, as well as a quarterly sales report provided to the Village to determine compliance with the conditions.

Gary Grasso, on behalf of Global Luxury Imports, requested that the Plan Commission make the special use permanent, eliminate the quarterly reporting requirement except when requested by the Village, remove the 75%/\$75,000 condition, and raise the percentage of sales between \$10,000-29,999 be raised from 15% to 20%. Mr. Grasso stated that the condition requiring showroom cars to be valued at \$87,500 or above was acceptable.

Chairman Trzupek asked if anything being requested will allow Global to sell more cars that they could not sell in the past. Mr. Grasso stated that the conditions would give them more flexibility online but would not impact their showroom inventory. He said that cars that are wholesaled do not count towards their conditional sales figures.

Chairman Trzupek asked to confirm that the petitioner requests the 75%/\$75,000 condition be removed. Mr. Grasso said that this is a request made in good faith that should no longer be on the record for this business.

Chairman Trzupek asked for public comment.

Alice Krampits, 7515 Drew, said that she felt that the gateway location of Global required certain conditions to ensure that they remained a luxury dealer and felt that the conditions should remain in place.

Commissioner Stratis said that he had no problem with eliminating the quarterly reporting requirement and the 75%/\$75,000 condition, as well as raising the limit on lower-priced cars from 15% to 20%.

Commissioner Hoch asked to clarify that the conditions proposed would ensure that 80% of the vehicles sold would be \$30,000 or more and that the showroom cars would be \$87,500 or more, and that she supported the proposal as presented.

Commissioner Broline said that the conditions were set by the Board of Trustees and supported the petitioner's proposal.

Commissioner Grunsten said that the petitioner was a good business and supported the petitioner's proposal.

Commissioner Praxmarer said that the petitioner was a good business and supported the petitioner's proposal. She said that concerns about traffic were not serious in her opinion.

Commissioner Scott said that he supported the petitioner's proposal and reiterated the importance of keeping the \$87,500 showroom minimum clause in place.

Chairman Trzupek said that he supported removing the sunset clause, the reporting requirement, increasing the lower-priced car threshold from 15% to 20%, and agreed that the \$87,500 showroom minimum clause should remain in place. He said that he preferred to leave the 75%/\$75,000 condition in place.

Commissioner Scott said that he had some concerns about removing the reporting requirement entirely, and that a longer timeframe would allow for consistent record-keeping.

There being no further discussion, Chairman Trzupek asked for a motion to close the hearing for Z-08-2017.

At 7:48 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to close the public hearing for Z-08-2017.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to adopt the petitioner’s findings of fact and recommend that the Board of Trustees grant a permanent special use approval pursuant to Section X.E.2.a of the Burr Ridge Zoning Ordinance for the continued use of the property for automobile sales and service subject to the following conditions:

- A. That 20% of all automobile sales may be between \$10,000-29,999;
- B. Automobiles displayed in the showroom shall have an average sale price of \$87,500 or more;
- C. That the petitioner shall provide records to the Village documenting the sales totals every six months.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Z-11-2017: Special Use Approval - 15W308 Frontage Road (VIP Paws) – Special Use Approval and Findings of Act

As directed by Chairman Trzupek, Mr. Walter described the hearing as follows: the petitioner requests special use approval as per Section VIII.C.2.aa of the Burr Ridge Zoning Ordinance for a Kennel in a B-2 General Business District. The petitioner seeks to open a kennel at an existing building located at the northeast corner of North Frontage Road and Park Avenue. The property is improved with a commercial building and parking lot. The petitioner proposes to occupy the entire building with a kennel providing upscale daycare for dogs of all breeds, with services including play zones, private rest areas, grooming, and training facilities. The petitioner has indicated that overnight boarding may be a part of the business in the future but does not intend to offer this service immediately, and would keep animals indoors if this service were offered at a future time. Mr. Walter defined a kennel and added that pet shops and service stores are also listed as a special use in the B-2 Business District.

Gary Grasso, on behalf of VIP Paws, said that staff’s recommended conditions were acceptable to the petitioner.

Chairman Trzupek asked if animals would be kept unattended, outside during the day. Mr. Grasso said that this was not part of their business plan.

Chairman Trzupek asked for public comment.

Judith Mackowiak, 121 74th Street, said that she was worried about noise and smell coming from the property. Mr. Grasso said that dogs would not be kept outside overnight, and that it was not possible to guarantee that no smell would reach her property.

Alice Krampits, 7515 Drew, asked how many dogs would be at the facility at a normal time. Helen Lennertz, the petitioner, said that no more than 100 dogs would be kept indoors at one time. Ms. Krampits asked if trainings would be held outdoors; Ms. Lennertz said that the classes were smaller obedience classes held at off-peak times. Ms. Krampits asked how many employees would be hired; Ms. Lennertz said that the business model does not require more than five employees at this time. Ms. Krampits asked if the site would act as a shelter for dogs; Ms. Lennertz said that there would be no shelter operating on the premises.

Seda Kaplerivic, 7329 Garfield, asked where animal waste would be stored. Mr. Grasso said that the petitioner would comply with all Village and County ordinances regarding health codes. Ms. Lennertz said that the business would order sealed waste containers and have it be picked up twice a week. Ms. Kaplerivic asked if it would be possible to see a more specific site plan including building improvements.

A resident living at 7360 Park Avenue stated that he opposed the kennel at the proposed location.

Mark Thoma, 7515 Drew, said that the interior air will be ventilated and will affect the neighbors.

Ms. Mackowiak said that odor and air quality concerns were the primary reasons for her objection.

Commissioner Scott asked if there was a list of improvements available. Mr. Grasso said that a preliminary site plan was submitted. Commissioner Scott said that the quality of the structure and how it would contain the noise and smell was his primary concern, and was also opposed to the concept of overnight services.

Commissioner Praxmarer asked for the professional background of the petitioner. Ms. Lennertz said that she and her family have been in the grooming and daycare business for over 30 years.

Commissioner Grunsten asked if the petitioner's professional experience was a stand-alone business. Ms. Lennertz said that her business experience is primarily on a stand-alone basis. Commissioner Grunsten asked if the proposed outdoor play area was where training would take place. Ms. Lennertz said that this was the case.

Commissioner Grunsten asked if there was a standard number of persons or animals per square foot in a building. Ms. Lennertz said she was unaware of such a standard but would not put employees or animals at risk due to overcrowding.

Commissioner Broline asked what materials the walls were made of. Ms. Lennertz said that they were made of metal with drywall and insulation on the interior. Commissioner Broline asked how their business would differ from other kennels, specifically to the kennel on 83rd Street. Ms. Lennertz said that they plan to offer a similar range of services.

Commissioner Hoch said that she required more information to make a final decision and expressed concerns at the quantity of parking onsite.

Commissioner Stratis asked if the parking shown on the site plan was all that was included on the property. Ms. Lennertz confirmed this. Commissioner Stratis asked about the surface of the outdoor play area. Ms. Lennertz said it would be AstroTurf. Commissioner Stratis asked if each

animal would have their own kennel. Ms. Lennertz said that most kennels do not cage animals unless they were unruly towards other animals, but would have some to be prepared. Commissioner Stratis asked if part of the recommendation was to bring the parking lot into compliance with the Zoning Ordinance. Mr. Walter said that the parking lot was currently non-compliant and that staff recommends curbs and landscaping if the petition were approved. Commissioner Stratis asked if parking could be added on the front of the building. Mr. Walter said that due to limited space available that it would be unlikely.

Commissioner Stratis asked if it were possible to install smoke eaters as found in casinos, and said that the building appears very small for the capacity of the business plan.

Chairman Trzupek said that it would be best to continue the hearing to establish a more specific site and building improvement plan. Mr. Grasso said that the petitioner would like to come back at the next meeting to address the Commission's questions.

At 8:28 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Scott to continue the hearing for Z-11-2017 to the September 18, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Z-10-2017; Special Use Approval - 412 Rockwell Court (Spencer) - Special Use Approval and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described the hearing as follows: the petitioner requests special use approval pursuant to Section X.B.7.d of the Burr Ridge Zoning Ordinance to permit outdoor on-site parking of business-related trucks. The petitioner seeks to operate a permitted business in an existing building located at the northeast corner of Grant Street and Rockwell Court just north of 79th Street. The property is improved with an approximately 140,000 square foot commercial building and private parking lot. The petitioner is seeking special use approval to store between 30-40 commercial service vans and trucks outside of the building on the property overnight; the Burr Ridge Zoning Ordinance does not permit outdoor, overnight parking of commercial trucks in an industrial area. The parking of trucks outside of an enclosed building overnight is not permitted by the Zoning Ordinance. However, Section X.F.2.k of the Zoning Ordinance allows a special use request for outside storage “provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas”.

Roy Spencer, petitioner and owner of PermaSeal, described his business to the Plan Commission. He said that he is attempting to relocate his corporate headquarters from Downers Grove to Burr Ridge and the facility at 412 Rockwell was a good location. He said that he plans to improve the facility with a training center which would host regional trainings and seminars.

Chairman Trzupek asked when trucks leave and return to the facility, and whether they are dispatched during the night. Mr. Spencer said that trucks are loaded between 6:30-7am and return

between 3-6pm; he also said that emergency employees take their trucks home at night and no activity occurs on premises after the close of business.

Chairman Trzupke asked for public comment.

Marilyn Patterson, 7630 Hamilton, said that she is opposed to outdoor truck parking.

Scott Graves, 7800 Hamilton, asked if the trucks were cargo vans or semi-trucks. Mr. Spencer said that his fleet is comprised of cargo vans, and any semi-trucks that will be on the property will be vendors delivering goods to the facility. Mr. Graves asked if there were pictures of the fence. Commissioner Stratis said that the fence will be solid if one is recommended.

Mr. Graves asked if the parking lot would be expanded. Mr. Spencer said he does not anticipate such a need.

Mr. Graves asked where the Village defined the rear of the property to be. Mr. Walter said that the parking lot to the east of the building represents the rear of the property in regards to zoning.

Mr. Graves asked how tall the fence needs to be to properly screen the view from 79th Street as well as the residential homes to the east. Mr. Walter said that there are trees on berms on both the south and east side, and staff recommended that an 8' solid fence be installed at these property lines to further screen the lot.

Mr. Graves asked if crime had occurred at the Downers Grove location. Mr. Spencer said that there were no crimes that occurred at their property as a result of break-ins.

Commissioner Stratis asked if Burr Ridge can collect sales tax from the business. Mr. Spencer stated that a very small portion of their business was retail-oriented and that services are only taxed under a use tax. Commissioner Stratis asked to clarify the nature of the special use request. Mr. Walter said that the special use request is to allow the petitioner to exceed the permitted amount of overnight parking in the Zoning Ordinance. Commissioner Stratis asked if security cameras and lights would be installed, and if they would be on all night. Mr. Spencer said that cameras lights would be installed and that they would be on all night. Commissioner Stratis asked if vehicle maintenance occurs on site. Mr. Spencer said that they do maintenance on site, but it is done indoors. Commissioner Stratis asked if any petroleum is stored on site. Mr. Spencer said that they do not store any petroleum on site. Commissioner Stratis asked if the petitioner was buying or leasing the property. Mr. Spencer said that he intended to purchase the property. Commissioner Stratis asked to summarize the improvements planned for the facility. Mr. Spencer said that the primary improvements will be for the training center, but new logistical improvements would be made as they were identified. Commissioner Stratis asked if outdoor speakers would be installed. Mr. Spencer said that he would not install outdoor speakers.

Commissioner Hoch asked if the petitioner had met with staff prior to tonight. Mr. Walter said that the petitioner did have a pre-application meeting with staff. Commissioner Hoch asked if improvements could be made to the landscaping at the southwest corner of the property. Mr. Walter said that some landscaping improvements could be proposed, potentially incorporated into a sign.

Commissioner Grunsten asked if there was any public comment submitted before the meeting. Mr. Walter said that only information-seeking inquiries were made.

Commissioner Praxmarer asked what kind of loading and unloading would occur with the trucks. Mr. Spencer said that any materials related to the jobs that are needed are put in trucks. Commissioner Praxmarer asked if the business owned or leased vehicles. Mr. Spencer said the business owns the fleet and does not use sub-contractors.

Commissioner Scott asked if any site or landscaping plans had been submitted. Mr. Walter said that the Village hadn't received any documents yet, but that the petitioner would be doing so at a later time. Commissioner Scott asked if the petitioner was under contract for the property. Mr. Spencer said that they were not yet under contract. Commissioner Scott asked what the process is for siting a fence. Mr. Walter said that the siting the fence could be optimally done during the fence permitting process.

Chairman Trzupsek asked if the petitioner would be adding drive-in doors. Mr. Spencer said that they were planning to add 3-4 additional doors. Chairman Trzupsek asked if they would be using the docks at the front of the building. Mr. Spencer said he did not plan to initially use that part of the building. Chairman Trzupsek asked where best to site the fence to accommodate the petitioner, but to not overbuild. Mr. Spencer said that he would prefer to site it parallel with the north wall of the building. Chairman Trzupsek asked if the petitioner was aware of staff's recommendations and had any issues with them. Mr. Spencer said he was aware of them and found them to be acceptable.

Chairman Trzupsek asked what staff meant by interior-facing fence. Mr. Walter explained that interior-facing meant that the fence posts and support structures needed to be on the inside of the fence.

Commissioner Stratis asked about a structure on the proposed picture. Mr. Spencer said that it was a temporary storage structure. Commissioner Stratis asked where the fence on the east lot line would be located. Mr. Spencer said he would go as far as necessary to encapsulate the parking lot. Commissioner Stratis said that he preferred staff's recommendation of an 8' fence to a 10' fence.

Chairman Trzupsek asked about a structure on the south of the building. Tim McCahill, on behalf of the petitioner, said that this structure would be removed by the previous tenant upon closing.

Brian Graves, 7720 Hamilton, asked how many trucks will have back-up alarms. Mr. Spencer said that this feature was an OSHA requirement but the additional parking space would necessitate less backing up now.

Chairman Trzupsek asked if it would be possible to orient the parking lot to have more pull-through spaces. Mr. Spencer said that he would explore this possibility.

Jill Graves, 7720 Hamilton, said she was concerned about safety with the building located close to Gower School. She also said she wanted to see more landscaping installed near the road. Mr. Spencer said that trucks would likely be naturally diverted to Frontage Road, bypassing Gower School, due to the location of their jobs.

There being no further discussion, Chairman Trzupsek asked for a motion to close the hearing for Z-10-2017.

At 9:14 p.m. a **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to close the hearing for Z-10-2017.

ROLL CALL VOTE was as follows:

AYES: 7 – Scott, Grunsten, Stratis Hoch, Broline, Praxmarer, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to adopt the petitioner’s findings of fact and recommend that the Board of Trustees grant special use approval pursuant to Section X.B.7.d of the Burr Ridge Zoning Ordinance to permit outdoor on-site parking of business-related trucks in a G-I General Industrial District subject to the following conditions:

- A. All outdoor, overnight parking of vans and trucks shall be limited to the east parking lot.
- B. Outside overnight parking shall be limited to vans and trucks each with a weight not exceeding 24,000 pounds.
- C. A maximum number of 40 vans or trucks may be parked outside overnight on the property.
- D. Only vans or trucks owned and operated by PermaSeal shall be parked on the premises overnight.
- E. The east parking lot shall be screened along the south, east, and north portions, including along the east lot line extending to the center-lot line of Rockwell Court, with a solid, interior-facing, 8’ tall commercial-grade fence. Final fence plan shall be subject to staff review and approval.
- F. Landscaping shall be added along the south property line. Final landscaping plans shall be subject to staff review and approval.

V-02-2017: Fence Variation - 10S650 Oak Hill Court (Berliner) - Variation and Findings of Fact

As directed by Chairman Trzupsek, Mr. Walter described the hearing as follows: the petitioner requests a variation pursuant to Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in the interior side yard. The petitioner represents the owner of 10S650 Oak Hill Court, a 0.67 acre property with a single-family residence. The existing home was built prior to annexation of the property into the Village. A fence was previously located on the rear and side yard lot line abutting the property to the west at 16W250 93rd Place. This fence was installed prior to the property’s annexation into the Village. Mr. Walter said that to the best of his knowledge, the fence had collapsed in 2016 and under current Village policy, a collapsed fence can no longer be maintained and must be replaced. The owner seeks a variation to construct a fence that will extend from the rear yard into the side yard of the property.

Ian Berliner, on behalf of the property owners, said that the petitioners are seeking the variance to permit the fence in their side yard was for security. He said that the lot has a unique orientation. Mr. Berliner said that the petitioner removed the fence under the direction of the Village code inspector with the understanding that they could replace it on the same location.

Marina Krtinic, 10S650 Oak Hill, said that she was informed by Cheryl Smith, Village of Burr Ridge Code Enforcement Officer, that the fence must be removed due to its condition. Ms. Krtinic said that she was under the assumption that the fence could be replaced on the location where it originally stood because it was legally non-conforming. Ms. Krtinic said that fences on side lot lines were common in her subdivision and that her fence would not be located in a unique position.

Chairman Trzupek asked for public comment.

Serge Luka, 10S681 Oak Hill, said that the fence only allowed in the rear yard does not look complete and the variance should be granted.

Robert Racic, 720 Hartford Lane, said that his mother owns the property at 16W250 93rd Place, and that she prefers the variance to be denied.

Commissioner Scott asked if staff had seen a copy of the proposed siting of the fence. Mr. Walter said that staff had seen it and the location is the only element of the fence that is non-compliant.

Commissioner Praxmarer said she was concerned about the new fence being non-conforming.

Commissioner Grunsten asked about public comment on this matter. Mr. Walter said that the only objection that staff has received was from the neighbor, Ms. Racic. Commissioner Grunsten asked about the nature of fences in the area as to whether they have been given variances as well. Mr. Walter said that it is likely that some of the fences in the Oak Hill Subdivision are legally non-conforming but could not give any exact figures.

Commissioner Broline asked where the front door is on the property. The petitioner identified its location.

Commissioner Hoch said she was against granting the variance based on her interpretation of the Zoning Ordinance.

Commissioner Stratis said that he interprets this lot to be a corner lot, and that the lot was unique enough to warrant a variance.

Chairman Trzupek said that while the lot is unique, the proposed fence location would be in the neighbor's front yard. Chairman Trzupek asked if Ms. Racic would remove her objection if the fence was moved off of her property. Ms. Racic said that she wished to maintain her objection regardless of which property the fence was located.

Mr. Pollock said that it would be difficult to set a precedent for allowing a fence variance based on the location of a previously existing fence.

There being no further discussion, Chairman Trzupek asked for a motion to close the hearing for V-02-2017.

At 9:50 p.m. a **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to close the hearing for V-02-2017.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to adopt the petitioners findings of fact and recommend that the Board of Trustees approve a variance from Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in an interior side yard, subject to the following condition:

- A. The fence must be stained if it is made of wood.

ROLL CALL VOTE was as follows:

AYES: 7 – Scott, Stratis, Grunsten, Hoch, Broline, Praxmarer, and Trzupke

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Z-09-2017; Zoning Ordinance Text Amendment - Permitted and Special Uses in the B-1 District

As directed by Chairman Trzupke, Mr. Walter described the hearing as follows: the petitioner requests consideration for an amendment to Section VIII.B of the Burr Ridge Zoning Ordinance to reclassify all special uses as permitted uses in B-1 Business Districts. Although the amendment would apply to all properties in a B-1 District, the petitioner currently owns the property at 74-326 Burr Ridge Parkway, otherwise known as County Line Square and is primarily interested in permitted uses for County Line Square. County Line Square contains various retail and service uses including but not limited to a grocery store, a dry cleaner, and several restaurants. The B-1 District is intended “to provide a location suitable to accommodate a combination of retail, service, and office uses in a commercial and business district.” Several amendments have been made to the B-1 Business District in recent years regarding the classification of permitted and special uses in an attempt to uphold this intent. In 2009, an amendment was made in an attempt to preserve the original intent of the Business District; the Plan Commission felt that the following uses did not necessarily meet the prescribed intent for a permitted use in the B-1 and B-2 Districts and were made special uses; these were banks and financial institutions, financial services offices, insurance offices, medical, dental, and optical offices and clinics, real estate offices, and travel agencies. In the Burr Ridge Zoning Ordinance, there are currently 45 uses listed in Section VIII.B.1 as permitted uses and 40 uses listed in Section VIII.B.2 as special uses in the B-1 Business District. A complete list is available for review in the attachments. The petitioner is requesting that all 40 special uses in the B-1 District be re-classified as permitted uses.

Jim DeBruyn, on behalf of Robert Garber, said that the purpose of the request is to maximize the amount of permitted uses in the B-1 Business District to maintain the viability of the petitioner’s property.

Chairman Trzupke asked if going through the special use process was difficult for potential tenants. Mr. DeBruyn said that more permitted uses allows for easier marketing of the property and simplifies the process for both the petitioner and the Village.

Alice Krampits, 7515 Drew, said that she opposed wholesale changes to the Zoning Ordinance. She said that the Village should retain a role in the economic development of properties in the B-1 Business District.

Commissioner Stratis said that he would be amenable to discussing each use individually but could not support the nature of the request. Mr. DeBruyn said that most of the permitted uses are retail-oriented in nature, while most of the special uses were service-oriented in nature.

Commissioner Broline said that the Village needs to have a say in certain special uses, such as banquet halls. Mr. Walter said that the purpose of the B-1 Business District is to provide retail services directly to the residents, as there was not a large amount of available retail space in the Village.

Commissioner Praxmarer said that she agreed with staff's interpretation of the B-1 Business District and did not support the request.

Chairman Trzupke asked about the context of the 2009 change to the Zoning Ordinance which added several special uses. Mr. Walter said that the change was made to ensure the retail-oriented nature of the B-1 Business District.

Chairman Trzupke said that he thought that the commercial market may have changed from 2009 to the present. Mr. Pollock said that there did not appear to be much turnover at properties in B-1 Business Districts.

There being no further discussion, Chairman Trzupke asked for a motion to close the hearing for Z-09-2017.

At 10:08 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to close the hearing for Z-09-2017.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Scott, Grunsten, Hoch, Broline, Praxmarer, and Trzupke

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees deny an amendment to Section VIII.B of the Burr Ridge Zoning Ordinance to reclassify all special uses as permitted uses in B-1 Business Districts.

ROLL CALL VOTE was as follows:

AYES: 7 – Scott, Stratis, Grunsten, Hoch, Broline, Praxmarer, and Trzupke

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

There was no discussion on correspondence.

V. OTHER CONSIDERATIONS

S-02-2017: Conditional Sign Approval – 7425 Wolf Road (Pleasant Dale Park District); Conditional Approval and Findings of Fact

Mr. Walter summarized the request of the petitioner as follows: the petitioner is requesting a conditional sign approval pursuant to Section 55.04.B.2 of the Burr Ridge Sign Ordinance to permit a ground sign in a residential district. The proposed sign will feature the logo for the Pleasant Dale Park District as well as contain the text "Walker Park Recreation Center". The proposed sign conforms to the Sign Ordinance in all facets.

Matt Russian, Pleasant Dale Park District, said that the goal of the Park District is to unify the aesthetic nature of the signs at their property on Wolf Road.

Chairman Trzupsek asked why the Plan Commission needed to approve this sign. Mr. Walter said that all ground signs in residential districts, such as the petitioner's, must receive conditional sign approval. Mr. Pollock said that other signs in the park are either not regulated by the Sign Ordinance because they are not visible from the street, or they are exempt because they are private wayfinding signs.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve a conditional sign approval as per S-02-2017.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, Scott, Praxmarer, Grunsten Hoch, Broline, and Trzupsek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VI. FUTURE SCHEDULED MEETINGS

Mr. Walter said the filing deadline for the September 18, 2017, meeting was August 21, 2017. Mr. Walter said that there is a special use petition for a curling club, a special use and variance petition by St. Mark's Montessori School to put a fence in a corner side yard, and the continuation for VIP Paws. No filings had been made for the October 2, 2017, meeting and the deadline is September 5, 2017.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to **ADJOURN** the meeting at 10:20 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:20 p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant to the Village Administrator



MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: September 18, 2017

RE: **Z-11-2017; 15W308 Frontage Road (VIP Paws): Special Use and Findings of Fact; continued from August 21, 2017**

At the August 21, 2017 meeting of the Plan Commission, representatives for petition Z-11-2017 (VIP Paws) requested that the Plan Commission grant a special use approval for a kennel at 15W308 Frontage Road. By a 7-0 vote, the petition was continued to the September 18, 2017 meeting of the Plan Commission; the petitioner has since requested further time to develop their petition and be placed on the agenda for the October 2, 2017 meeting of the Plan Commission.

The legal notice requirements for the Plan Commission dictate that the petition appear on the agenda for the September 18, 2017 meeting and be continued to the next meeting. Staff did not include their petition on the original agenda; as such, staff requests that the Plan Commission approve a revised agenda for the September 18, 2017 meeting that includes the petition for Z-11-2017 and that the petition be continued to the October 2, 2017 meeting.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-12-2017: 280 Shore Drive (Windy City Curling); Requests an amendment to Section X.F.2.f of the Burr Ridge Zoning Ordinance and requests a special use as per the amended Section X.F.2 to permit a curling facility in a G-I General Industrial District.

HEARING:

September 18, 2017

TO:

Plan Commission
Greg Trzupke, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Windy City Curling
Matt Galas, Representative

PETITIONER STATUS:

Potential Tenant

PROPERTY OWNER:

Wood Creek II Venture, LLC

EXISTING ZONING:

G-I General Industrial District

LAND USE PLAN:

Recommends Industrial Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

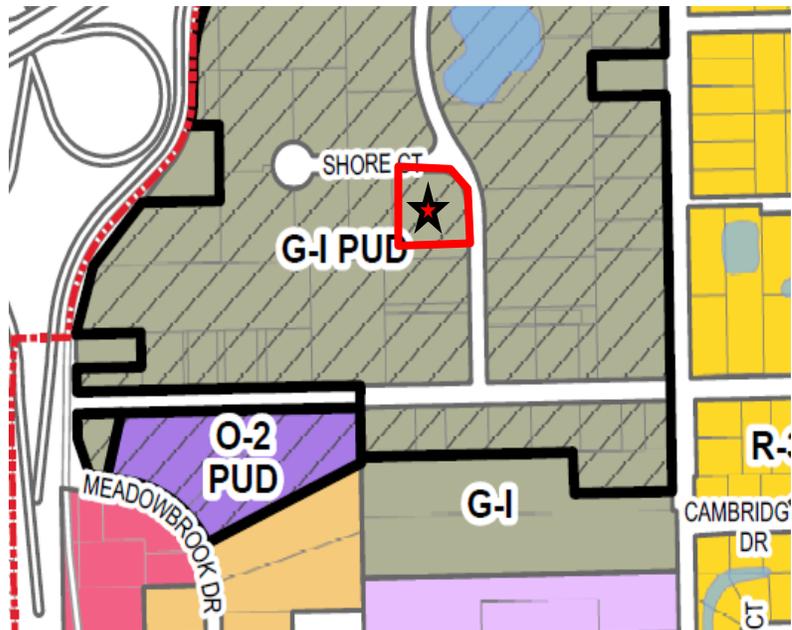
2.1 Acres

SUBDIVISION:

Hinsdale Industrial Park

AVAILABLE PARKING:

30 dedicated spaces; 56 total on premises



The petitioner is Windy City Curling, a non-profit, volunteer-run curling club serving the Chicagoland region. The petitioner is requesting a special use approval and, if necessary, a text amendment to operate a curling club at 280 Shore Drive. The petitioner proposes to rent space at 280 Shore Drive to open a dedicated facility for club activities, such as curling leagues, as well as hosting tournaments (bonspiels), “Learn to Curl” events, and corporate outings for non-members.

The proposed site at 280 Shore Drive is 13,144 square feet and is located in the southernmost portion of the building located at the corner of Shore Drive and Shore Court. A layout of the entire building is shown in Figure 1.

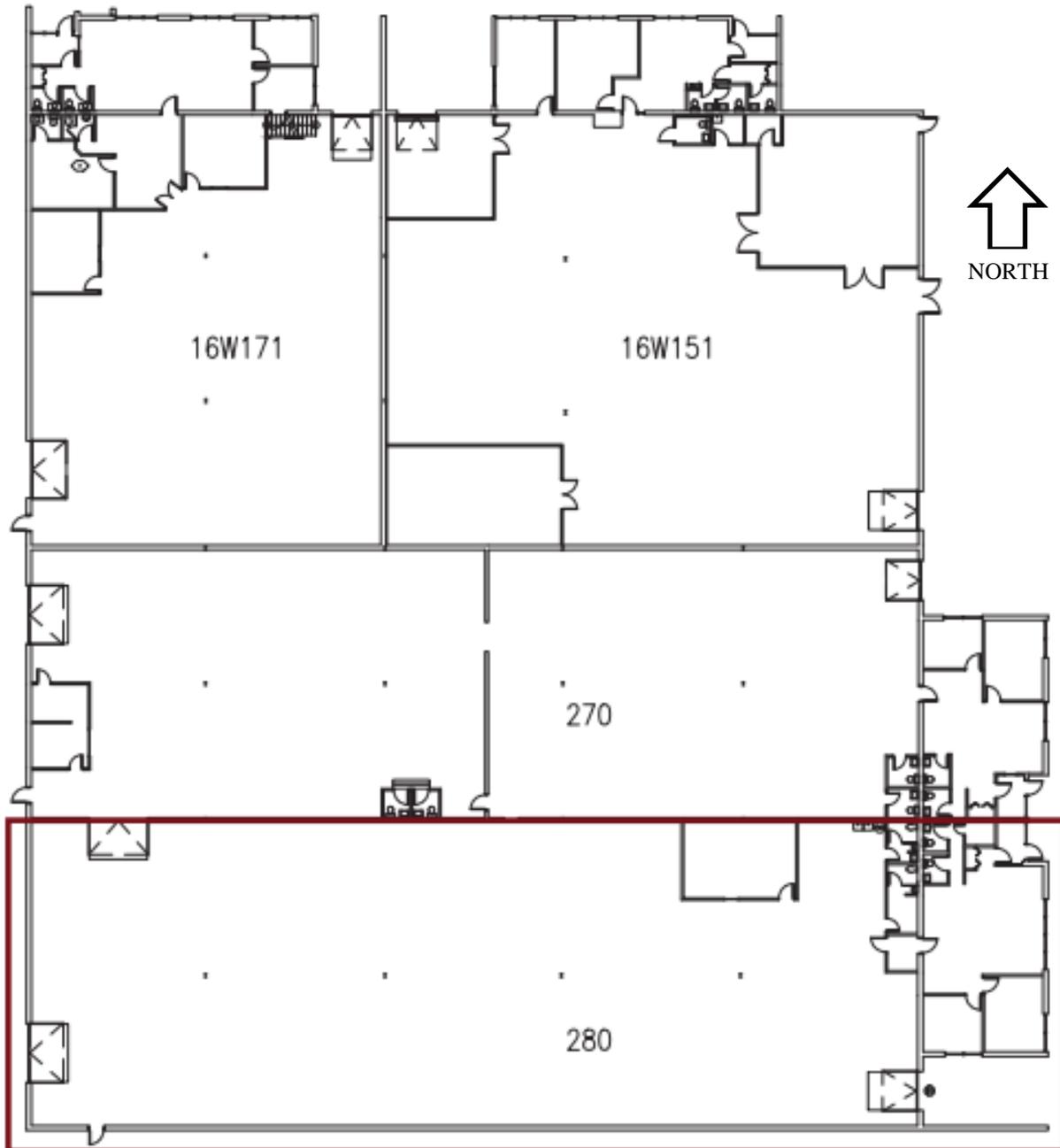


Figure 1 – Property Layout & Location of 280 Shore Drive

Land Use and Site Analysis

The property is zoned as G-I General Industrial and is surrounded by this type of zoning on all sides. The property has 56 adequately-sized, striped parking spaces on premises, 30 of which are solely reserved for use by the tenants of 280 Shore Drive. All tenants are permitted to utilize any space outside of normal business hours. Access to the parking lot is available on both Shore Drive and Shore Court. Parking is not permitted at any time on either Shore Drive or Shore Court. A photo of the parking lot on the property is shown in Figure 2.



Figure 2 – View of Parking Lot

Public Hearing History

There are no special use approvals or variances that currently apply to 280 Shore Drive. One special use had been granted for previous tenants of the space, Suburban Life Publications, which permitted the outside storage of up to 12 delivery vans, but this special use has expired as they are no longer tenants. No public hearings have been held for other parts of the property.

Public Comment

Prior to this hearing, the Village received three calls from neighboring property owners who sought more information on the specifics of the proposed use. Two neighboring business owners recommended approval of the use specifically for the purpose of stimulating activity in the industrial park outside of normal business hours. No objections were received.

Applicable Zoning Ordinance Section(s)

The petitioner has requested an amendment to Section X.F.2 as well as a special use approval. The G-I General Industrial District currently lists the following uses (text from the Zoning Ordinance is listed in *italics*):

- Section X.F.1.e lists *Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be open to the public (Added by PC-10-2003; Amended by Ordinance A-834-06-16)* as a permitted use.
- Section X.F.2.f lists *Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor*

facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16) as a special use.

In 2003, a permitted use for *Indoor Private Athletic Training and Practice Facilities, not occupying more than 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public* in a G-I District was established after a non-profit softball program petitioned to create such a use in order to utilize a facility at 7725 Grant Street (Exhibit B). A special use for *Indoor private athletic training and practices facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public* in a G-I District was later established in 2005 after the same softball program sought to move to a larger 10,000 square foot facility at 415 Rockwell Court (Exhibit C).

In 2016, Burr Ridge Kettlebell, LLC (henceforth “Kettlebell”) petitioned for clarification of their proposed business relative to existing permitted and special uses in the G-I General Industrial District. Kettlebell is a fitness facility that caters to small classes by appointment only. The Plan Commission recommended and the Board of Trustees approve an ordinance amending both the permitted and special uses regarding *Indoor Athletic Training and Practice Facilities* to their current form (Exhibit D), as well as add a special use for *Health and Wellness Clinics*, which was granted for Kettlebell.

Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend an amendment to the Zoning Ordinance to better accommodate the request by the petitioner, the following changes are suggested:

- Section X.F.2.f (Special Use in the G-I General Industrial District): Team **and Club Athletic Training and Practice Recreational** Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail health or fitness facilities ~~that may be made available to the public.~~

If this land use classification is amended, the corresponding classification for a permitted use when occupying less than 5,000 square feet should also be amended accordingly.

If the Plan Commission chooses to recommend a special use approval for Windy City Curling, staff recommends that the special use be limited to the following conditions:

1. The special use approval will be limited to Windy City Curling in a manner consistent with the submitted business plan.
2. The special use and facility shall be limited to the 13,144 square feet at 280 Shore Drive.

Appendix

Exhibit A –Petitioner’s Materials

Exhibit B – PC-10-2003

Exhibit C – Z-01-2005 / Ordinance No. A-834-04-05

Exhibit D – Z-04-2016 / Ordinance No. A-834-06-16



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 280 SHORE DR PIN # 09-35-204018

GENERAL INFORMATION

PETITIONER: WINDY CITY CURLING
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS PO BOX

PHONE: 630 788 6567 (CONTACT MATT GALAS)

EMAIL: info@windycitycurling.com

PROPERTY OWNER: WOODCREEK II VENTURE LLC STATUS OF PETITIONER: TENANT

OWNER'S ADDRESS: 40118 N 107TH ST SCOTTSDALE AZ PHONE: 630.464.7746
85262

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: LOT = 2.1 acres EXISTING ZONING: G-1 PUD

EXISTING USE/IMPROVEMENTS: CURRENT SPACE IN BLDG IS UNOCCUPIED. TWO (2) TENANTS
ARE IN THE BLDG AS WELL (VISKASE INC PREMIER TOOL) SUBDIVISION: _____

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

Special Use Rezoning Text Amendment Variation(s)

SEE ATTACHED (DESCRIPTION OF REQUEST)

Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Matt Galas
Petitioner's Signature

AUG 20, 2017
Date Petition is Filed



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Checklist for a Special Use Request

All petitions must be accompanied by the documents listed below unless otherwise indicated by the Village Staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing.

- Completed Petition for Public Hearing; typewritten or printed
- Public Hearing and Sign Fee of \$650
- Mailing labels with the names and addresses of owners and Permanent Index Numbers of all properties within 750 feet of the subject property
- Proof of Ownership; and authorization to represent owner if the petitioner is not the property owner
- Detailed description of special use; for example, a business plan that describes the hours of operation, number of customers and employees, products and services provided, and related information that may be informative relative to the special use request.
- 10 sets of plans not to exceed 11" x 17" and including:
 - Plat of Survey; showing all existing buildings, structures, easements, etc. and with a legal description of the property
 - NA Site Plan, if construction of buildings or structures is proposed. Site plan must be drawn to scale and show all existing and **proposed** site improvements. Not required if there is no new construction. *NO NEW CONSTRUCTION OR SITE PLAN CHANGES*
 - NA Landscape Plan; if landscape screening or other landscaping is a part of the requested special use.
 - NA Building Elevations, if new construction of building or building additions are proposed; scale drawings or renderings of proposed buildings and structures
- Findings of Fact; Petitioners written response to each of the findings
- Public Notice Sign Consent Form; authorization from the property owner to install public notice sign on the property
- Additional documents and information as determined appropriate by the Community Development Department *ATTACHED ARE FLOOR PLANS (DRAFT)*

ALL REQUIRED PLANS AND EXHIBITS MUST BE SUBMITTED AT LEAST THREE WEEKS PRIOR TO THE PUBLIC HEARING. SUBMITTAL OF REVISED PLANS OR DOCUMENTS AT THE PUBLIC HEARING MAY RESULT IN A CONTINUANCE TO A LATER DATE. PLEASE COORDINATE WITH VILLAGE STAFF RELATIVE TO ANY CHANGES TO THE PLANS.



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Public Hearing Submittal Checklist

All petitions must be accompanied by the supporting documents listed below unless otherwise indicated by the Village Staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing.

- Completed Petition for Public Hearing; typewritten or printed
- Detailed description of proposed amendment
- NA \$600 Public Hearing Fee N/A = SUBMITTING \$650 W/ SPECIAL USE REQUEST
- Findings of Fact; Petitioners written response to each of the findings
- Additional documents and information as determined appropriate by the Community Development Department
ATTACHED IS SITE & FLOOR PLANS (DRAFT)

ALL REQUIRED DOCUMENTS MUST BE SUBMITTED AT LEAST THREE WEEKS PRIOR TO THE PUBLIC HEARING. SUBMITTAL OF REVISED DOCUMENTS AT THE PUBLIC HEARING MAY RESULT IN A CONTINUANCE TO A LATER DATE

**Detailed Description of Special Use
Burr Ridge Zoning Ordinance**

ADDRESS: 280 Shore Dr

Windy City Curling – Our Mission

At Windy City Curling, we believe in building a strong community through the sport of curling by providing a welcoming environment for athletes of all ages and skill levels both on and off the ice.

- Providing a state-of-the-art dedicated curling facility
- Growing and building awareness of the sport through education. We are a Learn to Curl training facility that offers training programs and group instructional ice time.
- Engaging the younger generations through youth programs including club sport and youth leagues and university involvement.
- Encouraging respectful sportsmanship through both recreational and competitive (state, national, international) opportunities and divisions (mens, womens, mixed, juniors, seniors, corporate)
- Offering affordable curling for all members and guests
- Creating a membership that gives back to the community through volunteerism, hosting events and active participation with other community groups.

Business Model

Windy City Curling is currently 100% operated and run by our volunteer members. We will be offering the following services (all related to playing the sport of curling):

- Member Leagues (Private)
- Learn to Curl sessions (Public)
- Corporate and Group Outings (Public)
- Weekend Bonspiels (aka Tournaments)

Our typical season will run from September through April of each year and the club will generally be closed during the summer months (May thru August). During the season, our general business hours for the above services will be Monday thru Friday 6pm – 10pm and Saturday and Sunday from 9am to 10pm. To accommodate Corporate Outings, we will occasionally have events during the weekdays during normal business hours (9am - 5pm).

Our facility will have four (4) sheets (similar to bowling lanes) allowing a maximum of 32 people to play at any given time. Our members that are playing will be considered the employees at the facility during that time.

During our Learn to Curl and Corporate/Group outings, we will have our members there and available to teach and help the public guests.

For more information, please visit www.WindyCityCurling.com

It's more than Curling; It's Community!

**Description of Request
Special Use & Text Amendment
Burr Ridge Zoning Ordinance**

ADDRESS: 280 Shore Dr

Windy City Curling is petitioning for the opportunity to share our proposed recreational facility and programs to the general public to improve the cultural and recreational quality of the Village.

We would like to make the request for an amendment to the special use approval as per Sections X.F.2.f of the Burr Ridge Zoning Ordinance to permit the public use of team athletic training and practice facilities.

The property address is **280 Shore Dr** and the Permanent Real Estate Index Number is: **09-35-204-018**.

Existing Zoning Ordinances

Section X

F. GI GENERAL INDUSTRIAL DISTRICT

1. Permitted Uses:

e. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16).

2. Special Uses:

f. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16).

Findings of Fact
Text Amendment
Burr Ridge Zoning Ordinance

ADDRESS: 280 Shore Dr

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

Windy City Curling will provide a unique service to the village residents as well as a destination for other local residents. There are only three (3) other curling clubs in Illinois, the closest being 35 miles away (Highland Park, Northbrook and Triumph).

The proposed amendment is not detrimental in any way to the public health, safety or general welfare. We will be fostering a sense of community and giving back. Our club's motto is "It's more than curling; it's community" because we want to build a strong community through the sport of curling. We provide a welcoming environment for athletes of all ages and skill levels to learn about one of the fastest growing sports.

While we will typically operate as a private club for our members, we will also be hosting public "Learn to Curl" sessions, corporate outings and weekend events on occasion (2-4 times per year). Our operating hours will be off-cycle in the area and the local businesses will see negligible impact from any visitors.

b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

The amendment would not disrupt any of the intents of the zoning ordinance found in Section II.B of the Zoning Ordinance. No new construction will be proposed as we will be utilizing an existing building during off-cycle times (weeknight and weekend in an industrial zone).

**Findings of Fact
Special Use
Burr Ridge Zoning Ordinance**

ADDRESS: 280 Shore Dr

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- 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.

Windy City Curling will provide a unique recreational experience and opportunity for Village residents. This new service is currently not available to them within 35 miles and will improve the cultural and recreational quality of the Village.

- 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.

Curling in general is a great community of people where we, as a club, will emphasis and enhance the feeling of community in the area. The club is a 501(c)3 nonprofit that builds on the community.

- 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 is to allow Windy City Curling to share the sport and community of curling with the local residents including the businesses in the immediate vicinity. We will be hosting Corporate Outings and Learn to Curl programs for the public.

- 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.

Windy City Curling will typically operate in the off cycle of the normal business hours currently in the area. We will not usually have day time events during the work week that would interfere with other local businesses.

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

The site plan of the property as it sits now will suffice for our use so not changes will be made unless deemed necessary and beneficial.

- 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.

The site plan and traffic flow will remain untouched. The operating hours will be off cycle and will include weeknight and weekend events which will reduce/eliminate any impact on traffic congestion in the area. Any "Peak" events would happen 1-4 times per year.

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

As stated, Burr Ridge is a “high quality suburban community” which aligns well with the concept of Curling. Curling is a unique sport offered in only a few select local areas (Highland Park, Northbrook and Triumph in Illinois). Additionally, our motto is “It’s more than curling; it’s community”. Community building is one of the main objectives of the comprehensive plan to add community facilities and services and Windy City Curling would love to be a part of that future.

- 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.

Windy City Curling will abide to all applicable regulations. We want to be a part of Burr Ridge and help make it a stronger community, both to the village residents and as a potential destination for other local residents.



EXISTING PARKING LOT COUNT: 56 SPACES
 POTENTIAL STREET PARKING: 19 SPACES

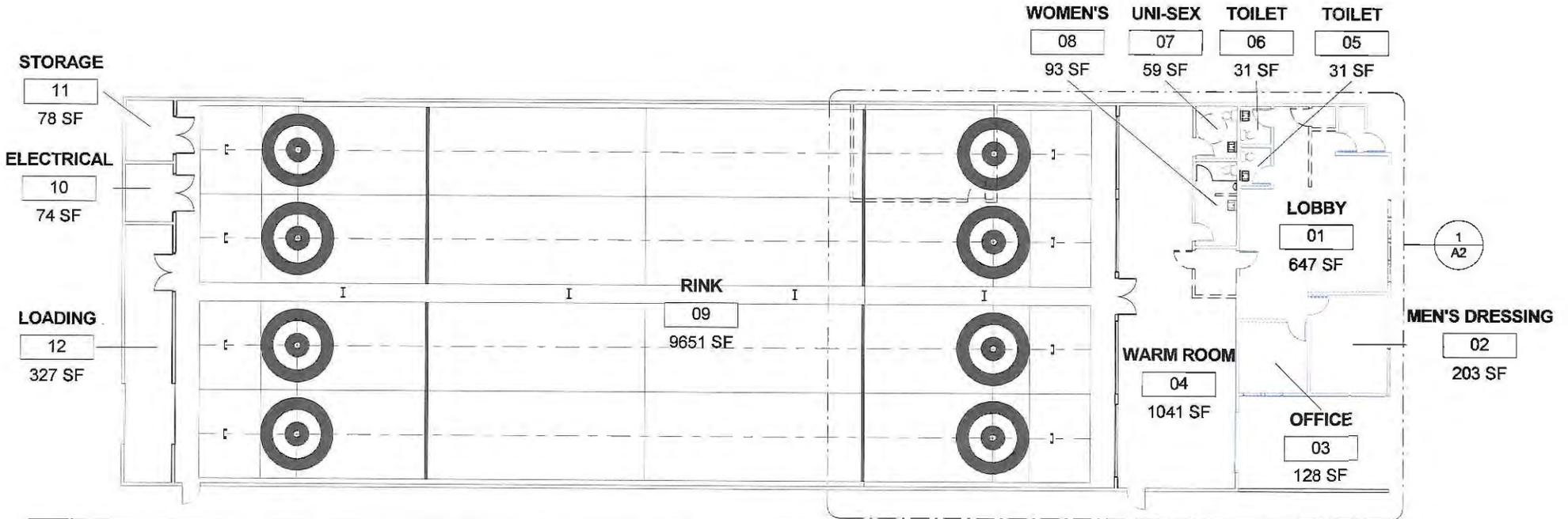
EXPECTED CLUB USAGE:
 WEEKDAY EVENINGS
 AVERAGE USERS: 40
 PEAK USERS: 70
 WEEKEND
 AVERAGE USERS: 40
 PEAK USERS: 90



SINKCOMBSETHLEFS
 ARCHITECTURE DESIGN

WINDY CITY CURLING
 280 SHORE DR
 7/6/2017

Parking Plan
 1" = 50'-0"

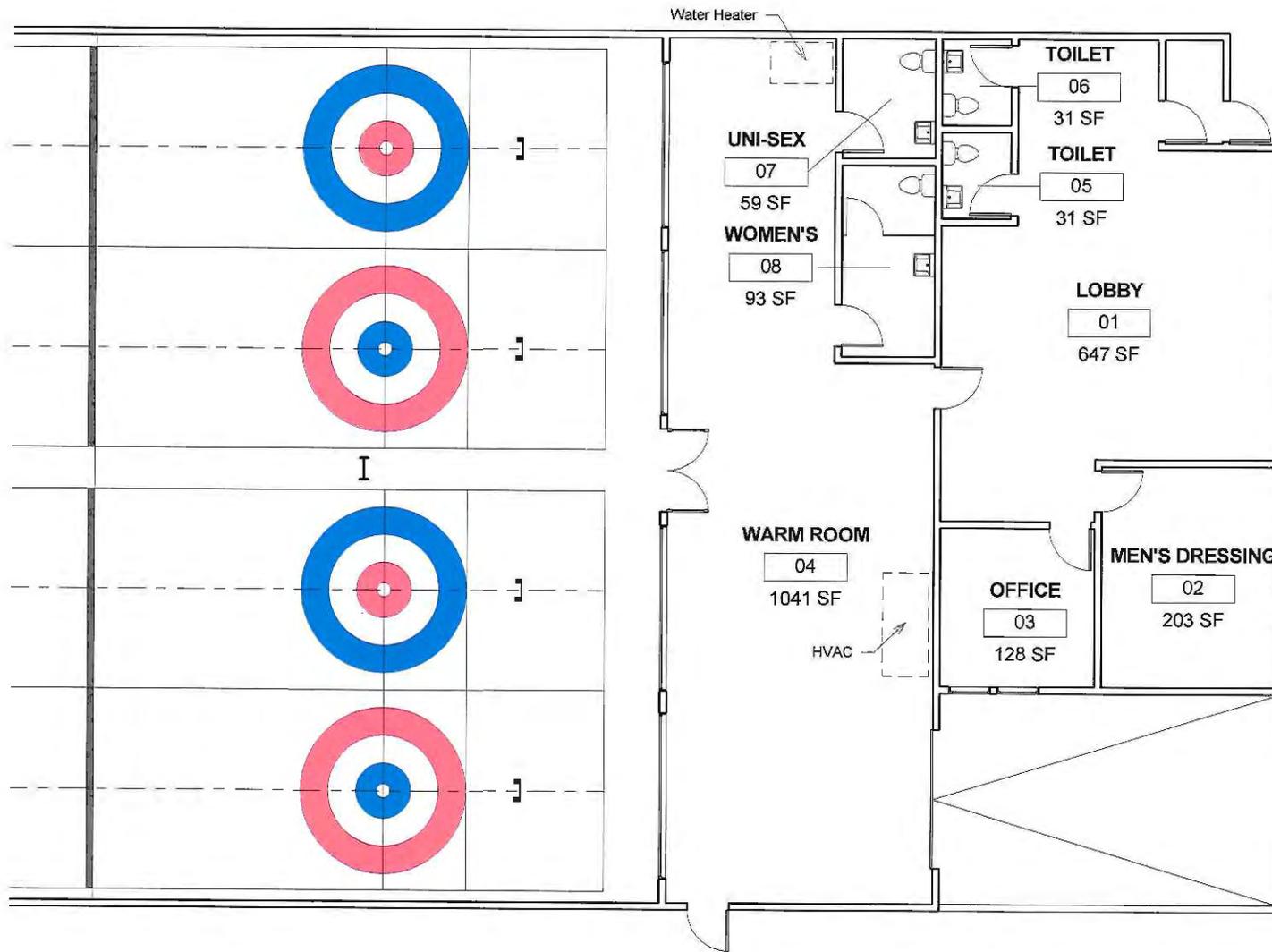


Room Schedule

Name	Number	Area	Occupancy	Occupant Load	Comments
LOBBY	01	647 SF	A-3	44	15 NET
MEN'S DRESSING	02	203 SF	A-3	14	15 NET
OFFICE	03	128 SF	B	2	100 GROSS
WOMEN'S	08	93 SF	A-3		
UNI-SEX	07	59 SF	A-3		
TOILET	06	31 SF	A-3		
TOILET	05	31 SF	A-3		
WARM ROOM	04	1041 SF	A-3	70	15 NET
RINK	09	9651 SF	A-3	32	8 OCC/SHEET*
ELECTRICAL	10	74 SF	A-3	1	300 GROSS
STORAGE	11	78 SF	S	1	300 GROSS
LOADING	12	327 SF	A-3	2	300 GROSS

OCCUPANCY SUMMARY:
 FULLY SPRINKLED TYPE IIB BUILDING
 A-3 BASE OCCUPANCY WITH B AND S
 ACCESSORY OCCUPANCIES
 MAX. OCCUPANCY (IBC 2015): 166
 EGRESS WIDTH REQUIRED: (.15in/OCC); 26in
 EGRESS WIDTH PROVIDED: 105in
 PLUMBING FIXTURES REQUIRED:
 83 MALE OCCUPANTS; 83 FEMALE OCCUPANTS
 REQ'D MALE: 1 WC, 1 URINAL, 1 LAVATORY
 REQ'D FEMALE: 2WC, 1 LAVATORY

*8 OCCUPANTS ESTIMATED PER USE TYPE OF ACTIVE CURLING RINK. CONCENTRATED ASSEMBLY WILL NOT BE ALLOWED IN THE RINK AREA.



PLAT OF
HINSDALE INDUSTRIAL PARK, UNIT TWO

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

RECORDED

BOOK - 57
PAGE - 226

State of Illinois } S.S.
County of Cook }

This is To Certify That The Evidences That Are Herein Shown, Not Necessarily As A Trustee Under Trust Agreement Known As Trust No. 749, Is The Owner Of The Land Described In The Attached Plat And That It Has Caused The Same To Be Surveyed And Subdivided As Indicated Thereon For The Uses And Purposes Therein Set Forth And Does Hereby Acknowledge And Admit The Same Under The Style And Title Therein Indicated.

Dated This 16th Day Of September, A.D. 1969

Ernest Trust And Savings Bank
(Not Personally But As Trustee As Aforesaid)

By W. J. Lemmie
Charles John Bennett
Title

Agent W. Richard Olson
Secretary



State of Illinois } S.S.
County of Cook }

I, Thomas C. Lehman, A Notary Public In And For Said County, In The State Aforesaid, Do Hereby Certify That W. J. Lemmie And W. Richard Olson Personally Known To Me To Be The Same Persons Whose Names Are Subscribed To The Foregoing Instrument As W. J. Lemmie And Thomas C. Lehman To Specify Of The Town, Ward, And Barings DuPage, As Owners (Not Personally But As Trustees Under Trust Agreement Known As Trust No. 749) Appeared Before Me This Day And Acknowledged That They Signed And Delivered The Aforesaid Plat As Their Own Free And Voluntary Act For The Uses And Purposes Therein Set Forth.

Given Under My Hand And Notarial Seal This 16th Day Of September, A.D. 1969
Swanton, Illinois.

By Thomas C. Lehman
Notary Public



State of Illinois } S.S.
County of Cook }

This is To Certify That I, Frank Novony, Illinois Registered Land Surveyor No. 1496 Have Created The Following Described Property To Be Surveyed And Subdivided:

The Part Of The Northeast Quarter Of Section 35, Township 38 North, Range 11 East Of The Third Principal Meridian Described As Follows: Commencing At A Point In The South Line Of Said Northeast Quarter 350 Feet West Of The East Quarter Corner For A Point Of Beginning; Thence North (Assumed North) And Parallel To The East Line Of Said Quarter Section, A Distance Of 1286.20 Feet; Thence West, Perpendicular To The West Line Of The East 350 Feet Of Said Quarter Section A Distance Of 194.83 Feet To A Point Of Curve; Thence Northwest Along A Curve Concave To The Southwest Having A Radius Of 335.17 Feet, A Distance Of 269.09 Feet To A Point Of Tangency; Thence North 49° 00' 00" West A Distance Of 269.33 Feet To A Point In A Curved Line; Thence Southwesterly Along A Curved Line Concave To The Southwest Having A Radius Of 300 Feet A Distance Of 130.62 Feet; Thence North 60° 06' 13" West Along A Line Radial To The Last Described Curve A Distance Of 320.20 Feet; Thence North 40° 52' 37" West Along A Line Perpendicular At Its Intersection With The Southern Right-Of-Way Line Of F.A.L. Route No. 55, A Distance Of 240 Feet; Thence South 49° 07' 25" West Along The Southern Right-Of-Way Line Of F.A.L. Route No. 55, A Distance Of 677.08 Feet; Thence South 00° 28' 44.5" West, A Distance Of 302.14 Feet; Thence North 84° 30' 54" East, A Distance Of 364.98 Feet; Thence South 60° 01' 01" West, A Distance Of 496.32 Feet; Thence North 80° 05' 04" East A Distance Of 1168.50 Feet To The Place Of Beginning, All In Du Page County, Illinois.

As Shown By The Attached Plat Which Is A Correct Representation Of Said Survey And Subdivisions. All Distances Are Shown In Feet And Decimals Thereof. I Further Certify That All Regulations Enacted By The Board Of Supervisors Relative To Plat And Subdivisions Have Been Complied With In The Preparation Of This Plat.

I Further Certify That No Part Of The Property Covered By This Plat Of Subdivision Is Situated Within 500 Feet Of Any Surface Drain Or Watercourse Serving A Tributary Area Of 640 Acres Or More.

Given Under My Hand And Seal At Berwyn, Illinois This 19th Day Of August, A.D. 1969

By Frank Novony
Illinois Registered Land Surveyor
No. 1496



State of Illinois } S.S.
County of Du Page }

Approved This 19th Day Of September, A.D. 1969
In DuPage County Zoning And Plat Committee

By Walter J. Jensen
Chairman

State of Illinois } S.S.
County of Du Page }

I, Walter J. Jensen, County Clerk Of DuPage County, Illinois Do Hereby Certify That There Are No Delinquencies In The Payment Of General Taxes, No Unpaid Forfeited Taxes And No Adjudicable Tax Sale Claims Against The Land Included In The Attached Plat.

I Further Certify That I Have Received All Necessary Fees In Connection With The Attached Plat.
Given Under My Hand And Seal Of The County Court At DuPage County, Illinois, This 19th Day Of September, 1969

By Walter J. Jensen
County Clerk

State of Illinois } S.S.
County of Du Page }

Approved And Accepted This 19th Day Of September, A.D. 1969
BOARD OF SUPERVISORS OF
DU PAGE COUNTY, ILLINOIS

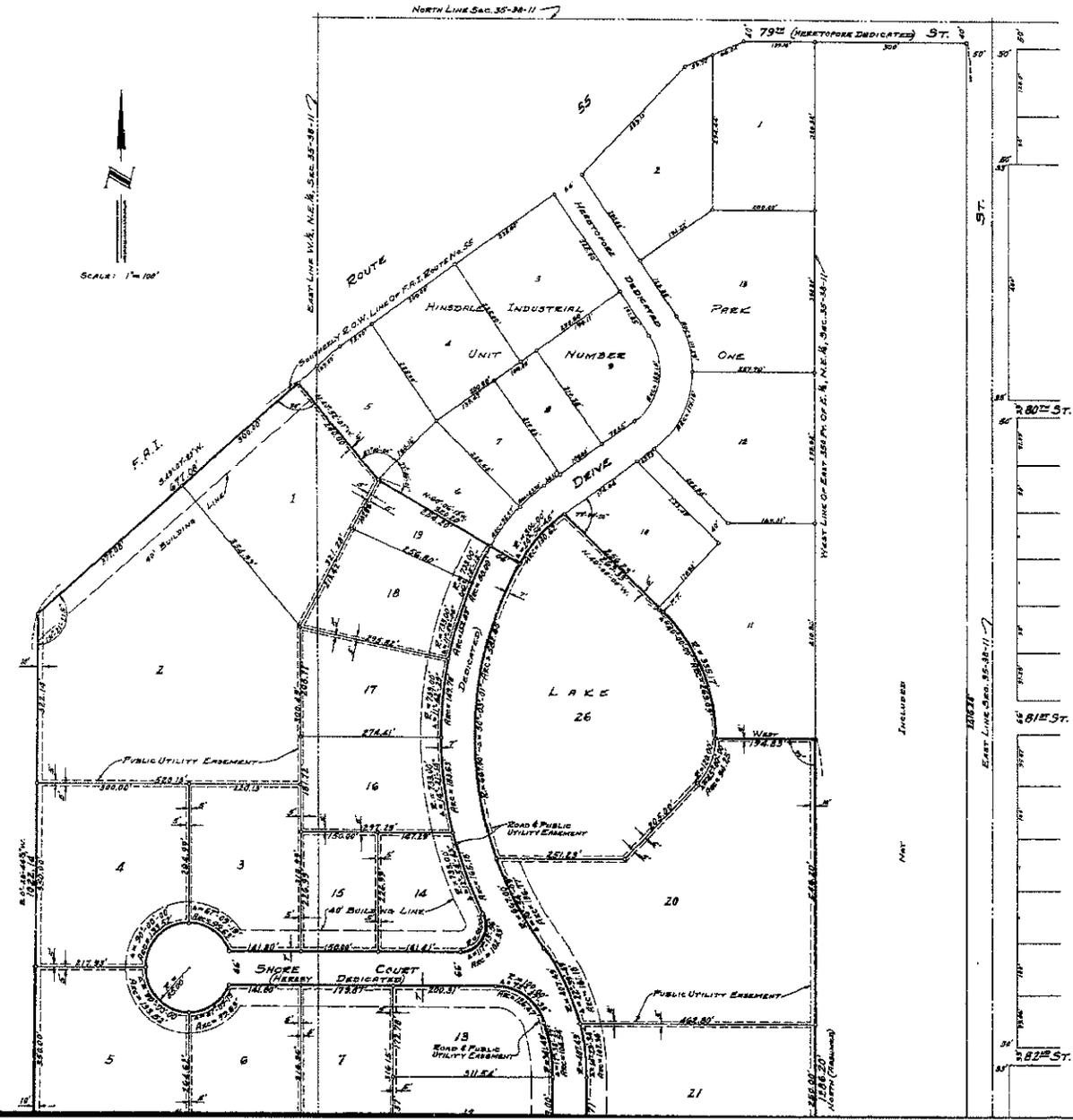
By Walter J. Jensen
Plat Officer

State of Illinois } S.S.
County of Du Page }

I, Leslie C. Reiman Do Hereby Certify That All Matters Pertaining To The Highway Requirements As Prescribed In The Regulations Governing Plat Adopted By The Board Of Supervisors Of DuPage County Insofar As They Relate To The Attached Plat, Have Been Complied With, With The Following Exception:

I Further Certify That The Required Bond Is Posted For The Completion Of The Improvements Covering Streets Including Covenants And Other Public Ways Not Under State Or County Jurisdiction.

Dated At Westmont, Illinois, This 15th Day Of September, A.D. 1969
By Leslie C. Reiman
Commissioner Of Highways



PLAT

TEMPORARY RECEIPT
GEORGE R. RUDOLPH
Recorder of Deeds
Du Page County
Wheaton, Illinois

Nº 454

Date 9/16/69
Check _____ Cash 1850

RECEIVED FROM Paul Carson Jr.

TITLE Hamdale Industrial Park, Unit Two

DESCRIPTION _____

DATE OF INSTRUMENT August 13 1969.

MAIL TO Paul Carson Jr.
7545 S. Madison St. Hamdale, Ill.

Copies _____ Certified _____ CHARGE _____

Accompanying Papers _____

BOOK 57
PAGE 226

RECORDED
DU PAGE COUNTY
SEP 19 1 45 P 69
R69-42012
George R. Rudolph

AUTHORIZATION TO REPRESENT PROPERTY OWNER

This letter is to authorize **Windy City Curling, Inc.** to represent **Wood Creek II Venture LLC** during the petition for public hearing plan commission with the Village of Burr Ridge to file for a Special Use and Text Amendment for **280 Shore Dr** in Burr Ridge (PIN 09-35-204-018).

Property Owner

Wood Creek II Venture LLC
40118 N 107th St
Scottsdale, AR 85262

Representative

Windy City Curling, Inc.
P.O. Box 376
Downers Grove, IL 60515

Contact:

Mike Klonoski
630.464.7746
mjk@morganprop.com

Contact:

Matt Galas
630.788.6567
matt@windycitycurling.com

OWNER: _____



DATE: _____

8/21/17



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

280 Shore Dr.

Property Owner or Petitioner:

Wood Creek II Venture LLC

(Print Name)

[Handwritten Signature]

(Signature)



Village of Burr Ridge

NOTICE

There will be a public hearing to consider zoning changes or approvals for this property.

For further information, please call or visit:

Burr Ridge Village Hall
7660 County Line Road
(630)654-8181, Extension

Ask for Information Re: **Z 12 2017**

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

August 25, 2017

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

Z-12-2017: 280 Shore Drive The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Windy City Curling for a text amendment and special use pursuant to Section X.F.2 of the Burr Ridge Zoning Ordinance to permit a curling facility in a G-I General Industrial District. The petition number and property is **Z-12-2017: 280 Shore Drive** and the Permanent Real Estate Index Number is: **09-35-204-018**.

A public hearing to consider this petition is scheduled for:

Date: Monday, September 18, 2017
Time: 7:30 P.M. or as soon thereafter as the matter may be heard.
Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

Additional information is on file and available for public review at the Burr Ridge Village Hall or contact:

Evan Walter, Assistant to the Village Administrator
(630) 654-8181 ext. 2010
ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



VIP MORGAN LLC
970 OAKLAWN AVE
ELMHURST, IL 60126
PIN(S): 09-35-205-035

SPARROWHAWK CHICAGO IND
377 E BUTTERFIELD RD
UNIT 280
LOMBARD, IL 60148
PIN(S): 09-35-205-036

8080 MADISON LLC
8080 S MADISON ST
BURR RIDGE, IL 60521
PIN(S): 09-35-205-039

PAYOVICH, MS
PO BOX 3786
OAK BROOK, IL 60522
PIN(S): 09-35-205-041

MC NAUGHTON BUILDER INC
347 W 83RD ST
BURR RIDGE, IL 60527
PIN(S): 09-35-402-062

COMMUNITY SUPPORT SERVICE
16W127 83RD ST
BURR RIDGE, IL 60527
PIN(S): 09-35-403-017

CTLTC B7900554854
10 S LASALLE ST STE 2750
CHICAGO, IL 60603
PIN(S): 09-35-403-018

ALMERO PROPERTIES LLC
16W115 83RD ST
BURR RIDGE, IL 60527
PIN(S): 09-35-403-019 09-35-403-020

HUGHES INVESTMENT PROPERTIES
16W153 83RD ST
BURR RIDGE, IL 60527
PIN(S): 09-35-403-029

MADISON STREET PARTNERS LLC
14497 JOHN HUMPHREY
UNIT 200
ORLAND PARK, IL 60462
PIN(S): 09-35-403-030



THOMAS MEADEN
16W210 83RD STREET
BURR RIDGE, IL 60527
PIN(S): 09-35-204-021

240 WEST 83RD ST LLC
1801 PRATT BLVD
ELK GROVE VILLAGE, IL 60007
PIN(S): 09-35-204-029

260 WEST 83RD ST LLC
1801 PRATT BLVD
ELK GROVE VILLAGE, IL 60007
PIN(S): 09-35-204-032 09-35-204-033

AUTOMATIC SCREW MACHINE
16W240 83rd ST
BURR RIDGE, IL 60521
PIN(S): 09-35-204-034

CHAS & CHERLINE ANZILOTTI
11385 77TH ST
BURR RIDGE, IL 60527
PIN(S): 09-35-204-036

COOK FINANCIAL LLC
5600 N RIVER RD NO 150
ROSEMONT, IL 60018
PIN(S): 09-35-205-005 09-35-403-028

VILLAGE OF BURR RIDGE
7660 S COUNTY LINE RD
BURR RIDGE, IL 60521
PIN(S): 09-35-205-006 09-35-205-012

ZACCONE BLDG PARTNERSHIP
4S WASHINGTON CIRCLE
HINSDALE, IL 60521
PIN(S): 09-35-205-008

GROZICH FAMILY LLC
16W184 89TH ST
BURR RIDGE, IL 60527
PIN(S): 09-35-205-010

FGH REAL CO
16W070 WEST 83rd ST
BURR RIDGE, IL 60527
PIN(S): 09-35-205-011 09-35-205-042

CTLTC BV11880
10 S LASALLE ST STE 2750
CHICAGO, IL 60603
PIN(S): 09-35-205-014

PHYLLIS M GROZICH
16W184 89TH ST
BURR RIDGE, IL 60527
PIN(S): 09-35-205-021

CCC BURR RIDGE LLC
C/O KORMAN LEDERER
3100 DUNDEE RD NO 116
NORTHBROOK, IL 60062
PIN(S): 09-35-205-027 09-35-205-029 09-35-205-030 09-35-205-033 09-35-205-040

83RD BURR RIDGE PARTNERS
PO BOX 490
WESTMONT, IL 60559
PIN(S): 09-35-205-034





WOOD CREEK VENTURE LLC
PLAZA COURT S7 LLC
40118 N 107TH ST
SCOTTSDALE, AZ 85262-3390
PIN(S): 09-35-203-001 09-35-204-018

BESTY A GINGER
1S DEER PATH TR
BURR RIDGE, IL 60527
PIN(S): 09-35-203-010

DONNAN REAL ESTATE LLC
224 SHORE CT
BURR RIDGE, IL 60527
PIN(S): 09-35-20-014

BRONSON & BRANTTON INC
220 SHORE DR
BURR RIDGE, IL 60527
PIN(S): 09-35-203-017

DONALD LEWANDOWSKI
12231 S. COACH RD
PALOS HEIGHTS, IL 60463
PIN(S): 09-35-203-022

BRONSON & BRANTTON INC
240 SHORE DR
BURR RIDGE, IL 60527
PIN(S): 09-35-203-024

MARGUERITE M GUIDO
223 MAPLE ST
HINSDALE, IL 60521
PIN(S): 09-35-203-028 09-35-203-029

LINDA S WATSON
1426 GUNDERSON AVE
BERWYN, IL 60402
PIN(S): 09-35-204-009

PUBLIC STORAGE INC
DEPT 27820
PO BOX 25025
GLENDALE, CA 91201
PIN(S): 09-35-204-010

LM BURR RIDGE HOLDINGS
20 DANADA SQ W
UNIT 274
WHEATON, IL 60189
PIN(S): 09-35-204-011

STANDARD B&T 11848
16W221 SHORE CT
C/O MIDCO INC EDWIN JANIK
BURR RIDGE, IL 60521
PIN(S): 09-35-204-016

OAK BROOK BANK 2847
PO BOX 683
MOUNT PROSPECT, IL 60056
PIN(S): 09-35-204-017

LC&F ENTERPRISES INC
20 WILLOW BAY RD
SOUTH BARRINGTON, IL 60010
PIN(S): 09-35-204-019

CMI GROUP
1 RIDGE FARM RD
BURR RIDGE, IL 60527
PIN(S): 09-35-204-020 09-35-204-024



EXHIBIT B

December 3, 2003

Ms. Jo V. Irmen
President and
Board of Trustees
7660 South County Line Road
Burr Ridge, Illinois 60527

Re: PC-10-2003: Interpretation of Use Lists – Private Athletic Practice Facility

Dear Ms. President and Board of Trustees:

As per Section IV.T of the Burr Ridge Zoning Ordinance, the Plan Commission transmits for your consideration its recommendation to add the following use to the list of permitted uses in the GI General Industrial Districts: “Indoor Private Athletic Training and Practice Facilities, not occupying more than 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public.”

After due consideration, the Plan Commission determined that the subject use is similar and compatible to other permitted uses in the GI District. As examples, the Plan Commission cited “Schools – commercial or trade” and “Training Center – engineering or sales” as uses that have similar characteristics as the subject use and which are currently permitted uses in the GI District. The Plan Commission was concerned that the subject use be limited and specific in scope and added qualifying language that requires that such uses be indoors, not be located in a temporary structure, be limited in area, and not be open to the general public.

Based on the above, the Plan Commission, by a vote of 7 to 0, recommends that: “Indoor Private Athletic Training and Practice Facilities, not occupying more than 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public” be added to the list of permitted uses in the GI General Industrial District of the Burr Ridge Zoning Ordinance.

Sincerely,

Robert A. Grela, Chairman
Village of Burr Ridge
Plan Commission/Zoning Board of Appeals

RAG:JDP:jdp



**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT**

STAFF REPORT AND SUMMARY

Z-01-2005: 415 Rockwell Court (Chi-Town Training Center, LLC); Requests a text amendment to Section X.F.1 of the Zoning Ordinance to revise the listed permitted use of “Indoor Private Athletic Training and Practice Facility not occupying more than 5,000 square feet” as “Indoor Private Athletic Training and Practice Facility not occupying more than 10,000 square feet” or to add “Indoor Private Athletic Training and Practice Facility exceeding 5,000 square feet” as a Special Use in the General Industrial District and then request Special Use approval to allow Chi-Town Training Center to operate as an indoor private athletic facility at 415 Rockwell Court.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Robert Grela, Chairman

Prepared By: Aaron N. Cook
Planner

Date of Hearing: January 31, 2005

GENERAL INFORMATION

Petitioner:	Chi-Town Training Center, LLC	Existing Zoning:	GI General Industrial
Property Owner:	Layko Properties	Existing Land Use:	Light Industrial/Office
Petitioner’s Status:	Lessee	Site Area:	Approximately 1.50 Acres
Land Use Plan:	Light Industrial	Subdivision:	Burr Ridge Industrial Commons

SUMMARY

Description

The petitioner currently operates a 5,000 square foot facility for an indoor training and instructional facility for a not-for-profit girls’ softball program at 415 Rockwell Court. Chi-Town recently moved their facility from 7725 Grant Street to their current location with the purpose of expanding their facility to occupy the available 10,000 square feet at 415 Rockwell. The petitioner is requesting consideration by the Plan Commission in order to expand their facility currently open and occupying 5,000 square feet at 415 Rockwell Court.

The property is within the GI General Industrial District, which does list “Indoor private athletic training and practice facilities, not occupying more than 5,000 square feet of floor area, located in a

permanent building, and not including any retail, health club, or other activities that may be open to the public” as a permitted use within the GI District. The petitioner is seeking a text amendment to amend the permitted use to read, “Indoor private athletic training and practice facilities, not occupying more than 10,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public.” Alternatively, the petitioner is seeking an amendment to the Zoning Ordinance to add “Indoor private athletic training and practice facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public” as a special use in the GI District and to seek special use approval.

Compliance with the Comprehensive Land Use Plan

The Comprehensive Plan recommends continued use of this property for light industrial uses. Depending on the size and area of a facility, indoor private athletic training and practice facilities are considered compatible and appropriate for such an area under current zoning regulations. The specific location for which the petitioner seeks to operate such a school is a multi-tenant light industrial/office building. In addition, the petitioner indicates that their previous location within the same subdivision at 7725 Grant Street operated in a similar manner as the proposed site without incident.

Compliance with the Zoning Ordinance

The Zoning Ordinance lists the subject land use as a permitted use in the GI District subject to a limitation on floor area. In December 2003, the Plan Commission recommended to the Village Board that the Zoning Ordinance be amended to add the subject land use due the similarities and compatibility with other permitted uses in the GI District. The Plan Commission cited as examples “Schools – commercial or trade” and “Training Center –engineering or sales” as uses that have similar characteristics. The Plan Commission however was concerned that the subject use be limited and specific in scope. To address this concern the Plan Commission recommended that qualifying language be added such as the requirement that such land uses be located indoors, not be located in a temporary structure, be limited in area, and not open to the general public.

The petitioner has indicated that as part of the lease, five parking spaces have been dedicated to their unit. The number of available parking spaces per the petitioner is approximately 45 with 5 of those spaces dedicated to the Edelweiss Patisserie. The petitioner has indicated no past problems with parking at their previous site which was approximately 5,000 square feet. The petitioner has stated that in all significant aspects, the use will not change from the 5,000 square foot facility to the 10,000 square foot facility. Approximately 2,000 square feet of the new facility will be devoted to an office and entryway area. The remaining additional square footage will allow the softball and baseball students to throw and bat in a less congested setting.

The petitioner has indicated that the facility is not in the nature of an amusement or entertainment facility. The facility is private and will only provide instruction by appointment. The use of the facility will be primarily after-school and during weekday evenings as well as weekend days with decreased use in the summer months.

Compatibility with Surrounding Land Uses

The location of the proposed athletic training and practice facility is within a multi-tenant light industrial building on a cul-de-sac. The multi-tenant building contains a warehouse for Fleischmann’s Yeast at 411 Rockwell Court, Edelweiss Patisserie at 413 Rockwell Court which is a

commercial bakery that manufactures baked goods and is a wholesale distributor of those baked goods. The property and uses in the surrounding area are industrial/office in nature with fairly typical hours of operation.

As noted above, this building contains offices and light industrial uses. Athletic training and practice facilities are not considered to be a nuisance or in conflict with offices and similar uses. The increased drop-off and pick-up traffic would not affect the offices and light industrial offices since the proposed operation hours will for the most part be when these other uses are closed to their customers. Additionally, the impact on traffic within Burr Ridge Industrial Commons would be minimal for a similar reason given above; the pick-up and drop-off will largely take place during non-peak hours.

Conclusion

If the Plan Commission determines that the change in the maximum floor area from 5,000 square feet to 10,000 square feet is compatible with those uses within the General Industrial District, a text amendment to the Permitted Uses would be recommended. If the Plan Commission however, wishes to retain review authority over such land uses exceeding 5,000 square feet, a text amendment to add “Indoor private athletic training and practice facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public” as a special use is recommended. Chi-Town Training Center, LLC then requests said special use approval for 415 Rockwell Court.

Findings of Fact and Conditions for Approval

The submitted findings of fact have been adequately completed and may be adopted if the Plan Commission is in agreement. Based on general compatibility with industrial uses in the Village, staff ***recommends approval*** of the request for a text amendment to add “Indoor private athletic training and practice facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public” as a special use to the GI General Industrial District.

Additionally, staff ***recommends approval*** of the request for special use approval to allow an athletic training and practice facility exceeding 5,000 square feet of floor area on the property commonly known as 415 Rockwell Court subject to the following conditions:

1. The special use permit shall be limited to Chi-Town Training Center, LLC and shall expire at such time that Chi-Town no longer occupies the space at 415 Rockwell Court.
2. The athletic training and practice facility shall operate under the conditions generally outlined in the findings of fact and shall be limited to the 10,000 square feet of floor area at 415 Rockwell Court.

cc: Petitioner

ORDINANCE NO. A-834-04-05

AN ORDINANCE AMENDING SECTION X.F.2 OF THE
ZONING ORDINANCE OF THE VILLAGE OF BURR RIDGE
(Z-01-2005: Text Amendment to the General Industrial District)

WHEREAS, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said text amendment on January 31, 2005, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a text amendment to the Burr Ridge Zoning Ordinance, including its findings and recommendations, to this President and Board of Trustees; and this President and Board of Trustees has duly considered said report, findings, and recommendations.

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

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of the proposed text amendment indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, find as follows:

- A. That the recommendation is to amend Section X.F.2 of the Burr Ridge Zoning Ordinance to add "Indoor private athletic training and practice facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public" as a Special Use.
- B. That the amendment is consistent with the purpose and intent of the Zoning Ordinance.

Section 3: That Section X.F.2 of the Burr Ridge Zoning Ordinance be and hereby is amended to add the following:

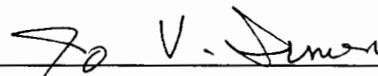
- f. Indoor private athletic training and practice facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public

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

PASSED this 28th day of February, 2005, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Pallat, Paveza, Grasso, Cizek,
and Sodikoff
NAYS: 0 - None
ABSENT: 1 - Trustee Rohner

APPROVED by the President of the Village of Burr Ridge on this 28th day of February, 2005.



Village President

ATTEST:



Village Clerk



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

Z-04-2016: 7960 Madison Street (Burr Ridge Kettlebell); Requests an amendment to Section X.F.2 of the Burr Ridge Zoning Ordinance to clarify the special use listings for Health and Wellness Clinic and Private Athletic Training and Practice Facility and requests a special use as per the amended Section X.F.2 to permit a fitness training and instruction facility.

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: April 18, 2016

GENERAL INFORMATION

Petitioner: Paul Lyngso, on behalf of Burr Ridge Kettlebell Club

Property Owner: I57 McKinley Partnership

Petitioner's Status: Tenant

Land Use Plan: Recommends Light Industrial Uses



Existing Zoning: GI Planned Unit Development

Existing Land Use: Light Industrial

Site Area: 4.5 Acres

Subdivision: None



SUMMARY

The petitioner appeared before the Plan Commission on March 21, 2016 to discuss the classification of his business relative to the permitted and special uses in the GI General Industrial District. As a result of that discussion, the Plan Commission determined that the business is best classified in the existing Zoning Ordinance as a Health and Wellness Clinic which requires special use approval. The petitioner operates a fitness facility that consists of small classes by appointment only.

The Plan Commission also directed staff to prepare a text amendment relative to the existing land use categories for Health and Wellness Clinics and for Private Athletic Training Facilities. In conjunction with the legal notices for the petitioner's special use request, staff has added a request for an amendment to the Zoning Ordinance clarifying these use categories.

TEXT AMENDMENT

The GI Districts lists the following uses:

- Permitted Use in the GI District: *Indoor Private Athletic Training and Practice Facilities, not occupying more than 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public.*
- Special Use in the GI District: *Indoor Private Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public.*
- Special Use in the GI District: *Health and Wellness Clinic*

As a result of the discussion at the March 21, 2016 meeting, there was consensus to amend these categories to clarify that an indoor private athletic facility is a private facility intended for travel team and similar team practice facilities rather than fitness facilities that are open to the public.

SPECIAL USE

The petitioner is requesting a special use for a Health and Wellness Clinic (or as may be amended as per the referenced text amendment) to be located at 7960 Madison Street. There is an existing fitness facility at 7938 Madison Street and a martial arts studio previously occupied the tenant space at 7960 Madison Street. Other businesses in the area are listed on the attached spreadsheet.

FINDINGS OF FACT AND RECOMMENDATIONS

In order to clarify the existing land use categories, the following changes are suggested:

- Permitted Use in the GI District: ~~Indoor Private~~ **Team** Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building **with no outdoor facilities**, and not including any retail, health **or fitness facilities club**, or other activities that may be open to the public.
- Special Use in the GI District: ~~Indoor Private~~ **Team** Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building **with no outdoor facilities**, and not including any retail, health **or fitness facilities club**, or other activities that may be open to the public.
- Special Use in the GI District: Health and Wellness Clinic, **including health and exercise facilities by appointment only.**

The petitioner has submitted findings of fact which can be adopted if the Plan Commission is in agreement relative to the special use request. If approved, the special use would be for a Health and Wellness Clinic, including health and exercise facilities by appointment only. As with the petitioner's previous Burr Ridge location at 16W251 South Frontage Road, the special use would be limited to the following conditions:

1. The special use approval will be limited to Burr Ridge Kettlebell, LLC as operated by the petitioner, Mr. Paul Lyngso.
2. The business shall be limited to 2,400 square feet of floor area 7960 Madison Street.
3. All other aspects of the business shall comply with the description submitted by the petitioner.

ORDINANCE NO. A-834-06-16

AN ORDINANCE AMENDING SECTION X.F OF THE BURR RIDGE ZONING
ORDINANCE TO CLARIFY THE PERMITTED AND SPECIAL USE LISTINGS FOR
HEALTH AND WELLNESS CLINIC AND FOR PRIVATE ATHLETIC TRAINING AND
PRACTICE FACILITY IN THE G-I DISTRICT

Z-04-2016: Text Amendment G-I District Permitted and Special Uses

WHEREAS, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said text amendment on April 18, 2016 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a text amendment to the Burr Ridge Zoning Ordinance, including its findings and recommendations, to this President and Board of Trustees, and this President and Board

of Trustees has duly considered said report, findings, and recommendations.

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

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of the proposed text amendment indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the recommendation is to amend Section X.F of the Burr Ridge Zoning Ordinance to clarify the permitted and special use listings for Health and Wellness Clinic and for Private Athletic Training and Practice Facility.
- B. That the amendment described more fully in Section 3 hereof is consistent with the purpose and intent of the Zoning Ordinance.

Section 3: That Section X.F of the Zoning Ordinance be and is hereby amended as follows (stricken text indicated with a ~~strikethrough~~ and added text indicated in ***bold italics***):

1. Permitted Uses

e. ~~Indoor-Private Team~~ Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building **with no outdoor facilities**, and not including any retail, health **or fitness facilities club**, or other activities that may be ~~open~~ **made available** to the public.

2. Special Uses

e. Health and Wellness Clinic, **including health and exercise facilities by appointment only**

f. ~~Indoor-Private Team~~ Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building **with no outdoor facilities**, and not including any retail, health **or fitness facilities club**, or other activities that may be ~~open~~ **made available** to the public.

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

PASSED this 9th day of May, 2016, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:	6	Trustees Franzese, Schiappa, Grasso, Paveza, Bolos, Murphy
NAYS:	0	None
ABSENT:	0	None

APPROVED by the President of the Village of Burr Ridge on this 9th day of May, 2016.



Village President

ATTEST:



Village Clerk



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-13-2017: 15W455 79th Street (St. Mark Christian Montessori Preschool); Requests variation subject to Section IV.J of the Zoning Ordinance to permit a fence in a corner side yard for a non-residential use in a residential district.

HEARING DATE:

September 18, 2017

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

St. Mark Christian Montessori
Preschool
Richard Benjamin, Representative

PETITIONER STATUS:

Current Tenant

PROPERTY OWNER:

St. Mark Coptic Church

EXISTING ZONING:

R-3 SFR

LAND USE PLAN:

Recommends SFR

EXISTING LAND USE:

Religious Institution

SITE AREA:

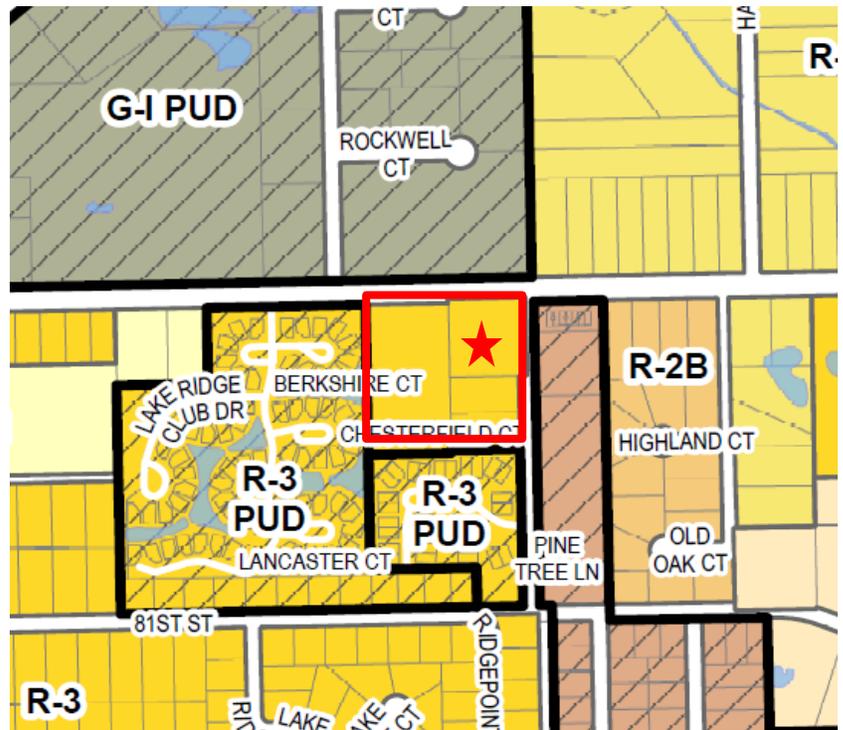
8.5 Acres

SUBDIVISION:

None

AVAILABLE PARKING:

210 Spaces



The petitioner is St. Mark Christian Montessori Preschool, which operates at St. Mark Coptic Church at the southwest corner of 79th Street and Garfield Street. The petitioner is seeking a variation to install a fence in a corner side yard on the property of a non-residential use in a residential district. Section IV.J of the Burr Ridge Zoning Ordinance states that fences in corner side yards in residential districts are not permitted. Thus, a variation is requested to permit the fence in a corner side yard.

The petitioner has submitted a site plan for the proposed fence, both of which otherwise conform to the Zoning Ordinance in all facets. In Figure 1, the proposed location of the fence is shown relative to where fences are currently permitted on the property. Alternate angles of the playground are shown in Exhibits B and C.



Figure 1 – Aerial View

Land Use and Site Analysis

The property is zoned as R-3 Single Family Residential and is surrounded by R-3 PUD to the west (Lake Ridge Club subdivision) and south (Pine Tree subdivision), R-4 PUD to the east, and G-I General Industrial to the north. The proposed fence is to be located approximately 300 feet from the nearest property line.

Public Hearing History

Three previous special uses have been approved relevant to this petition. In 2001, the property owner, St. Mark Coptic Church, received special use approval from the Village to expand the church located on the property. Included in this special use approval was a condition that permitted the church to operate a preschool with no more than 30 children between the ages of 3 and 6 years old, providing that any outdoor activity space set aside for use by the preschool would be fully enclosed with a fence as may be approved by the Village (Exhibit C). A playground was established and properly fenced on the southern portion of the property. In 2007, the special use was amended to increase the permitted number of students at the preschool from 30 to 40, as well as expanding the age range from 6 weeks to 6 years old (Exhibit D). Finally, in 2013, the Village approved a special use for a second expansion to the church as well as an expansion of the parking lot and with an outdoor playground, outdoor classroom, and outdoor kitchen and gazebo (Exhibit E). The previous playground and fence was removed during the second building expansion and re-located to the east side of the church. No such condition mandating that the new outdoor playground areas be fenced was included in the most recent special use approval. Other special uses and variances have been granted for other elements of the property that are not specific to this petition, such as the location of the parking lot and the height of the principal building.

Public Comment

Prior to this hearing, the Village received calls from the HOAs representing the Lake Ridge Club and Pine Tree subdivisions; however, neither HOA objected to the proposal. Two other property owners visited Village Hall in person but had no objections.

Applicable Zoning Ordinance Section(s)

Section IV.J.1.b of the Zoning Ordinance states that *fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback.*

Findings of Fact and Recommendation

The Illinois Department of Child and Family Services has informed the preschool that the playground must be fenced to be compliant with its standards. The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission recommends approval of this petition, the variation should be made subject to the compliance with the submitted plans.

Appendix

Exhibit A – Petitioner’s Materials

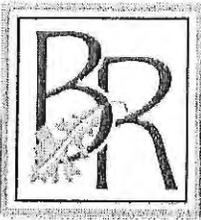
Exhibit B – Picture of Playground (view from north)

Exhibit C – Picture of Playground (view from south)

Exhibit D – Z-02-2000 / Ordinance A-834-17-01

Exhibit E – Z-19-2007 / Ordinance A-834-28-07

Exhibit F – Z-22-2013 / Ordinance A-834-35-13



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 15 WEST 455 79TH STREET PIN # See attached

GENERAL INFORMATION

PETITIONER: St. Mark Christian Montessori Preschool/ & Kindergarten - Richard Benjamin
 (All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 15 West 455 79th Street

PHONE: School 630.986.1100 Richard Benjamin 312.519.5455

EMAIL: richardkbenjamin@gmail.com

PROPERTY OWNER: St. Mark Church STATUS OF PETITIONER: Tenant

OWNER'S ADDRESS: SAME PHONE: _____

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 216' EXISTING ZONING: residential

EXISTING USE/IMPROVEMENTS: Playground

SUBDIVISION: _____

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

Special Use Rezoning Text Amendment Variation(s)

216' of 6' high Aluminum fence with one 5' self closing + self latching gate

Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature

8/10/17
Date Petition is Filed



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Checklist for a Special Use Request – Non-SFR Fence

All petitions must be accompanied by the documents listed below unless otherwise indicated by the Village Staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing.

- Completed Petition for Public Hearing; typewritten or printed
- Public Hearing and Sign Fee of \$650
- Mailing labels with the names and addresses of owners and Permanent Index Numbers of all properties within 750 feet of the subject property
- Proof of Ownership; and authorization to represent owner if the petitioner is not the property owner
- 10 sets of plans not to exceed 11" x 17" and including:
 - Plat of Survey; showing all existing buildings, structures, easements, etc. and with a legal description of the property
 - Site Plan, showing location of the fence (may be added to the Plat of Survey instead). Site plan must be drawn to scale and show all existing site improvements.
 - Landscape Plan; if landscape screening or other landscaping is a part of the requested special use.
 - Fence Elevations, scale drawings or renderings of proposed fence including materials and height of fence.
- Findings of Fact; Petitioners written response to each of the findings
- Public Notice Sign Consent Form; authorization from the property owner to install public notice sign on the property
- Additional documents and information as determined appropriate by the Community Development Department

ALL REQUIRED PLANS AND EXHIBITS MUST BE SUBMITTED AT LEAST THREE WEEKS PRIOR TO THE PUBLIC HEARING. SUBMITTAL OF REVISED PLANS OR DOCUMENTS AT THE PUBLIC HEARING MAY RESULT IN A CONTINUANCE TO A LATER DATE. PLEASE COORDINATE WITH VILLAGE STAFF RELATIVE TO ANY CHANGES TO THE PLANS.



Findings of Fact

15W455 79th St.

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

Illinois DCFS, the governing body for licensing requires the playground to be fenced to protect the children.

- 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.

The Illinois DCFS requires the preschool to have a safe protected outdoor play area

- 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.

RB

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

RB

- 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.

RB

- 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.

RB

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

RB

- 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.

Fence will have 50% of surface area
in open spaces, affording direct views through fence.

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

RB

(Please transcribe or attach additional pages as necessary.)



Findings of Fact
Special Use
Burr Ridge Zoning Ordinance

Address:

15 West 455 79th St.

As per Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, for a special use to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

- 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. RB
- 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. RB
- 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. RB
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district. RB
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided. RB
- 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. RB
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended. RB
- 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. RB

Google Maps

15w455 79th St

St Mark Christian Montessori Application for Variance



Imagery ©2017 DigitalGlobe, U.S. Geological Survey, Map data ©2017 Google United States 50 ft

FIGURE A
Playground

St. Mark Christian Montessori Preschool Site Plan for Playground FENCE

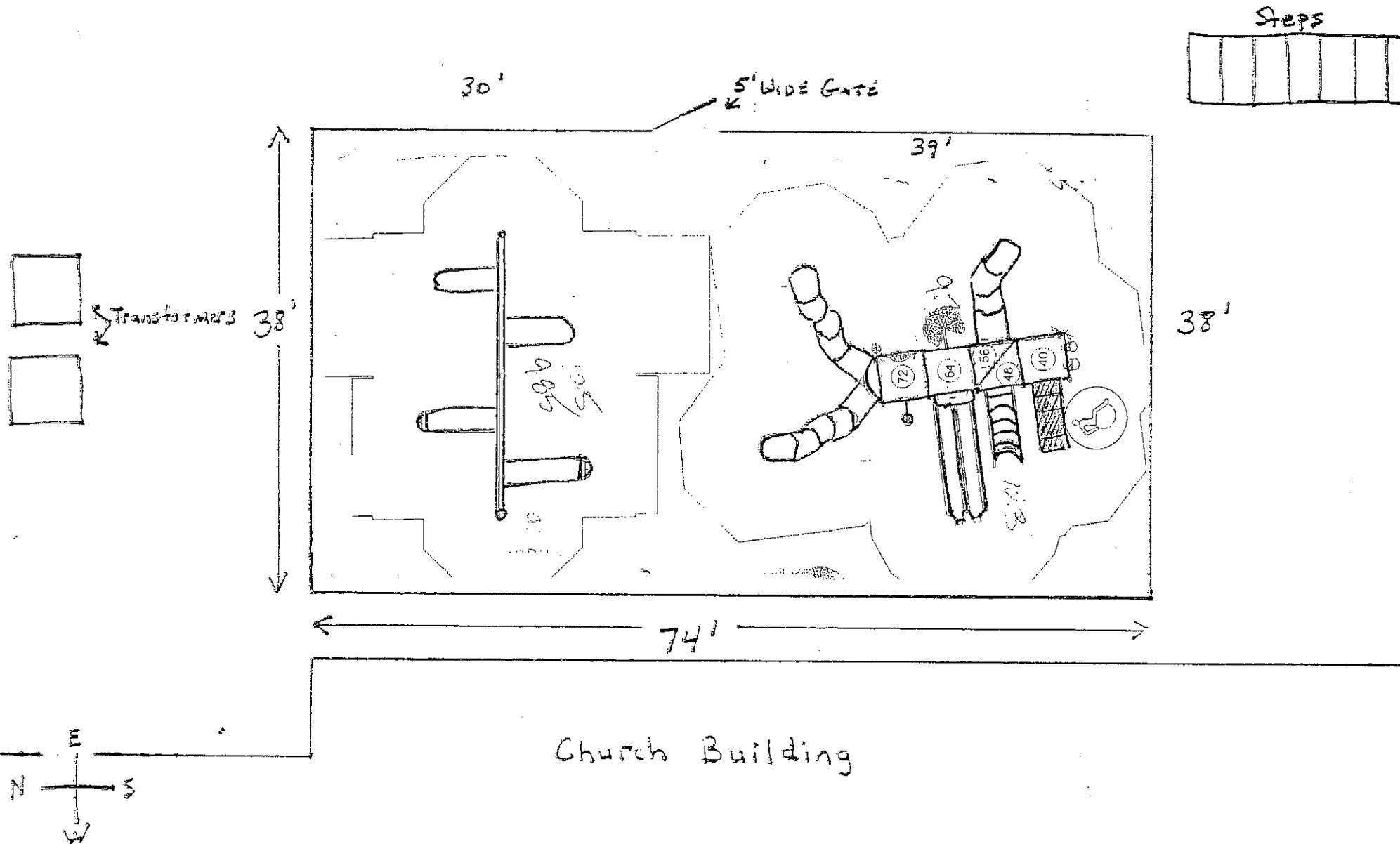




Figure B

St Mark Christian Montessori Preschool
Fence Elevation / Scale drawing

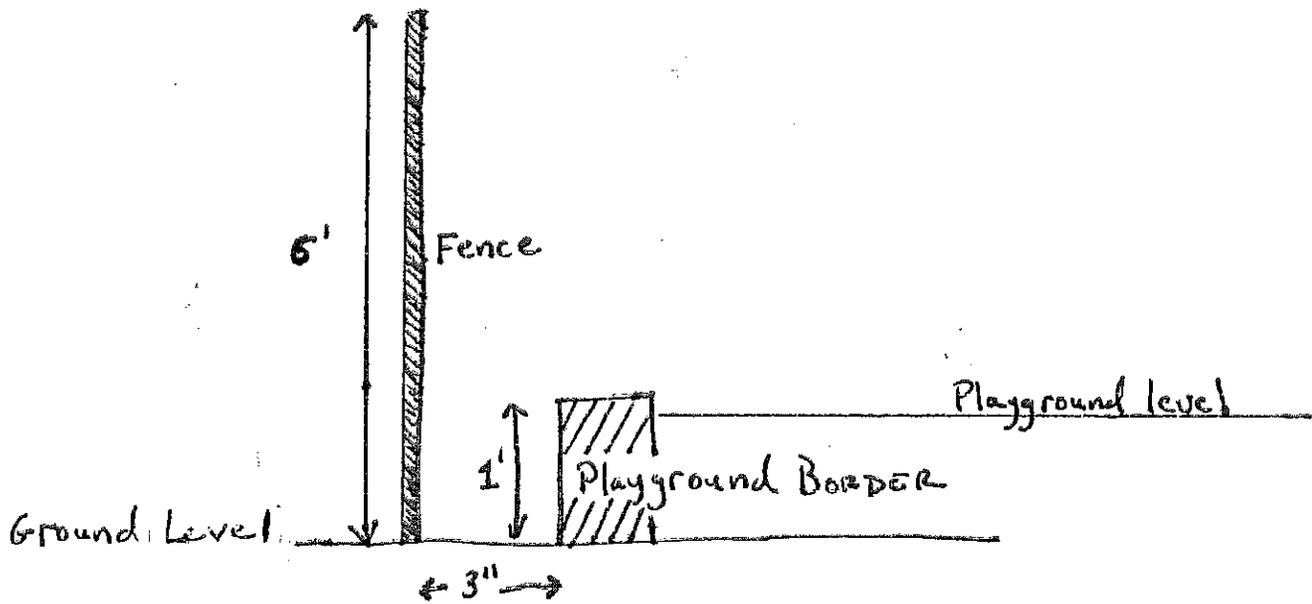


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 1/2 OF THE WEST 327.14 FEET OF LOT 3 IN SEIGLARD JACOB & GEISLER, BRING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 353 FEET OF THE EAST 308.4 FEET OF THE WEST 635.54 FEET OF LOT 3 IN SEIGLARD JACOB & GEISLER, BRING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 150.00 FEET OF THE NORTH 503.00 FEET OF THE EAST 275.40 FEET OF THE WEST 602.54 FEET OF LOT 3 IN SEIGLARD JACOB & GEISLER, BRING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 150.00 FEET OF THE NORTH 653.00 FEET OF THE EAST 275.40 FEET OF THE WEST 602.54 FEET OF LOT 3 IN SEIGLARD JACOB & GEISLER, BRING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 09-36-104-066;
09-36-104-009;
09-36-104-017; AND
09-36-104-018.

STREET ADDRESS: 15W455 79TH ST.;
7930 GARFIELD AVENUE;

7960
~~7060~~ GARFIELD AVENUE; AND
7980 GARFIELD AVENUE
BURR RIDGE, IL 60527



Chicago Title Land Trust Company

**FACSIMILE
ASSIGNMENT OF
BENEFICIAL
INTEREST**



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 21, 2016
DEED

RHSP

4:20 PM

\$40.00 09-36-104-009

003 PAGES R2016-116611

(Reserved for Recorders Use Only)

DATE: 10/19/2016

FOR VALUE RECEIVED, THE ASSIGNOR (S) HEREBY SELL, ASSIGN, TRANSFER, AND SET OVER UNTO ASSIGNEE (S), ALL OF THE ASSIGNOR'S RIGHTS, POWER, PRIVILEGES, AND BENEFICIAL INTEREST IN AND TO THAT CERTAIN TRUST AGREEMENT DATED August 10, 1990 AND KNOWN AS **CHICAGO TITLE LAND TRUST COMPANY**, AS TRUSTEE UNDER TRUST NUMBER 6237 INCLUDING ALL INTEREST IN THE PROPERTY HELD SUBJECT TO SAID TRUST AGREEMENT.

THE REAL PROPERTY CONSTITUTING THE CORPUS OF THE LAND TRUST IS LOCATED IN THE MUNICIPALITY (IES) OF Burr Ridge IN THE COUNTY (IES) OF DuPage, ILLINOIS.

XXX EXEMPT UNDER THE PROVISIONS OF PARAGRAPH C
SECTION 31-45 REAL ESTATE TRANSFER TAX ACT. *10/19/16*
 NOT EXEMPT. AFFIX TRANSFER STAMPS BELOW. *ten*

THIS INSTRUMENT WAS PREPARED BY Charles D. Mangum / Schain Banks Kenny & Schwartz

ADDRESS 70 W. Madison St., Ste. 5300

CITY Chicago, IL 60602

PHONE NUMBER (312) 345-5700

FILING INSTRUCTIONS:

- 1) THIS DOCUMENT MUST BE RECORDED WITH THE RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE HELD BY THIS TRUST IS LOCATED (IF APPLICABLE) PURSUANT TO THE APPLICABLE PROVISIONS OF LAND TRUST RECORDATION AND TRANSFER TAX ACT.
- 2) THE RECORDED ORIGINAL OR A STAMPED COPY MUST BE DELIVERED TO THE TRUSTEE WITH THE ORIGINAL ASSIGNMENT TO BE LODGED.

Rev. 03/2014

*L. Kent
8982875*

(MBC)



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

**15W455 79th St.
George Kaldas Secretary**

Property Owner or Petitioner:

(Print Name)

(Signature)



NOTICE
Value of Blue Ridge

There will be a public hearing to consider zoning changes or approvals for this property.

For further information, please call or visit:

Burr Ridge Village Hall
7640 County Line Road
(630)454-8881, Extension

Ask for information Re: 219 2017.

Further details are available at:
www.burr-ridge.gov

Use Public Hearing/Plan Commission Agenda!



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Mickey Straub
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

August 25, 2017

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

Z-13-2017: 15W455 79th Street The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by St. Mark Christian Montessori Preschool for a special use and variation pursuant to Section IV.J of the Burr Ridge Zoning Ordinance to permit a fence in a corner side yard for a non-residential use. The petition number and property address is **Z-13-2017: 15W455 79th Street** and the Permanent Real Estate Index Number is: **09-36-104-066; 09-36-104-009; 09-36-104-017; and 09-36-104-018.**

A public hearing to consider this petition is scheduled for:

Date: Monday, September 18, 2017

Time: 7:30 P.M. or as soon thereafter as the matter may be heard.

Location: Village of Burr Ridge
Board Room
7660 South County Line Road
Burr Ridge, IL 60527

Additional information is on file and available for public review at the Burr Ridge Village Hall or contact:

Evan Walter, Assistant to the Village Administrator
(630) 654-8181 ext. 2010
ewalter@burr-ridge.gov

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.

RICHARD WALKER
11 BRISTOL CT
BURR RIDGE, IL
60527

KAREN K STRAUB
12 BRISTOL CT
BURR RIDGE, IL
60527

DEBORAH L STANGE
13 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

BARBARA A WARD
14 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

GAIL L DIANIS
15 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

WILLIAM O'BRIEN
16 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

EDWARD L & MAUREEN CHOTT
17 LAKE RIDGE CLUB
BURR RIDGE, IL
60527

FRED B WERTZLER
18 LAKE RIDGE CLUB
BURR RIDGE, IL
60521

SHARON & SHIRLEY STEWART
19 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

RALPH & E WAKERLY
19 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

HENRY & BETH KLUCK
21 LAKE RIDGE CLUB
BURR RIDGE, IL 60527

ROBERT & MARY KRAMER
22 LAKE RIDGE CLUB
BURR RIDGE, IL 60527

KAREN E HRUBES
23 LAKE RIDGE CLUB
BURR RIDGE, IL 60527

CHARLES WRIGHT
24 LAKE RIDGE CLUB
BURR RIDGE, IL 60527

MICHAEL H GLAWE
1140 PIN OAK DR
WESTERN SPRINGS, IL 60558

JAMES A WEES
26 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

RICHARD G MORTON
27 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

MARYANN ROSENBERG TRUST
28 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

HELEN J MARTIN
29 LANCASTER CT
BURR RIDGE, IL 60521

PEGGY SAPIENZA
30 LANCASTER CT
BURR RIDGE, IL 60527

CHARLENE W MATHIS
31 LANCASTER CT
BURR RIDGE, IL 60527

PETER J BARBER
32 LANCASTER CT
BURR RIDGE, IL 60521

FREDERICK J MARTINO
33 LANCASTER CT
BURR RIDGE, IL 60521

KAREN E PHILLIP
34 LANCASTER CT
BURR RIDGE, IL 60521

CHICAGO TITLE 8002356627
35 LANCASTER CT
BURR RIDGE, IL 60521

MARLYS SANTO
36828 N 104TH PL
SCOTTSDALE, AZ 85262

JAMES C GREEN
37 LANCASTER CT
BURR RIDGE, IL 60521

RAMONA SOLARE
38 LANCASTER CT
BURR RIDGE, IL 60521

ALICE A PONCE DE LEON
39 LANCASTER CT
BURR RIDGE, IL 60521

GENE L DOYLE
40 DURHAM CT
BURR RIDGE, IL 60527

RAYMOND & THERESA WALSH
41 DURHAM CT
BURR RIDGE, IL 60527

CHARLES & J SHOMO IV
42 DURHAM CT
BURR RIDGE, IL 60527

BETTY D LASS
43 DURHAM CT
BURR RIDGE, IL 60521

PATRICIA A KRUEGER
44 DURHAM CT
BURR RIDGE, IL 60527

RITA STEIGERWALD
45 DURHAM CT
BURR RIDGE, IL 60529

MARY C TISCHLER
46 DURHAM CT
BURR RIDGE, IL 60527

KATHLEEN M RICHARD
47 DURHAM CT
BURR RIDGE, IL 60527

ANTHONY J & D M LANG
48 CHESTERFIELD CT
BURR RIDGE, IL 60527

LOUIS & BEATRICE CEVELA
49 CHESTERFIELD CT
BURR RIDGE, IL 60521

DIANE M DELANEY
50 CHESTERFIELD CT
BURR RIDGE, IL 60527

HOME RUN INN FROZEN FOODS
1300 INTERNATIONALE
WOODRIDGE, IL 60017

GEORGE & FRAN KATSAROS
52 CHESTERFIELD CT
BURR RIDGE, IL 60521

DOMENIC REDA
53 CHESTERFIELD CT
BURR RIDGE, IL 60521

CLARENCE & DORIS BEUTEL
53 CHESTERFIELD CT
BURR RIDGE, IL 60527

TED & MONICA BRONOWICKI
55 CHESTERFIELD CT
BURR RIDGE, IL 60521

V SCHEYLER & N GRIFFIN
56 CHESTERFIELD CT
BURR RIDGE, IL 60527

JILL KATHLEEN MIKITIA
4770 PEBBLEBROOK DR
OLDSMAR, FL 34677

KEVIN DRAZ & G SARGENT
58 CHESTERFIELD CT
BURR RIDGE, IL 60527

THOMAS & N MACHINOWSKI
59 BERKSHIRE CT
BURR RIDGE, IL 60527

LEE & MARY KAY BENNETT
60 BERKSHIRE CT
BURR RIDGE, IL 60527

CAROL F CARR
61 BERKSHIRE CT
BURR RIDGE, IL 60527

NANCY CAROL TAMELING
62 BERKSHIRE CT
BURR RIDGE, IL 60527

63 BERKSHIRE LLC
C/O PATRICIA M KRUG
63 BERKSHIRE CT
BURR RIDGE, IL 60527

DARRELL SUTTON
65 BERKSHIRE CT
BURR RIDGE, IL 60521

ROBERT & KRISTIN MONDO
66 BERKSHIRE CT
BURR RIDGE, IL 60521

GAIL E RANCIC
67 BERKSHIRE CT
BURR RIDGE, IL 60527

GORDON M KOLB
68 BERKSHIRE CT
BURR RIDGE, IL 60527

LAKE RIDGE CLUB ASSN
25 1/2 LAKE RIDGE CLUB
BURR RIDGE, IL 60521

ROGER & SARAH RADEKE
1 BERKSHIRE LN
BURR RIDGE, IL 60527

PHYLLIS & C MAENZA
2 BERKSHIRE LN
BURR RIDGE, IL 60527

THE FRENCH CORP
340 S WASHINGTON AVE
LA GRANGE, IL 60525

JAMES A O'DONNELL
4 BERKSHIRE LN
BURR RIDGE, IL 60527

CHERYL E NUZZO
5 BERKSHIRE LN
BURR RIDGE, IL 60527

MARY E KELLING
6 BERKSHIRE LN
BURR RIDGE, IL 60527

DEBORAH R RADEK
7 BRISTOL CT
BURR RIDGE, IL 60527

THOMAS & MARY FALCK
8 BRISTOL CT
BURR RIDGE, IL 60527

XIAOMIN ZHU
3815 GLADSTONE DR
NAPERVILLE, IL 60565

JOANNE M PHEBUS
10 BRISTOL CT
BURR RIDGE, IL 60527

MICHAEL LANG
32 PINE TREE LN
BURR RIDGE, IL 60527

MERLE B SMITH
28 PINE TREE LN
BURR RIDGE, IL 60527

LEO & SANDRA DITEWIG
26 PINE TREE LN
BURR RIDGE, IL 60527

MARVA J ANDERSON
24 PINE TREE LN
BURR RIDGE, IL 60527

BETTE A FASH
22 PINE TREE LN
BURR RIDGE, IL 60521

CATHERINE FOLEY-LASKEY
20 PINE TREE LN
BURR RIDGE, IL 60527

JUDITH A WOODS
18 PINE TREE LN
BURR RIDGE, IL 60527

JANE P FINCH
16 PINE TREE LN
BURR RIDGE, IL 60527

CHRISTOPHER & N BECKER
14 PINE TREE LN
BURR RIDGE, IL 60527

VLADICA TODOROVIC
7906 GARFIELD AVE
BURR RIDGE, IL 60521

ZACHARY J MOTT
7908 S GARFIELD AVE
BURR RIDGE, IL 60527

EDDIE JURACIC
7912 S GARFIELD AVE
BURR RIDGE, IL 60527

N BONDA & S BANDARU
7914 S GARFIELD AVE
BURR RIDGE, IL 60527

PATRICK J SULLIVAN
7918 S GARFIELD AVE
BURR RIDGE, IL 60521

JOHN D DAMORE
7920 GARFIELD AVE
BURR RIDGE, IL 60521

YEW SING & RUTH LEE
7924 GARFIELD AVE
BURR RIDGE, IL 60521

MIDWEST BANK & TR 86-06-5005
1606 N HARLEM AVE
ELMWOOD PARK, IL 60707

FRANK & FRANCINE MODELSKI
12 PINE TREE LN
BURR RIDGE, IL 60527

JAMES J & ANN SZUDAREK
10 PINE TREE LN
BURR RIDGE, IL 60527

MARTIN A JAHN
34 PINE TREE LN
BURR RIDGE, IL 60521

ERNEST E & CLARA GROB
36 PINE TREE LN
BURR RIDGE, IL 60521

THOMAS J MC ELHERNE
38 PINE TREE LN
BURR RIDGE, IL 60527

CAROL C RAPACZ
40 PINE TREE LN
BURR RIDGE, IL 60527

ARTHUR C & EILEEN M WEST
42 PINE TREE LN
BURR RIDGE, IL 60527

PAUL & ALICIA CASTELVI
44 PINE TREE LN
BURR RIDGE, IL 60521

MARTIN D CAENEY
51 PINE TREE LN
BURR RIDGE, IL 60527

L O MORIARTY
49 PINE TREE LN
BURR RIDGE, IL 60521

JUDITH L CARITHERS
47 PINE TREE LN
BURR RIDGE, IL 60527

J MIKULASEK & C PALMER
45 PINE TREE LN
BURR RIDGE, IL 60521

PINE TREE TOWNHOME ASSIC
C/O CHUCK CASPER
28 PINE TREE LN
BURR RIDGE, IL 60527

JOHN & CINDY WENDLEND
63 PINE TREE LN
BURR RIDGE, IL 60527

CONNIE S MARKIEWICZ
61 PINE TREE LN
BURR RIDGE, IL 60527

S ARENBERG
59 PINE TREE LN
BURR RIDGE, IL 60521

JOHN & KAREN O'KEEFE
57 PINE TREE LN
BURR RIDGE, IL 60527

PAUL A MICHALEK
55 PINE TRR LN
BURR RIDGE, IL 60521

JOHN & DIANNE ANDERSON
53 PINE TREE LN
BURR RIDGE, IL 60521

MICHAEL & L CUNNINGHAM
7970 S GARFIELD AVE
UNIT 101
BURR RIDGE, IL 60527

JOSEPH R GAS
7970 S GARFIELD AVE
UNIT 102
BURR RIDGE, IL 60521

RENEE RADZIEWICZ
22 PERENNIAL BORDER
LAS VEGAS, NV 89148

FRANCINE WELCH
7974 S GARFIELD AVE
UNIT 104
BURR RIDGE, IL 60521

WAI K SUEN
8121 SCENIC
WILLOW SPRINGS, IL 60480

JANET W SCHAEDE
7978 S GARFIELD AVE
UNIT 106
BURR RIDGE, IL 60527

THERES D PORRECA
7970 S GARFIELD AVE
UNIT 201
BURR RIDGE, IL 60527

PAUL MICHAELS
8472 KIMBERLY CT
BURR RIDGE, IL 60527

STEFANIE A MALONEY
7974 GARFIELD AVE
UNIT 203
BURR RIDGE, IL 60527

MARK S & BETH F COLLINS
7974 GARFIELD AVE
UNIT 204
BURR RIDGE, IL 60521

MICHAEL & RITA THIEL
7978 GARFIELD AVE
UNIT 205
BURR RIDGE, IL 60521

ESTELL J DAVIS
7978 S GARFIELD AVE
NO 206
BURR RIDGE, IL 60527

EDWARD T MC GOWAN
8229 S NUEPORT DR
WILLOW SPRINGS, IL 60480

JANET W SCHAEDE
7978 S GARFIELD AVE
UNIT 106
BURR RIDGE, IL 60527

YVETTE AZIZ ELHORI
7958 S GARFIELD AVE
UNIT 107
BURR RIDGE, IL 60521

DANIEL S HLIVYAK
7958 GARFIELD AVE
UNIT 108
BURR RIDGE, IL 60521

JOYCE HUBERT
7962 GARFIELD AVE
UNIT 109
BURR RIDGE, IL 60527

WEGENER WELDING LLC
16W301 S FRONTAGE RD
BURR RIDGE, IL 60527

JASON G RADZIEWICZ
N591 GLENRISE AVE
GLEN ELLYN, IL 60137

DONALD F KEPKA
7966 GARFIELD AVE
UNIT 112
BURR RIDGE, IL 60521

RONALD E ZACHARY
7958 S GARFIELD AVE
UNIT 207
BURR RIDGE, IL 60521

DANA G TENNERT
7958 S GARFIELD AVE
UNIT 208
BURR RIDGE, IL 60521

CHICAGO TITLE 1194
7962 GARFIELD AVE
UNIT 209
BURR RIDGE, IL 60521

RASA KRASAUSKAS
7962 S GARFIELD AVE
UNIT 210
BURR RIDGE, IL 60521

DAGMAR ZIEGLER
7966 GARFIELD AVE
UNIT 211
BURR RIDGE, IL 60521

CHARLOTTE KRUEGER
16W688 MARYBETH CT
HINSDALE, IL 60527

DREMCO INC
5420 W 122ND ST
ALSIP, IL 60803

DONALD F & CAROL A KEPKA
7966 GARFIELD AVE
NO. D
BURR RIDGE, IL 60521

MARILYN A LOPATA
15W341 81ST ST
UNIT 1-1
BURR RIDGE, IL 60527

LAURA WHALEY
15W341 W 81ST ST
NO 1-2
BURR RIDGE, IL 60521

ROBERT & JOAN LAMKIN
434 CAMINO ELEVADO
BONITA, CA 91902

JIMMY MERLE
15W341 81ST ST
NO 1-4
BURR RIDGE, IL 60521

NORA S BUCZEK
15W345 81ST ST
UNIT 2-1
BURR RIDGE, IL 60521

ANTANAS & ALE A RAZMA
15W345 81ST ST
NO 2-2
BURR RIDGE, IL 60521

KATHLEEN MC INERNEY
15W345 81ST ST
NO 2-3
BURR RIDGE, IL 60521

MICHAEL MAJCEN
15W345 81ST ST
UNIT 2-4
BURR RIDGE, IL 60527

DONALD RUSSO
8090 GARFIELD AVE
NO 3-1
BURR RIDGE, IL 60521

SHARON SCHIPIOUR
8090 S GARFIELD AVE
NO 3-2
BURR RIDGE, IL 60521

RICHARD C WILLIS
9137 S PLEASANT AVE
CHICAGO, IL 60643

RAYMOND & CARLOTA MARACIC
1643 SUZI ST
PUNTA GORDA, FL 33950

RUSSELL P SMITH
8094 GARFIELD AVE
NO 4-2
BURR RIDGE, IL 60527

RICHARD G O BRIEN
8094 GARFIELD AVE
UNIT 4-3
BURR RIDGE, IL 60527

DOROTHEA ROESSLE
8094 S GARFIELD AVE
BURR RIDGE, IL 60527

KATHRYN E KISNER
8098 S GARFIELD AVE
NO 5-1
BURR RIDGE, IL 60521

AVENIR IMERI
8098 S GARFIELD AVE
UNIT 5-2
BURR RIDGE, IL 60527

VALERIJA WEINHOEFER
8098 GARFIELD AVE
UNIT 5-3
BURR RIDGE, IL 60521

DONNA & CHRISTINE JANIA
8098 GARFIELD AVE
UNIT 5-4
BURR RIDGE, IL 60527

RAYMOND & S KLEMCHUK
8082 S GARFIELD AVE
BURR RIDGE, IL 60521

CORINNE KALAT & S STOCKER
8082 S GARFIELD AVE
NO 6-2
BURR RIDGE, IL 60527

THOMAS ZIELINSKI
8082 GARFIELD AVE
NO 6-3
BURR RIDGE, IL 60521

HANNA M LOEK
8082 GARFIELD AVE
UNIT 6-4
BURR RIDGE, IL 60527

LEE & AUDREY WALKER
8086 GARFIELD AVE NO 7-1
BURR RIDGE, IL 60521

M PLOSKONKA & M MCCLOY
8086 GARFIELD AVE
UNIT 7-2
BURR RIDGE, IL 60521

JOSEPH V ZALUD
8086 GARFIELD AVE
NO 7-3
BURR RIDGE, IL 60527

PETER CISON
8086 S GARFIELD AVE
NO 7-4
BURR RIDGE, IL 60527

DIANE A KONICEK
8074 S GARFIELD AVE
NO 8-1
BURR RIDGE, IL 60527

PATRICIA C MILLER
8074 S GARFIELD AVE
NO 2
BURR RIDGE, IL 60527

MARY YARIO
8074 GARFIELD AVE
UNIT 8-3
BURR RIDGE, IL 60521

ROBERT R & JOYCE A LENZI
7242 SALERNO CT
NAPLES, FL 34114

THOMAS TR MCMAHON JR
8078 S GARFIELD AVE
UNIT 9-1
BURR RIDGE, IL 60521

GLORIA J LAWRENCE
8078 GARFIELD AVE
UNIT 9-2
BURR RIDGE, IL 60527

THOMAS F BRESNAHAN
8078 GARFIELD AVE
BURR RIDGE, IL 60521

KEVIN & MINDY POBST
8078 GARFIELD AVE
UNIT 9-4
BURR RIDGE, IL 60527

ARLENE M PAGE
8070 GARFIELD AVE NO 10-1
BURR RIDGE, IL 60521

KRISTY KIOUSIS
8070 GARFIELD AVE
UNIT 10-2
BURR RIDGE, IL 60521

WILLIAM & CHERYL JORDAN
8070 S GARFIELD AVE
UNIT 10-3
BURR RIDGE, IL 60527

STEVEN R MUELLER
8070 GARFIELD AVE NO 4
BURR RIDGE, IL 60527

JOSEPH F KATTANY
8066 GARFIELD AVE NO 11-1
BURR RIDGE, IL 60521

JILL K RIZNER
8066 GARFIELD AVE
UNIT 11-2
BURR RIDGE, IL 60527

I JANKOVIC & M HARRISON
8066 GARFIELD AVE
UNIT 11-3
BURR RIDGE, IL 60527

NOREEN BISHOP
8066 S GARFIELD AVE
NO 11-4
BURR RIDGE, IL 60527

VIOLET GJUROSKI
7998 S GARFIELD AVE
UNIT 12-1
BURR RIDGE, IL 60527

EDWARD KOPFER JR
7998 GARFIELD AVE
UNIT 12-2
BURR RIDGE, IL 60521

DAVID HALVERSON
7998 GARFIELD AVE
UNIT 12-3
BURR RIDGE, IL 60527

CHARLENE PACIONE
7998 S GARFIELD AVE
UNIT 12-4
BURR RIDGE, IL 60527

MICHAEL & M HEINZEL
7994 GARFIELD AVE
UNIT 13-1
BURR RIDGE, IL 60521

MICHAEL TKACHUCK
7994 GARFIELD AVE
UNIT 13-2
BURR RIDGE, IL 60521

ALGIS ZASTARKIS
7994 S GARFIELD AVE
UNIT 13-3
BURR RIDGE, IL 60527

BRYJAK
7990 S GARFIELD AVE
UNIT 13-4
BURR RIDGE, IL 60521

LENZI, J
7990 S GARFIELD AVE
UNIT 14-1
BURR RIDGE, IL 60527

JENSEN, B
7990 GARFIELD
NO 14-3
BURR RIDGE, IL 60521

TAMELING, S
7990 S GARFIELD AVE
UNIT 14-4
BURR RIDGE, IL 60521

ANDERSON, J
7986 GARFIELD AVE
BURR RIDGE, IL 60527

SAVIANO, T
7986 S GARFIELD AVE
UNIT 15-2
BURR RIDGE, IL 60527

PESCATORE, G
2707 W BELMONT
UNIT 1E
CHICAGO, IL 60618

ZITKUS, D
7986 GARFIELD AVE
UNIT 15-4
BURR RIDGE, IL 60521

HUGHES, J
7982 GARFIELD AVE
UNIT 16-1
BURR RIDGE, IL 60527

STEPHENS, ALE
7982 GARFIELD AVE
NO 16-2
BURR RIDGE, IL 60521

JONAITIENE, RAMUNAS
7982 GARFIELD AVE
UNIT 16-3
BURR RIDGE, IL 60521

QUINN, EDWARD T
7982 GARFIELD
NO 16-4
BURR RIDGE, IL 60521

ETCON CORP
7750 GRANT ST
BURR RIDGE, IL 60521

NORTHERN EQUITIES LLC
5060 RIVER RD
SCHILLER PARK, IL 60176

MARS SNACKFOOD US LLC
C/O RYAN LLC
1 PPG PLACE UNIT 2810
PITTSBURGH, PA 15222-5415

ANTHONY J HADLEY JT TRUST
7749 GRANT ST
BURR RIDGE, IL 60521

PANDUIT CORP
18900 PANDUIT DR
TINLEY PARK, IL 60487

LAYKO PROPERTIES
C/O HK LAYLAND JR
100 SHORE DR #2
BURR RIDGE, IL 60527

GRAVES, S
7800 HAMILTON AVE
HINSDALE, IL 60521

LYSTER, BETTY
7810 HAMILTON AVE
BURR RIDGE, IL 60527

ROHNER, R & A
331 W 79TH ST
BURR RIDGE, IL 60521

FNBH TRUST L-697
327 W 79TH ST
BURR RIDGE, IL 60521

WILLIAM & L POKORNEY TRUST
323 W 79TH ST
BURR RIDGE, IL 60527

HOCHNADEL, T
319 79TH ST
BURR RIDGE, IL 60527

CHGO TITLE LAND TRUST 6237
10 S LASALLE #3100
CHICAGO, IL 60603

BARBARA SAXINGER TRUST
15W611 79TH ST
BURR RIDGE, IL 60521

CHICAGO TITLE 6237
7969 GARFIELD AVE
BURR RIDGE, IL 60527

CHICAGO TITLE 6237
7980 GARFIELD AVE
BURR RIDGE, IL 60527

MICHAEL LANG TRUST
32 PINE TREE LN
BURR RIDGE, IL 60527

TAMELING, ROBERT & RUTH
30 PINE TREE LN
BURR RIDGE, IL 60527

MERLE B SMITH TRUST
28 PINE TREE LN
BURR RIDGE, IL 60527

DAVIS, S & P
26 PINE TREE LN
BURR RIDGE, IL 60527

ANDERSON, M
24 PINE TREE LN
BURR RIDGE, IL 60521

BETTE A FASH TRUST
22 PINE TREE LN
BURR RIDGE, IL 60521

FOLEY, C
20 PINE TREE LN
BURR RIDGE, IL 60527

CHARLENE PATULA TRUST
18 PINE TREE LN
BURR RIDGE, IL 60527

FINCH, J
16 PINE TREE LN
BURR RIDGE, IL 60527

BECKER, C & N
14 PINE TREE LN
BURR RIDGE, IL 60527

MISKE, K
443 LOCKSLEY DR
STREAMWOOD, IL 60107

MARILYN NIKOLAOU TRUST
15W322 79TH ST
BURR RIDGE, IL 60527

BATES, M
15W316 79TH ST
BURR RIDGE, IL 60527

JDS HOMES INC
480 W 62ND ST
BURR RIDGE, IL 60527

JAMEL ALIKHAN TRUST
371 HIGHLAND CT
BURR RIDGE, IL 60527

HUSSAIN, SHAHID
6327 DAVANE CT
DOWNERS GROVE, IL 60516

DARWISH, A
16150 KINGSPORT RD
ORLAND PARK, IL 60467

JORGENSNE, M
15W540 81ST ST
BURR RIDGE, IL 60527

DREWS, A
520 81ST ST
BURR RIDGE, IL 60521

SNYDER, J
500 W 81ST ST
BURR RIDGE, IL 60527

JENNY KOPP
480 81ST ST
BURR RIDGE, IL 60521

ROZUM, P
460 W 81ST ST
BURR RIDGE, IL 60521

JOHN A KUHLMAN JR
8100 RIDGEPOINTE DR
BURR RIDGE, IL 60527

EXHIBIT B



Exhibit B – View of Playground from North Parking Lot

EXHIBIT C



Exhibit C – View of Playground from South



**VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT**

STAFF REPORT AND SUMMARY

Z-02-2000: 15W455 79th Street: Requests rezoning upon annexation to the R-3 Single – Family Residence District, special use approval for an addition to a church as per Section VI.F.3.(10), and variations of the Burr Ridge Zoning Ordinance as follows: A variation from Section XI.F.7 (b) to allow a side yard building setback of approximately 23 feet from the east property line, rather than 40 feet; and a variation from Section XI.C.11.a to allow a parking lot setback on the east side of approximately 3 feet, rather than 30 feet.

Prepared For: Village of Burr Ridge Plan Commission / Zoning Board of Appeals
Robert A. Grela, Chairman

Prepared By: J. Douglas Pollock, AICP
Community Development Director

Date of Hearing: February 7, 2000

GENERAL INFORMATION

Petitioner:	Fayek Aboutar	Existing Zoning:	Unincorporated
Property Owner:	St. Mark Coptic Orthodox Church of Chicago	Existing Land Use:	Church with accessory pre-school
Petitioner’s Status:	Authorized Agent	Land Area:	5 Acres
Land Use Plan:	Community Facilities	Subdivision:	None

SUMMARY

Description

The subject property is the site of the St. Mark Coptic Orthodox Church. The property has been used as a church since 1983. The church proposes to construct an addition and expand the parking lot. The addition would be used for as a “Gym and Service Building”. The property is currently unincorporated and the church is seeking annexation for the primary purpose of connecting to the Village’s water system.

Compliance with the Comprehensive Land Use Plan

The Future Land Use Plan of the Burr Ridge Comprehensive Plan recommends “community facilities” for the subject property. The existing and proposed use of the property as a church is consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

Zoning District and Land Use: The property is contiguous to the Village of Burr Ridge on three sides. The area to the east is unincorporated. The property is contiguous to the R-3 District in the Village of Burr Ridge on the south and west sides of the property and is contiguous to the GI General Industrial District on the north side. Based on the surrounding zoning and the recommendation of staff, the petitioner is seeking rezoning to the R-3 District.

The R-3 District lists churches, including accessory day care and pre-school, as a special use. The petitioner is seeking special use approval to construct an addition to the existing church. The church includes an accessory pre-school. The proposed addition is to be used as a gymnasium and service facility.

Site Plan Review: The site plan indicates the following variations from the Zoning Ordinance:

1. The proposed building addition would be 22 feet from the east side property line. A minimum 40-foot setback is required.
2. The proposed parking lot expansion would be 5-6 feet from the east side property line. A minimum 30 foot setback is required.
3. The proposed parking lot expansion would be 11 feet from the south rear property line. A minimum 30 foot setback is required.
4. The site plan does not show the required perimeter or internal parking lot landscaping. The Zoning Ordinance requires landscape screening around the perimeter of the parking lot. Landscape islands are required at the ends of every parking row and within the parking rows at a rate of one per 15 spaces.

The petitioner has indicated that modifications will be made to the plans to comply with the majority of these requirements. The parking lot will be moved to provide a setback from the east property line equal to the proposed building setback. A variation would still be required to allow the parking lot be 22 feet from the side property line rather than the required 30 feet. The petitioner also has committed to comply with the 30 foot setback from the south property line and to provide all required landscaping within the new parking area. The petitioner has not agreed to bring the existing parking lot into compliance with the required landscaping regulations.

In summary, the variations being requested have been revised and are now limited to a building and parking lot setback from the east property line of 22 feet rather than the required 40 and 30 feet.

Parking: According to figures provided by the petitioner, the required parking for the church is 72 spaces. This figure is based on a ratio of one parking space per 90 lineal inches of seating as

required by the Zoning Ordinance. The church has 30 church pews that are each 18 feet long. Thus, the parking calculation required by the Zoning Ordinance is as follows:

$$\frac{30 \text{ (pews)} * 18 \text{ (feet)} * 12 \text{ (inches)}}{90 \text{ (lineal inches)}} = 72 \text{ (required parking spaces)}$$

The existing parking lot contains 106 spaces and the site plan indicates the addition of 143 spaces. Please note that the number of new spaces will be lower after the revisions to the site plan are provided.

Compliance with the Village of Burr Ridge Stormwater Ordinance

The site plan indicates an area on the property for stormwater detention. The petitioner reports that an engineer has reviewed the site plan and determined that the improvements will comply with relevant stormwater management requirements. At this time, engineering plans have not been provided and, therefore, staff cannot determine compliance with said regulations. Given the large amount of impervious surface being added to the property, it may be appropriate to require review of the engineering plans prior to annexation of the property. Although the Plan Commission is not responsible for reviewing engineering plans, assurances should be provided that such plans will not alter the site plan, for which the Plan Commission is responsible.

Compatibility with Surrounding Land Uses

The property is bounded by residential property on three sides. The Lake Ridge Club Subdivision is located to the west, the Pine Tree Subdivision (townhomes) is located to the south, and there are three residential parcels (unincorporated) to the east. The three residential properties to the east are most directly affected by the variations. The north parcel is located at the corner of Garfield and 79th Street, consists of 2.4 acres and contains a single-family home. The other two parcels east of the church are approximately 1 acre each and are unimproved.

Fire District Review

The Tri-State Fire Protection District was notified of the proposed development. No comments have been received from the Fire District.

Findings of Fact and Conditions for Approval

The submitted findings of fact have been adequately completed and may be adopted if the Plan Commission is in agreement. If the Plan Commission recommends approval of this petition, staff suggests that the recommendation be subject to the following conditions:

1. The parking lot shall be setback a minimum of 22 feet 8 inches (equal to the setback of the building addition) from the east property line and 30 feet from the south property line.

2. The proposed parking lot shall comply with the required landscaping regulations of the Zoning Ordinance including perimeter landscaping and parking lot landscape islands.
 3. The existing parking lot shall be brought into compliance with the required landscaping regulations of the Zoning Ordinance including perimeter landscaping and parking lot landscaping islands.
 4. A landscaping plan and a revised site plan shall be submitted for staff review prior to annexation of the property.
 5. Preliminary engineering plans shall be provided for review by the Village Engineer prior to annexation of the property.
- cc. Petitioner

ORDINANCE NO. A-834-17-01

AN ORDINANCE GRANTING A SPECIAL USE
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
(Z-02-2000: 15W455 79th Street-St. Mark's Coptic Orthodox Church)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on February 7, 2000, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

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

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 15W455 79th Street, Burr Ridge, Illinois, is St. Mark's Coptic Orthodox Church (hereinafter "Petitioner"). The Petitioner requests Special Use approval as per Section VI.F.3.(10) of the Zoning Ordinance to provide for an addition to the existing church.
- B. That the addition is consistent with the existing use of the property as a church.
- C. That the addition will not adversely impact surrounding properties as ample landscaping will be provided at the perimeter of the building.

Section 3: That Special Use approval per Section VI.F.2.10 *is hereby granted* to provide for an addition to the existing church for the property commonly known as 15W455 79th Street and legally described in the attached Exhibit A.

Section 4: That the approval of this special use is subject to compliance with the following conditions:

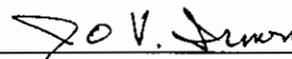
- A. Site and landscaping improvements shall substantially comply with the attached Exhibits B and C.
- B. Building elevations and exterior building materials shall substantially comply with the attached Exhibit D.
- C. The special use approval shall be limited to the use of the property for a church and any use of the church, the church addition and/or the Subject Property for day care activities is prohibited. Further, the church shall not be used as a homeless shelter. Notwithstanding the above, however, the Owner shall be allowed to use the church, church addition and/or the Subject Property for a pre-school for no more than 30 children ages 3 to 6, which may include non-members of the church. In the event that such pre-school shall include outdoor activities on the Subject Property, a specific area shall be set aside for such activities at a location approved by the Village and such set aside area shall be totally enclosed with a fence, with such fence to be of such height and materials as may be approved by the Village (chain link fences will not be allowed).
- D. The entire existing parking lot and addition to the parking lot shall comply fully with the required landscaping regulations of the Burr Ridge Zoning Ordinance in relationship to parking lots, including all required perimeter landscaping and parking lot landscape islands. To the extent the existing parking lot does not comply with the required landscaping regulations of the Zoning Ordinance (including perimeter landscaping and parking lot landscaping islands), the existing parking lot shall be brought in to compliance with such requirements.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 29th day of May, 2001, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

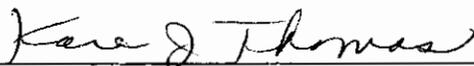
AYES: 5 - Trustees Rohner, Derma, Pallat, Paveza
and Sodikoff
NAYS: 1 - Trustee Cizek
ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on
this 29th day of May, 2001.



Village President

ATTEST:



Village Clerk



VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY

Z-19-2007; 15W455 79th Street (St. Marks Coptic Church); Requests special use approval for an amendment to Ordinance No. A-834-17-01 to allow the expansion of the existing pre-school from no more than 30 children ages 3 years to 6 years on Mondays through Fridays from 8:00am to 6:00pm to no more than 40 children, ages 6 weeks to 6 years on Mondays through Fridays from 7:00am to 6:00pm for the property commonly known as 15W455 79th Street.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: October 15, 2007; Continued from October 1, 2007

GENERAL INFORMATION

Petitioner: St. Mark Coptic Orthodox Church c/o Neveen Michael

Property Owner: Chicago Title Land and Trust

Petitioner's Status: Beneficiary

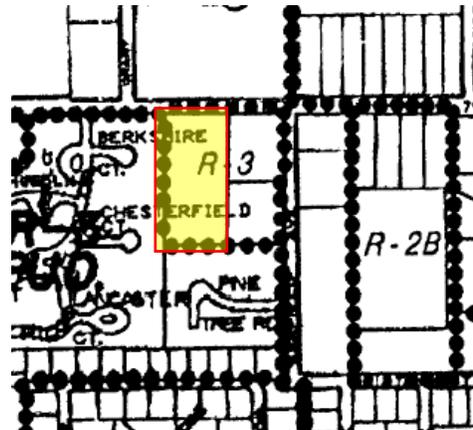
Land Use Plan: Recommends Community Facilities

Existing Zoning: R-3 Single-Family Residential

Existing Land Use: Religious Institution with accessory pre-school

Site Area: 5 Acres

Subdivision: None



SUMMARY

The public hearing for this petition was scheduled for October 1, 2007. Due to a lack of quorum, the October 1, 2007 meeting was canceled and all items on that agenda were continued to October 15, 2007. The following staff summary is the same as was provided for the October 1, 2007 meeting.

In 2001, the property owned and occupied by St. Mark's Coptic Orthodox Church was annexed into the Village. At the same time, the church received approvals for an addition to the church building and special use was granted to operation a pre-school program in the church. Attached is a copy of the special use approval for the pre-school.

This petition has been presented by St. Mark's and it requests changes to the special use for the pre-school. Specifically, the conditions of the special use and the requested changes are:

	2001 Approval	Requested Change
Number of Children	30 maximum	40 maximum
Ages of Children	3 to 6 years	6 months to 6 years
Hours of Operation	8 AM to 6 PM	7 AM to 6 PM

The restrictions placed on the pre-school in 2001 were based in part on concerns from the neighbors. At that time, some neighbors spoke of their concern regarding children coming onto their adjacent residential properties. Since that time, the only feedback from neighbors that staff is aware of came in response to this pending public hearing. One neighbor called and indicated he has not seen any problems with this use and does not object to the proposed changes.

Compliance with the Zoning Ordinance

The subject property is within an R-3 Single-Family Residence District. The Zoning Ordinance classifies the following land use as a special use in the R-3 District: ***Churches, temples, or synagogues (including accessory day care and pre-school programs)***. As noted, the existing pre-school was granted special use approval in 2001. The St. Mark Christian Montessori Preschool is operated by the church and is located within the church property and building but accepts children from its congregation and from outside its congregation.

Findings of Fact

The submitted findings of fact have been adequately completed and may be adopted if the Plan Commission is in agreement.

cc: Petitioner

ORDINANCE NO. A-834-28-07

AN ORDINANCE GRANTING A SPECIAL USE
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
(Z-19-2007: 15W455 79th Street-St. Mark's Coptic Orthodox Church)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on October 15, 2007, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

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

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 15W455 79th Street, Burr Ridge, Illinois, is St. Mark Coptic Orthodox Church (hereinafter "Petitioner"). The Petitioner requests special use approval for an amendment to Ordinance No. A-834-17-01 to allow the expansion of the existing pre-school from no more than 30 children ages 3 years to 6 years on Mondays through Fridays from 8:00am to 6:00pm to no more than 40 children, ages 6 weeks to 6 years on Mondays through Fridays from 7:00am to 6:00pm.
- B. That the amendment is consistent with the existing use of the property as a church.
- C. That the amendment will not adversely impact surrounding properties as it does not represent a significant change to the existing special use and the petitioner has shown that the pre-school may be operated at this location without adverse impact on surrounding properties.

Section 3: That an amendment to Ordinance A-834-17-01 ***is hereby granted*** to replace paragraph C in Section 4 with the following:

- C. The church, the church addition, and/or the Subject Property shall not be used for day care activities, and shall not be used as a homeless shelter. Notwithstanding the above, however, the church property may be used for a pre-school for no more than 40 children who will be restricted to ages 6 weeks to 6 years, and may include non-members of the church. The anticipated normal and customary hours of operation for the pre-school shall be between 7:00 a.m. to 3:00 p.m. Monday through Friday, and in no event shall pre-school activities extend beyond 6:00 p.m. The pre-school and its employees shall have and continuously maintain at all appropriate times all required licenses or other certifications required under Illinois laws, rules, and regulations; and all pre-school activities and facilities must at all times fully comply with all applicable laws, rules, and regulations. All pre-school outdoor activities on the Subject Property shall be conducted within the fenced-in area set aside for such purposes consisting of a 40 feet by 64 feet area directly south of the addition as shown on the Site Plan approved by the Village. Such set-aside area shall be totally enclosed with a fence, with such fence to be of such height and materials as may be approved by the Village (chain link fences will not be allowed).

Section 4: That the special use amendment granted herein is for the property commonly known as 15W455 79th Street and legally described as follows:

PERMANENT REAL ESTATE INDEX NUMBERS: 09-36-104-066

Of the North $\frac{1}{2}$ of the West 327.14 feet of Lot 3 in the Plat of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 38 North, Range 11 East of the Third Principal Meridian, In DuPage County, Illinois.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.



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

Z-22-2013; 15W455 79th Street (St. Mark); Requests special use approval as per Section VI.F.2.k of the Burr Ridge Zoning Ordinance for the construction of a building addition to a church and the expansion of the parking lot and with an outdoor playground, outdoor classroom and outdoor kitchen and gazebo; a variation from Section VI.F.5.b of said Zoning Ordinance to allow sections of the building addition to exceed the 45 foot maximum permitted height for non-residential uses; a variation from Section XI.C.8.a of said Zoning Ordinance to allow parking to be located in a front buildable area rather than in the side or rear buildable area of the lot; and a variation from Section XI.C.11.a(2)(a) of said Zoning Ordinance to allow a limited number of parking spaces to encroach into the required 30 foot setback from the west property line.

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

Prepared By: Doug Pollock, AICP
Community Development Director

Date of Hearing: November 4, 2013

GENERAL INFORMATION

Petitioner: Paradigm Consulting

Property Owner: St. Mark Coptic Church

Petitioner's Status: Property Owner

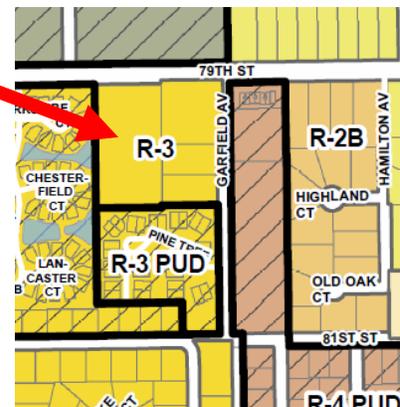
Land Use Plan: Recommends Community Facilities and Single-Family Residential

Existing Zoning: R3 Single-Family Residence District

Existing Land Use: Church and Pre-School

Site Area: 8.6 Acres

Subdivision: None



SUMMARY

Several years ago, St. Mark Coptic Orthodox Church purchased properties on Garfield Avenue adjacent to their church at 15W455 79th Street. As a result, the church now owns 8.6 acres at the southwest corner of 79th and Garfield. At this time, they are seeking approval to construct an addition to the church. The addition would contain a second worship sanctuary, meeting rooms, common areas, and other facilities accessory to the church. The total floor area of the addition is 24,445 square feet (17,090 first floor and 7,355 second floor) plus the basement (12,496).

Zoning History

The original church building was constructed in 1983 under the building and zoning jurisdiction of Du Page County. The property was annexed into Burr Ridge in 2000. At that time, a special use was granted for the continued use of the property as a church and for an addition to the church. The addition included a gymnasium and pre-school classrooms. Variations were granted in 2000 to allow the addition to be 23 feet from the west side lot line rather than the required 40 feet and to allow some of the parking to be located 23 feet from the side lot line rather than the required 30 feet. The annexation of the property was subject to an annexation agreement which would have to be amended by the Village Board if the proposed addition is to be approved. In 2007, a special use was granted to allow the expansion of a pre-school. With the acquisition of the additional land toward Garfield, the building was brought into conformance with the required 40 foot side yard building setback and the 2000 variation is no longer needed.

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends “community facilities” for the majority of the property. The southeast quarter of the property is designated for single-family residential. The Comprehensive Plan designation of community facilities is reserved primarily for schools and churches.

Compliance with the Zoning Ordinance

This petition seeks approval of a special use and variations. These requests are described below.

Special Use: A church is listed as a special use in the R-3 District as well as all other single family residential districts. The 2000 special use was granted for the use of the property as a church but the special use was limited to the church building as it currently exists. Thus, the expansion of the church requires a new special use review. The legal notice for the special use also includes the proposed construction of an outdoor playground, and outdoor classroom, gazebo, and outdoor kitchen. There is an existing playground for the pre-school but it will be relocated.

Building Height Variation: The proposed addition complies with the maximum permitted building height except for the dome and the bell tower. The maximum permitted building height is 45 feet as measured from the front elevation (79th Street). The dome would be 62 feet high (69 feet including the cross) and the bell tower would be 69 feet (76 feet including the cross). The existing building also complies with the permitted building height except for the bell tower. The

proposed bell tower is the same height as the existing bell tower. Please note that the absolute height of the proposed addition varies from the zoning height due to changes in grade. The zoning height is the height as measured from the top of foundation on the elevation facing the front lot line.

The height of the building also impacts the required setbacks. The Zoning Ordinance requires a 60 foot minimum setback from the south lot line (rear) and a 20 foot minimum setback from the west lot line (interior side). However, an increased setback is required for buildings exceeding 30 feet in height. The increase is equal to two feet for every one foot the building exceeds 30 feet. Applying this standard to the bell tower, the required setback from the south lot line is 144 feet. The proposed setback is 146 feet. The remainder of the building is farther from the south lot line and is not as tall.

Front Yard Parking Variation: Required parking for a church is based on the number of seats in the sanctuary/auditorium. The seating capacity for the church with the addition will be 900 seats. Thus, a total of 225 parking spaces are provided. To provide for the additional parking that is required, the petitioner proposes to construct parking located in a front buildable area. Specifically, additional parking would be added between the existing building and 79th Street (77 parking spaces) and encroaching into the front buildable area between the proposed building and Garfield Avenue (17 parking spaces). Additional parking is also proposed within the interior side yard and rear yard (west and south of the addition). Parking is permitted in these yards. Please note that the existing detention pond is being relocated to accommodate this additional parking.

Side Yard Parking Setback Variation: The Zoning Ordinance requires a 30 foot setback from a residential property for a parking lot. The parking lot that existed prior to the 2000 annexation is legally non-conforming as it is located 10 feet from the west lot line. The parking lot that was added in 2007 is located 23 feet from the west lot line and 30 feet from the south lot line. The proposed parking lot will comply with the 30 foot setback except for 10 spaces where the original parking lot transitions to the new parking lot.

Compatibility with Surrounding Zoning and Development

The subject property is adjacent to R-3 PUDs to the south and west, R-4 PUD to the east, and GI General Industrial District to the north. The R-3 PUD to the south is the Pine Tree Subdivision and contains single-family attached and detached homes. The R-3 PUD to the west is the Lake Ridge Club Subdivision and contains zero lot line, detached single-family homes. The R-4 PUD to the east contains multi-family residences and attached single-family residences.

Site Plan Review

The proposed site development complies with the Zoning Ordinance with the exception of the three variations described above. Some notable features of the plans include the following:

- **Driveway Access:** Currently, there is one driveway to the property from 79th Street. The site plan proposes to add a second driveway on 79th Street and a driveway to Garfield Avenue. Access from Garfield Avenue is desirable for fire protection and other emergency services; although a written recommendation from the Fire District has not been provided.

Given the number of parking spaces on the property and the lineal nature of the parking lot, a traffic study would likely recommend maintaining the egress to Garfield Avenue. At this time, however, a traffic study has not been done.

- **Front Yard Parking on 79th Street:** The Zoning Ordinance restricts parking to the interior side and rear yard for all properties except those in the B-1 or B-2 Districts. As noted above, the proposed plan includes a parking lot in the front yard along 79th Street and a limited number of parking spaces encroaching into the corner side yard on Garfield Avenue. To mitigate the parking along 79th Street, the plan includes a berm with landscaping between the parking lot and 79th Street. The plan indicates a substantial amount of landscaping, however, the plan will have to be reviewed by the Village's landscaping consultant to determine full compliance with the Zoning Ordinance. Final landscaping review is typically done at the time of building permit application.
- **Architecture:** The building design and materials match the existing building design and materials.
- **Perimeter Landscaping:** The plans indicate compliance with the required parking lot setback adjacent to the residential districts (with the minor exception noted above). However, it appears that insufficient plant materials are proposed for these yards. A final landscaping plan will be required at the time of building permit application and additional plant materials will be required.
- **Outdoor Accessory Structures:** The plans include an outdoor playground, classroom, and kitchen. These structures are located in the corner side buildable area but comply with the minimum required setback from Garfield Avenue (50 feet). Additional plant materials may be appropriate to better screen these structures from Garfield Avenue.
- **Exterior Lighting:** Parking lot lighting and exterior building lighting are always a concern with non-residential uses in residential districts. The petitioner has not requested any variations for parking but should be aware of the existing regulations. Parking lot lights cannot exceed 20 feet in height, must be directed away from residential areas, and must be turned off within 30 minutes after close of business each day. All lighting cannot exceed 0.5 foot candles measured at the common property lines with residential districts.

Summary

The special use for the expansion of an existing church is consistent with the Comprehensive Plan and with the existing use of the property. Based on staff review and the feedback received from area residents (attached), it appears that the primary issues relative to this request are the front yard parking, the building height, and the access drive to Garfield Avenue.

Front Yard Parking: The parking located between the building and 79th Street is a significant deviation from the Zoning Ordinance. The property currently has front yard parking that was created prior to annexation into the Village. The proposed plan would add to that parking (from about 45 spaces to 132 spaces in the front yard). Given the large setback of the building from 79th Street and the location of industrial property on the opposite side of the street, it may be possible to mitigate the impact of the parking with the berm and landscaping. The final

landscaping plan will need further review by the Village's consultant but the intent will be to create a solid visual buffer that hides the parking lot from 79th Street. Staff recommends that submittal of a final landscaping plan be a condition of the special use and variation recommendation.

Building Height: Almost all of the building addition complies with the permitted height limits and required minimum setbacks. The bell tower and the dome exceed the permitted height but meet the increased setback requirement due to their height. This issue is a concern to adjacent residents in Pine Tree.

Garfield Avenue Access: Residents in the adjacent Deer Run and Pine Tree subdivisions are concerned about the new driveway connecting the parking lot to Garfield Avenue. If the Plan Commission shares these concerns it may be appropriate to request a traffic study. It may also be possible to limit the use of the driveway to specific times. However, the limited times the driveway is needed (peak traffic on weekends) is likely the times the residents would want it closed. It has also been suggested that the driveway be eliminated with the south parking lot connected to the north parking lot on the Garfield Avenue side of the building. This may be possible but would seem to be a less than ideal solution.

Further input is required from the petitioner and the Plan Commission regarding the above issues and any other issues that may be raised at the public hearing. ***Staff recommends approval of the special use for the addition*** to the church but further input and discussion is necessary regarding the building height and the driveway access from Garfield Avenue.

ORDINANCE NO. A-834-35-13

AN ORDINANCE GRANTING A SPECIAL USE FOR
THE CONSTRUCTION OF A BUILDING ADDITION TO A CHURCH AND THE
EXPANSION OF THE PARKING LOT AND WITH AN OUTDOOR PLAYGROUND, OUTDOOR
CLASSROOM AND OUTDOOR KITCHEN AND GAZEBO
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

(Z-22-2013: 15W455 79th Street - St. Mark Coptic Orthodox Church)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on November 4, 2013 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of

Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 15W455 79th Street, Burr Ridge, Illinois, is St. Mark Coptic Orthodox Church (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VI.F.2.k of the Burr Ridge Zoning Ordinance for the construction of a building addition to a church and the expansion of the parking lot and with an outdoor playground, outdoor classroom and outdoor kitchen and gazebo.
- B. That the existing church was established prior to annexation into the Village, expanded with an addition to the building and granted a special use by the Village after annexation into the Village.
- C. That the existing use of the property as a church is consistent with the existing use and with surrounding zoning and development.
- D. That the special use is compatible with the Burr Ridge Comprehensive Plan which recommends community facilities for the subject property.

Section 3: That special use approval as per Section VI.F.2.k of the Burr Ridge Zoning Ordinance for the construction of a

building addition to a church and the expansion of the parking lot and with an outdoor playground, outdoor classroom and outdoor kitchen and gazebo **is hereby granted** for the property commonly known as 15W455 79th Street and with the Permanent Real Estate Index Numbers of 09-36-104-009, 09-36-104-066, 09-36-104-017, 09-36-104-018.

Section 4: That the approval of this special use is subject to compliance with the following conditions:

- A. The special use shall be limited to the existing and proposed improvements on the property as per submitted plans attached hereto as **Exhibit A** except as may be specifically modified herein.
- B. The final site plan shall not include a driveway connection from the parking lot to Garfield Avenue and shall not include the emergency turnaround loop as per the attached **Exhibit A**;
- C. The final landscaping plan shall be subject to staff review and approval prior to issuance of any building permit and shall include:
 1. Landscaping as per the submitted landscaping plan attached hereto as **Exhibit B** including but not limited to a 4 foot, landscaped berm between the parking lot and 79th Street.
 2. Maintenance of the existing arbor vitae along the south lot line and the addition of arbor vitae wherever there are gaps between south lot line and the proposed parking lot;
 3. Maintenance of the existing plant materials along the west lot line and the addition of evergreen plants between the parking lot and west lot line to fill in gaps and to ensure that vehicle headlights do not shine into the adjacent residential area;
 4. Maintenance and enhancement of the landscaping along the east end of the proposed parking lot to the north and south side of the building to provide an



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: September 12, 2017

RE: Board Report for September 18, 2017 Plan Commission Meeting

At its August 28, 2017 and September 11, 2017 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-08-2017: 101 Tower Drive (Global Luxury Imports); The Board of Trustees concurred with the Plan Commission and approved an Ordinance for a special use. At the request of the petitioner, the Board modified the condition requiring biannual sales reporting to the Village to instead occur only when requested by staff.

Z-10-2017: 412 Rockwell Court (Spencer); The Board of Trustees concurred with the Plan Commission and approved an Ordinance for a special use. The Board added a condition that the special use be limited to Roy Spencer and his business partners and shall expire at such time that the proposed owners no longer operate the business at 412 Rockwell Court.

V-02-2017: 10S650 Oak Hill Court (Berliner); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting a variance for a fence.

S-02-2017: 7425 Wolf Road (Pleasant Dale Park District); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting a conditional sign.



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: September 3, 2017

RE: **S-03-2017: Sign Ordinance Amendment; Non-Commercial Sign Regulation**

The purpose of this discussion is to inform the Plan Commission of the details of the Supreme Court case *Reed v. Town of Gilbert* (2015; henceforth: *Reed*) and how the ruling affects the Burr Ridge Sign Ordinance.

The *Reed* ruling made content-based regulation of non-commercial signs unconstitutional. A non-commercial sign is one expressing a viewpoint or perspective that is not intended to be commercial in nature, such as one's political or religious beliefs.

Before *Reed*, the village could regulate non-commercial signs without violating the First Amendment so long as restrictions were viewpoint-neutral. For example, distinctions for signs could be content-based, (e.g. a political campaign sign) but not based upon disagreement with the message (e.g. a ban on signs supporting the Democratic Party"). In *Reed*, the defendant, the Town of Gilbert, Arizona, regulated types of non-commercial signs differently based on the content of the sign, including permitting different sizes and times that they could be posted. The *Reed* ruling no longer permits this type of regulation on non-commercial signs. The village is still permitted to regulate commercial signs based on their content.



Example of a non-commercial sign

An analysis of the Burr Ridge Sign Ordinance by staff and the village attorney revealed that section 55.09.C, dealing with political campaign signs is the only section that is fully non-compliant with *Reed*. The Sign Ordinance specifically defines “political campaign signs” as a sign category and creates a unique regulation for political campaign signs based on the content of the sign; because of this regulation, Section 55.09.C is unconstitutional. Section 55.09.C states that:

“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.”

According to a concurring opinion authored by Justice Samuel Alito, the Village is permitted to regulate signs based on factors such as time, place, manner, and size while maintaining a content-neutral regulatory structure. For example, the Sign Ordinance has a ban on all signs in the right-of-way on weekdays; this type of regulation is permitted because it is both content- and viewpoint-neutral. Furthermore, the village is not permitted to regulate signs if the regulation can't be enforced without reference to the event it is related to. If the Sign Ordinance permitted temporary signs in residential zoning districts as long as they were removed within seven days after an election, this would be an unconstitutional regulation as it is referencing the event that the sign is referring. Staff recommends amending Section 55.09.C to the language below:

“Non-Commercial Signs: Non-commercial signs, as defined herein, not exceeding sixteen (16) square feet in area for each sign. Not more than one (1) such sign, with an identical message to another, shall be permitted. Maximum height, to the top of such signs, shall be five (5) feet. These signs shall be confined within private property. Signs shall be removed within thirty (30) days after the conclusion of the event to which they pertain, if any, except as otherwise authorized or required by state and federal law. In no case may a temporary non-commercial sign be displayed for longer than one (1) year, except as otherwise authorized by state or federal law. Temporary non-commercial signs that do not meet the temporal requirements of this subsection shall require a permit.”

Staff also recommends adding a severability clause as well as a message substitution clause to Section 55.01 of the Sign Ordinance to protect the Sign Ordinance from litigation. A severability clause provides that if any specific language or provision in the code is found to be unconstitutional, it is the intent of the city council that the rest of the code remain valid. An example of a severability clause is as follows:

“If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this code is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the code.”

A substitution clause allows a non-commercial message to be displayed on any sign. While *Reed* did not discuss the commercial/non-commercial distinction, prior U.S. Supreme Court cases established that commercial speech should not be favored over non-commercial speech. A substitution clause thus can safeguard you against liability that could result from mistakenly doing just that by prohibiting the display of a non-commercial message or citing it as a code violation. An example of a message substitution clause is as follows:

“A non-commercial message may be substituted for any commercial message displayed on a sign, or the content of any non-commercial message displayed on a sign may be changed to a different noncommercial message, without the need for any approval, provided that the size of the sign is not altered.”

Other minor changes are recommended to improve the effectiveness and increase clarity of the Sign Ordinance to comply with *Reed*; however, there are no other elements of the Sign Ordinance that are unconstitutional on its face after the *Reed* ruling. Full proposed changes to the Sign Ordinance are available in Exhibit A. Staff will continue to monitor case law for further decisions.

Finally, there is typographical correction in Section 55.03 relative to the calculation of sign area for a wall sign. The graphic incorrectly defined the calculation and a replacement graphic has been added.

Appendix

Exhibit A – Full Changes to Sign Ordinance

BURR RIDGE VILLAGE CODE

CHAPTER 55

SIGNS

Re-adopted by Ordinance 923

Article I. Purpose and Scope

- [Sec. 55.01. Purpose](#)
- [Sec. 55.02. Definitions](#)

Article II. Standards by Zoning District

- [Sec. 55.03. General Provisions](#)
- [Sec. 55.04. Residence District Signs](#)
- [Sec. 55.05. Transitional Districts Signs](#)
- [Sec. 55.06. Business District Signs](#)
- [Sec. 55.07. Manufacturing District Signs](#)
- [Sec. 55.08. Office District Signs](#)

Article III. Temporary, Exempt and Prohibited Signs

- [Sec. 55.09. Temporary Signs](#)
- [Sec. 55.10. Exempt Signs](#)
- [Sec. 55.11. Prohibited Signs](#)

Article IV. Permits

- [Sec. 55.12. Permits Required](#)
- [Sec. 55.13. Application for Permit](#)
- [Sec. 55.14. Permit Fees](#)
- [Sec. 55.15. Issuance of Permits](#)
- [Sec. 55.16. Term of Permits](#)
- [Sec. 55.17. Revocation of Permits](#)

Article V. Construction and Maintenance

- [Sec. 55.18. Building Code](#)
- [Sec. 55.19. Electrical Code](#)
- [Sec. 55.20. Painting and/or Maintenance](#)
- [Sec. 55.21. Wind Pressure and Dead Load Requirements](#)
- [Sec. 55.22. Sign Labeling](#)

Article VI. Unsafe or Unlawful Signs

- [Sec. 55.23. Removal of Unsafe or Unlawful Signs](#)
- [Sec. 55.24. Immediate Peril - Removal Without Notice](#)
- [Sec. 55.25. Sign No Longer Advertising Bona Fide Business - Removal](#)

Article VII. General Provisions

- [Sec. 55.26. Interference with Traffic Devices](#)
- [Sec. 55.27. Illinois Highway Advertising Control Act](#)
- [Sec. 55.28. Obstruction to Doors, Windows or Fire Escapes](#)
- [Sec. 55.29. Location - General](#)
- [Sec. 55.30. Ground Signs](#)

Article VIII. Illumination Standards

- [Sec. 55.31. Internally Illuminated Signs](#)
- [Sec. 55.32. Externally Illuminated Signs](#)
- [Sec. 55.33. Sign Colors](#)

Article IX. Non-Conforming Signs and Uses

- [Sec. 55.34. Signs in Compliance with Previous Regulations](#)
- [Sec. 55.35. Removal of Prohibited Signs](#)
- [Sec. 55.36. Signs Erected Without Permits](#)
- [Sec. 55.37. Alteration or Relocation of Non-Conforming Signs](#)
- [Sec. 55.38. Non-Conforming Uses](#)

Article X. Variations

- [Sec. 55.39. Variations](#)
- [Sec. 55.40. Variation Fee](#)

Article XI. Conditional Signs

- [Sec. 55.41. Conditional Sign Approvals](#)
- [Sec. 55.42. Conditional Sign Fee](#)

Article I. Purpose and Scope

Sec. 55.01.

Purpose

The sign regulations set forth in this Chapter are made in accordance with an overall plan and program for the public safety, area development, preservation of property values, and the general welfare of the Village of Burr Ridge. The intent is to safeguard the general welfare of the property owner, to maintain the beauty and country atmosphere of the community while balancing this with the

- A. That a multiplicity of signs is distracting to motorists and a hazard to vehicular and pedestrian traffic.
- B. That a proliferation of off-premises commercial signs obscures the legitimate effort of local business establishments to reasonably identify the location and nature of their businesses.
- C. That it is a legitimate public purpose to limit signs in the Village to those reasonably necessary to identify local businesses. Such limitations are established so as to:
 - 1. Limit distraction to motorists and reduce the danger to other motorists and pedestrians.
 - 2. To preserve the beauty of the landscape and residential and commercial architecture, one of the prime assets of the Village of Burr Ridge.
- D. That signs should be:
 - 1. Compatible with their surroundings.
 - 2. Appropriate to the type of activity to which they pertain.
 - 3. Legible in the circumstance in which they are seen.

E. Severability Clause

- 1. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this code is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the code.

E.F. Message Substitution Clause

- 1. A non-commercial message may be substituted for any commercial message displayed on a sign, or the content of any non-commercial message displayed on a sign may be changed to a different noncommercial message, without the need for any approval, provided that the size of the sign is not altered.

Sec. 55.02.

Definitions

In the construction of this code, the definitions contained in this section shall be observed and applied, except when the context herein clearly indicates otherwise.

- A. **Address Sign:** A sign that identifies the numerical and street address of a property or building and does not contain text identifying the occupant of a property (other than the occupant of a single-family residence), the use of the property or any other such advertisement.

- B. **Attention-getting-device:** Any pennant, flag, valance, banner, propeller, spinner, streamer, search light, balloon and similar device or ornamentation designed for purposes of promotion or advertising or attracting attention.
- C. **Attraction Panels with changeable letters:** Panels on which individual letters may be temporarily affixed in order to advertise tenants, special sales, products, or other facts non-essential to the identity of the basic business conducted on the premises.
- D. **Awning:** An awning shall include any flexible structure, typically made from a canvas material, attached to a building and intended to provide shelter over a walkway or building entrance.
- E. **Back-Lit Sign:** An externally illuminated sign made of individual, opaque characters that is illuminated by lighting located behind each individual character and wherein the light is not visible except as a silhouette or halo around each individual character.
- F. **Blade Sign:** A sign attached perpendicular to the front façade of a store for the primary purpose of identifying the storefront from an adjacent sidewalk. (A-923-06-14)
- G. **Billboard:** A single or double-faced ground sign including changeable copy signs, used for the display of commercial information not associated with the conduct of a business or enterprise located on the same premises of such sign. Also referred to as an off-premise advertising sign.
- H. **Building Frontage:** The distance between side building lines (building width) measured at the front building line.
- I. **Canopy:** see Awning.
- J. **Construction Sign:** A sign that identifies the architects, engineers, contractors, and other individuals and firms involved with the construction of a building and announcing the character of the building enterprise or the purpose for which the building is intended. Construction signs may include the name of future occupants but may not advertise specific products or services to be provided.
- K. **Development Sign:** A temporary sign that identifies the name of a subdivision, multi-family building, or non-residential building, the address and telephone number of the owner or agent, and the number, size, type, and price of lots and/or units.
- L. **Externally Illuminated Sign:** A sign illuminated by a source of light which is cast upon or falls upon the surface of the sign to illuminate by reflection only.
- M. **Flag:** A sign bearing any non-commercial emblem, design or insignia, including but not limited to countries, states, cities, or other civic institution, or other ideological perspective.
- N. **Flashing Sign:** Any illuminated sign which exhibits changing natural or artificial light or color effects by any means whatsoever.
- O. **Gasoline Pricing Sign:** A sign that identifies the type and price of gasoline for sale on the premises of a legally established gasoline sales station.
- P. **Ground Sign:** A sign completely or principally self-supported by posts or other supports independent of any building or other structure, anchored in or upon the ground and indicating only the business name and address, the major enterprise of each tenant or the building name or a combination of these.
- Q. **Internally Illuminated Sign:** A sign, all or any part of the letter or design of which is made of incandescent, neon or other types of lamps; or a sign with painted, flush or raised letters lighted by an electric lamp or lamps attached thereto; or a sign having a border of incandescent or fluorescent lamps thereto attached and reflecting light thereon; or a transparent glass sign whether lighted by electricity or other illuminant.
- Q.R. **Non-Commercial Sign:** A sign that displays any form of speech that is non-commercial in nature and intends to share an ideological viewpoint, perspective, or other non-commercial belief.

R.S. Parcel Frontage: The distance between side lot lines (lot width) measured at the front lot line or along the set back line, whichever is less.

S.T. Pennant: A long, narrow, relatively small flag, often triangular, used for signaling or identification.

~~Political Campaign Sign:~~ ~~A sign announcing candidates seeking public political office and other data pertinent thereto.~~

T.U. Portable Sign: Any sign that is not permanently affixed to a building, structure or the ground; a sign designed to be moved from place to place. These signs include, but are not limited to, signs attached to wood or metal frames designed to be self-supporting and moveable; paper, cardboard or canvas signs wrapped around supporting poles. Also included are those signs commonly trailer mounted, which are designed to be moved from place to place.

U.V. Portable Sidewalk Sign: A sign made of a rigid material (i.e. not a banner, placard or pennant), not attached to the ground or a building, and easily carried and moved by one person. (A-923-04-12)

V.W. Posterboard: Same as Billboard.

W.X. Projecting Sign: A sign supported by a building or other structure and which projects over any street, sidewalk, alley or other public way or public easement, or which projects more than twelve inches from the face of any building, structure, or supporting wall.

X.Y. Real Estate Sign: A sign advertising the sale, rental or lease of all or a part of the premises on which the sign is located.

Y.Z. Roof Sign: A sign erected, constructed upon, supported, extending above, or maintained in whole or in part upon, above, or over the roof of a building or structure.

Z.AA. Shopping Center: A single parcel or building or multiple parcels and buildings developed and used primarily for retail businesses that share access, parking and other common features.

AA-BB. Sign: The term "Sign" shall mean and include every sign, billboard, ground sign, wall sign, roof sign, illuminated sign, projecting sign, temporary sign, marquee, awning, canopy, and street clock, and shall include any announcement, declaration, demonstration, display, illustration, insignia, or logo used to advertise or promote the interests of any person when the same is placed out of doors in view of the general public.

BB-CC. Streamer: A long, narrow flag, banner or pennant.

CC-DD. Subdivision Entryway Sign: A permanent ground or wall sign or other approved entryway feature located at the principal roadway entrance or entrances to a particular subdivision indicating only the name of such subdivision and identifying the subdivision as being within the Village of Burr Ridge. Such signs serve identification, directional, and emergency vehicle information purposes.

DD-EE. Temporary Sign: Any sign constructed in accordance with the provisions of this Ordinance for a period not to exceed thirty (30) days, or as otherwise defined and permitted in Sec. 55.09 hereof.

EE-FF. Traffic Directional Sign: A sign that identifies and provides direction for the circulation of traffic on or through private property.

FF-GG. Wall Sign: A sign mounted or attached to the outside surface of a wall (including a solid fence) or building in a plane parallel to that of the supporting wall and indicating only the business name and address, the major enterprises of each tenant or the building name or a combination of these.

GG-HH. Window Sign: A sign painted on, attached or affixed to or placed against any window, or hung within 4 feet behind the window, which is displayed for the purpose of attracting the attention of the passerby to a sale, or to promotional items, or to other products or services or any similar lighted sign hung beyond 4 feet from the window but visible through the window. (Amended by A-923-03-06)

Article II. Standards by Zoning District

Sec. 55.03.

General Provisions

A. Sign Regulations by Zoning District

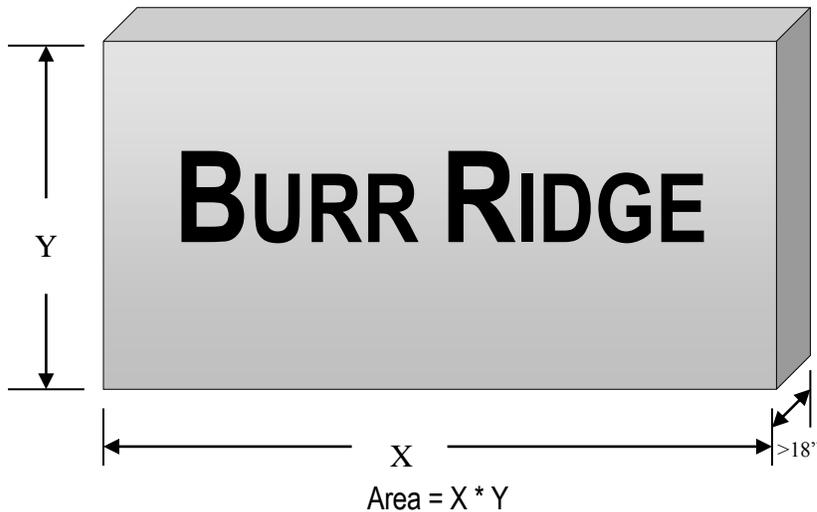
The following sign standards by zoning district are intended to include every district in the Village of Burr Ridge. The Zoning Ordinance and official zoning map define the districts referred to herein. Only signs as described herein and as regulated by this Chapter or as may be permitted by Section 55.09 - Temporary Signs and Section 55.10 – Exempt Signs will be permitted in each particular district.

If any district is omitted from this Chapter, or if a new district is created after the enactment of this code, no signs shall be permitted therein until this Chapter shall have been amended to include provisions relating to such district.

B. Measurement of Sign Area: All signs shall be measured as per the following guidelines.

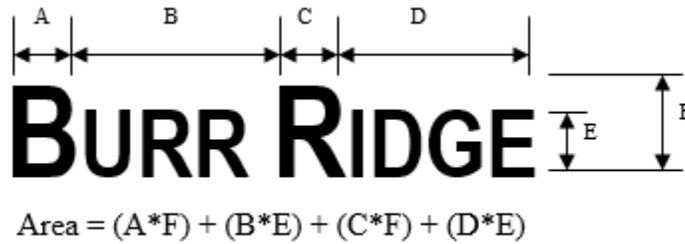
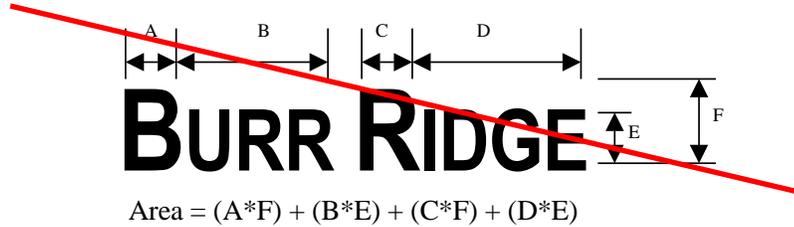
- 1. Area of Ground Signs and Box Signs:** Ground signs and wall signs that are contained in a box or other uni-body structure shall be measured by multiplying the horizontal dimension by the vertical dimension. Only one plane of a two-sided ground sign shall be measured for purposes of determining the area of the sign unless the distance between the two sides exceeds 18 inches. Under no circumstances may the third plane (the edge of the sign) contain sign text or characters without all faces of the sign being counted toward the total sign area. In the case of a V-shaped sign structure or a sign structure wherein the two planes are more than 18 inches apart, both planes of the sign structure are included in the sign area.

Example 55.03.B.1: Area of Ground Sign



2. **Measurement of Wall Signs with Individual Letters:** Wall signs made from individual letters (sometimes referred to as channel letters) shall be calculated by measuring the area within a single, continuous perimeter composed of any straight-line geometric figure consisting of right angles and that encloses the extreme limits of the sign characters.

Example 55.03.B.2
Measurement of Wall Signs with Individual Letters



Sec. 55.04

Residence District Signs

This section shall apply to all districts designated by the Zoning Ordinance as a Residence District. Residence Districts include the R-1, R-2, R-2A, R-2B, R-3, R-4, R-5, and R-6 Districts.

- A. **Permitted Signs:** The following signs are permitted in all residential districts. Unless specifically stated otherwise, a sign permit is not required for Permitted Signs in Residence Districts.
1. Temporary Signs as per Section 55.09, herein.
 2. Exempt Signs as per Section 55.10, herein.
- B. **Conditional Signs:** The following signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. Unless specifically stated otherwise, conditional signs require issuance of a sign permit prior to construction.
1. Subdivision Entryway Sign(s): A maximum of one sign per entryway may be allowed provided each sign shall not exceed 50 square feet in area and four feet in height. The text of all subdivision entryway signs shall include the words "Burr Ridge" as for example, "Oak Subdivision of Burr Ridge". The lettering for "Burr Ridge" may be in smaller font but must be legible. (amended by A-923-08-02)

2. Ground Sign(s): One sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 16 square feet in area, is located 10 feet from all lot lines and does not exceed 8 feet in height.
3. Wall Sign(s): One sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 16 square feet in area
4. Temporary Signs; Any deviation from the standards for permitted temporary signs as found in Section 55.09 herein may be subject to the procedures and standards for Conditional Signs. (added by A-923-01-11)

Sec. 55.05

Transitional District Signs

This section shall apply to all districts designated by the Zoning Ordinance as Transitional Districts. Transitional Districts include the T-1 and T-2 Districts.

- A. **Permitted Signs:** The following signs are permitted in all Transitional Districts. Unless specifically stated otherwise, a sign permit is not required for Permitted Signs in a Transitional District.
 1. Temporary Signs as per Section 55.09, herein.
 2. Exempt Signs as per Section 55.10, herein.
- B. **Conditional Signs:** The following signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. Unless specifically stated otherwise, a sign permit is required prior to erection of a Conditional Sign in a Transitional District.
 1. Subdivision Entryway Sign(s): A maximum of one sign per entryway may be allowed provided each sign shall not exceed 50 square feet in area and four feet in height. The text of all subdivision entryway signs shall include the words "Burr Ridge" as for example, "Oak Subdivision of Burr Ridge". The lettering for "Burr Ridge" may be in smaller font but must be legible. (amended by A-923-08-02)
 2. Ground Sign(s): One sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 50 square feet in area, is located 10 feet from all lot lines and does not exceed 8 feet in height. (A-923-01-11)
 3. Wall Sign(s): One sign may be allowed for each multi-family residential or non-residential lot or parcel provided it does not exceed 16 square feet in area.
 4. Temporary Signs: Any deviation from the standards for permitted temporary signs as found in Section 55.09 herein may be subject to the procedures and standards for Conditional Signs. (A-923-01-11)

Sec. 55.06.

Business District Signs

This section shall apply to all districts designated by the Zoning Ordinance as a Business District. Business Districts include the B-1 and B-2 Districts.

- A. **Permitted Signs:** The following signs are permitted in all business districts. Unless specifically stated otherwise, permitted signs require issuance of a sign permit prior to construction.

1. Ground Sign: One ground sign shall be permitted for each lot or parcel provided the lot or parcel has at least 100 feet of frontage on a public street, that the height of such sign does not exceed 8 feet, that the sign is located a minimum of 10 feet from all property lines, and that the combined area of all ground signs and wall signs shall not exceed 100 square feet.
2. Wall Sign: One wall sign per street frontage shall be permitted for each lot or parcel provided that the combined area of all wall signs and ground signs shall not exceed 100 square feet. Permitted wall signs shall be mounted no higher than the height of the building wall or twenty feet (20') whichever is lower, and no lower than five feet (5') above average surrounding grade.
3. Where the building frontage is on more than one street, the area of the signs facing each street shall be computed on the basis of the building frontage for the street they face, as provided above, but in no case shall the total sign area exceed the maximum provided above.
4. Gasoline pricing signs shall be permitted for gasoline sales stations subject to the following regulations:
 - a. Gasoline pricing signs shall not be independently free-standing, but must be permanently attached below a pre-existing free-standing sign, to a gasoline pump island canopy support or, to a building;
 - b. A maximum of four (4) sign faces, with a total area not to exceed forty (40) square feet, shall be permitted, provided that no single sign face shall exceed twenty (20) square feet in area;
 - c. Such signs shall in no case exceed a height, to the top of the sign, of eight feet (8') above ground level.
5. Window signs shall be permitted subject to the standards listed below. Window signs do not require a sign permit.
 - a. The sum total of all window signs shall not exceed 40 percent of the total area of the windows in which they are located.
 - b. Window signs shall not have any moving parts.
 - c. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purpose of computation.
 - d. Window signs may include the use of neon lighting. Neon window signs shall not exceed 16 square feet or 30 percent of the area of a window whichever is less and shall be counted toward the total area permitted for window signs. Calculation of the area of neon window signs, for purposes of compliance with the maximum 40 percent area as permitted herein, shall be based on the perimeter dimensions of said neon lighting.
6. Temporary Signs as per Section 55.09, herein.
7. Exempt Signs as per Section 55.10, herein.

- B. **Conditional Signs:** The following signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. Unless specifically stated otherwise, conditional signs require issuance of a sign permit prior to construction.
1. Shopping Center Wall Signs: One sign per tenant space within a shopping center may be allowed subject to the following:
 - a. A comprehensive package of standards for wall signs shall be provided that includes consistent materials, colors, lighting, and placement for all wall signs within a shopping center. Upon approval of the comprehensive sign package, all subsequent signs that comply with the approved standards shall be considered permitted signs.
 - b. Each wall sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 25 square feet and a maximum area allowed of 50 square feet with the exception that allowable sign area for one to three designated anchor tenants may be increased by transferring sign area to the anchor tenant(s) from other tenants.
 2. Shopping Center Ground Sign: One shopping center ground sign may be allowed subject to the following:
 - a. Shopping center ground signs shall be consistent in design, materials, and colors with the wall signs.
 - b. Shopping center ground signs shall be a maximum area of 100 square feet in area (to be calculated independent of the size of wall signs).
 - c. Shopping center ground signs shall not exceed a maximum height of 8 feet except as allowed by paragraph e below.
 - d. Shopping center ground signs shall be setback a minimum of 10 feet from all property lines except as required by paragraph e below;
 - e. The height of shopping center ground signs may be increased up to 12 feet provided that the sign is setback an additional 3 feet for each 1 foot increase in height. For example, a 9 foot high sign would require a 13 foot setback from all property lines, a 10 foot high sign would require a 16 foot setback.
 3. Light Pole Banners: Banners affixed to light poles and announcing a federal, state or local holiday, a business anniversary, or a similar event but not advertising any specific products or services offered, may be allowed for a limited time not to exceed 90 days in any one calendar year. Light pole banners do not require issuance of a sign permit.
 4. Subdivision Entryway Sign(s): A maximum of one sign per entryway may be allowed provided each sign shall not exceed 50 square feet in area and four feet in height. The text of all subdivision entryway signs shall include the words "Burr Ridge" as for example, "Oak Subdivision of Burr Ridge". The lettering for "Burr Ridge" may be in smaller font but must be legible. A subdivision entryway sign shall not be allowed in conjunction with a shopping center sign. (A-923-08-02)

5. Signs with more than Three Colors: Signs otherwise prohibited by Section 55.11.Q herein may be allowed.
6. Wall Signs mounted more than 20 feet above grade: Wall signs that do not exceed the height of the building wall but mounted more than 20 feet above the surrounding grade and meeting all other standards herein, may be allowed. (A-923-01-06)
7. Temporary Signs: Any deviation from the standards for permitted temporary signs as found in Section 55.09 herein may be subject to the procedures and standards for Conditional Signs. (A-923-01-11)
8. Portable Sidewalk Signs: (section added by A-923-04-12)
 - a. The sign structure shall not exceed 4 feet in height and 9 square feet in area.
 - b. The sign copy shall not exceed 4.5 square feet in area.
 - c. One sign per storefront is permitted. Additional signs may be used for shopping center event signs provided the total number of signs in a shopping center does not exceed one per storefront
 - d. Storefront signs shall only be displayed during business hours and shall be removed at any time the business is not open.
 - e. The sign shall not interfere with any pedestrian area or block necessary sight lines for pedestrians or vehicles. Under no circumstances shall a sign cause the sidewalk to be less than 4 feet in usable width.
 - f. Sign shall be of sufficient weight or design to prevent its movement in the wind.
 - g. Changeable copy on the sign shall be permitted provided the sign is designed to accommodate changeable copy (for example, chalk board signs). Changeable copy signs using individual plastic letters are generally discouraged.
 - h. The sign structure shall be metal or wood. Plastic A-frame signs are not permitted.
9. Blade Sign: One blade sign may be allowed per tenant storefront in a shopping center. A blade sign does not require a permit but must comply with the following: (added by A-923-06-14)
 1. One blade sign may be allowed for each tenant storefront.
 2. Formed plastic, injection molded plastic, and internally illuminated panels are prohibited.
 3. A minimum clearance of 7'-8" is required between the sidewalk and the bottom of the sign.
 4. The maximum allowed horizontal projection is 3'-3" from the storefront.

5. The maximum allowed area is 6 square feet.
6. The maximum allowed depth of the sign panel shall be 6"
7. Blade signs shall not be illuminated.

Sec. 55.07.

Manufacturing District Signs

This section shall apply to all districts designated by the Zoning Ordinance as Manufacturing Districts. Manufacturing Districts include the RA, LI, and GI Districts.

- A. **Permitted Signs:** The following signs shall be permitted in all Manufacturing Districts. Unless specifically stated otherwise, a sign permit is required for all Permitted Signs in Manufacturing Districts.
1. **Wall Sign:** In lieu of a permitted ground sign, one wall sign shall be permitted for each street frontage of a lot or parcel provided all such signs conform to the following standards:
 - a. **Area:** For a building containing less than 100,000 square feet, the gross, combined surface area in square feet of all wall and ground signs shall not exceed 100 square feet. For buildings in excess of 100,000 square feet, the gross surface area in square feet of all wall and ground signs shall be computed on the basis of one square foot of sign area for each 1,000 square feet of gross floor area with a maximum sign area not to exceed 250 square feet. (A-923-01-11)
 - b. **Area – Properties Adjacent to I-55:** For Manufacturing District properties that are contiguous to the I-55 right-of-way including those properties contiguous to North Frontage Road and South Frontage Road, the following sign are limitations shall apply: (A-923-01-11)
 - i. For a building containing less than 50,000 square feet, the gross, combined surface area of all wall and ground signs shall not exceed 100 square feet.
 - ii. For buildings in excess of 50,000 square feet and with a minimum lot frontage of 150 feet, the maximum combined area of all wall and ground signs shall be 100 square feet plus one square foot for each 1,000 square feet of gross floor area above 50,000 square feet with a maximum sign area not to exceed 250 square feet.
 2. **Ground Sign(s):** If a lot or parcel has a width of not less than one hundred feet (100'), then such lot or parcel shall be permitted one ground sign in lieu of a permitted wall sign. Such permitted ground sign shall be subject to the following standards:
 - a. **Height:** The total height of any ground sign measured to the top of the sign shall not exceed eight feet (8') above the level of the street upon which said sign faces, or above the level of the ground at the base of the sign if such ground level is above street level.
 - b. **Additional Height and Setback:** An additional one foot (1') in height above the eight foot (8') height limitation, to a maximum of twelve feet

(12') measured to the top of the sign, shall be permitted for every three feet (3') it is set back beyond the minimum ten foot (10') setback.

- c. Maximum Area: The combined area of all ground and wall signs shall comply with Section 55.07.A.1.a, above. However, the maximum surface area permitted shall be reduced by seven and one-half (7 1/2) square feet per each foot of sign height that any ground sign is constructed in excess of eight feet (8') in height and under any circumstances, the maximum area of a ground sign shall not exceed 100 square feet. (A-923-01-11)
- d. A parcel having multiple street frontages may have a combination of wall and ground signs provided such signs do not exceed one ground sign and one ground or wall sign per street frontage. For example, a corner lot may have two wall signs or one wall sign and one ground sign but may not have two ground signs and may not have more than one sign oriented toward each street frontage.

3. Temporary Signs as per Section 55.09, herein.

4. Exempt Signs as per Section 55.10, herein.

B. **Conditional Signs:** The following signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. Unless specifically stated otherwise,

- 1. Subdivision Entryway Signs: One sign per entryway may be allowed provided that each entryway sign shall not exceed 50 square feet. Entryway signs shall be located at the principal roadway entrance or entrances to a particular subdivision. Such signs shall be at such locations specifically approved by the Board of Trustees, and the design of which, including landscaping, shall be as specifically approved by the Board of Trustees. Such signs shall not exceed eight feet (8') in height. The text of all subdivision entryway signs shall include the words "Burr Ridge" as for example, "Oak Subdivision of Burr Ridge". The lettering for "Burr Ridge" may be in smaller font but must be legible. (Amended by A-923-08-02)
- 2. Signs with more than Three Colors: Signs otherwise prohibited by Section 55.11.Q herein, may be allowed.
- 3. Temporary signs: Any deviation from the standards for permitted temporary signs as found in Section 55.09 herein may be subject to the procedures and standards for Conditional Signs. (A-923-01-11)

Sec. 55.08.

Office District Signs

This section shall apply to all districts designated by the Zoning Ordinance as Office Districts. Office Districts include the O-1 and O-2 Districts.

A. **Permitted Signs:** The following signs shall be permitted in all Office Districts. Unless specifically stated otherwise, a sign permit is required for all Permitted Signs in Office Districts.

- 1. Wall Sign: In lieu of a permitted ground sign, one wall sign shall be permitted for each street frontage of a parcel subject to the following standards:
 - a. Area: For a building containing less than 100,000 square feet, the gross, combined surface area of all wall and ground signs shall not

exceed 100 square feet. For buildings in excess of 100,000 square feet, the gross surface area in square feet of all wall and ground signs shall be computed on the basis of one square foot of sign area for each 1,000 square feet of gross floor area with a maximum sign area not to exceed 250 square feet. (A-923-01-11)

- b. Area – Properties Adjacent to I-55: For Office District properties that are contiguous to the I-55 right-of-way including those properties contiguous to North Frontage Road and South Frontage Road, the following sign are limitations shall apply: (A-923-01-11)
 - i. For a building containing less than 50,000 square feet, the gross, combined surface area of all wall and ground signs shall not exceed 100 square feet.
 - ii. For buildings in excess of 50,000 square feet and with a minimum lot frontage of 150 feet, the maximum combined area of all wall and ground signs shall be 100 square feet plus one square foot for each 1,000 square feet of gross floor area above 50,000 square feet with a maximum sign area not to exceed 250 square feet.
2. Ground Sign(s): If a lot or parcel has a width of not less than one hundred feet (100'), then such lot or parcel shall be permitted one ground sign in lieu of a permitted wall sign, subject to the following standards:
- a. Height: The total height of any ground sign measured to the top of the sign shall not exceed eight feet (8') above the level of the street upon which said sign faces, or above the level of the ground at the base of the sign if such ground level is above street level.
 - b. Additional Height and Setback: An additional one foot (1') in height above the eight foot (8') height limitation, to a maximum of twelve feet (12') measured to the top of the sign, shall be permitted for every three feet (3') it is set back beyond the minimum ten foot (10') setback.
 - c. Maximum Area: The combined area of all ground and wall signs shall comply with Section 55.07.1.A.1.a, above. However, the maximum surface area permitted shall be reduced by seven and one-half (7 1/2) square feet per each foot of sign height that any ground sign is constructed in excess of eight feet (8') in height and under any circumstances, the maximum area of a ground sign shall not exceed 100 square feet. (A-923-01-11)
 - d. A parcel having multiple street frontages may have a combination of wall and ground signs provided such signs do not exceed one ground sign and one ground or wall sign per street frontage. For example, a corner lot may have two wall signs or one wall sign and one ground sign but may not have two ground signs and may not have more than one sign oriented toward each street frontage.
3. Temporary Signs as per Section 55.09, herein.
4. Exempt Signs as per Section 55.10, herein.

B. **Conditional Signs;** The following signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. Unless specifically stated otherwise,

1. Wall and Ground Signs exceeding the maximum area permitted but not exceeding a combined area of 250 square feet may be allowed. Wall and Ground Signs for Hotels, as permitted by Section IX.D.2(d) of the Village of Burr Ridge Zoning Ordinance, exceeding the maximum area permitted but not exceeding a combined area of 300 square feet may be allowed. Consideration of conditional approval for additional sign area shall be based on a positive relationship between the proposed sign area and the size of the property and the size of the building on which the sign(s) are located. (A-923-02-04)
2. Wall and Ground Signs exceeding the maximum number of signs allowed by one. For example, a corner lot seeking approval for one ground sign and two wall signs or an interior lot seeking approval of two signs. Consideration of conditional approval for an additional sign shall be based on a positive relationship between the proposed sign area and the size of the property and building on which the sign(s) are located.
3. Light Pole Banners: Banners affixed to light poles and announcing a federal, state or local holiday, a business anniversary, or a similar event but not advertising any specific products or services offered, may be allowed for a limited time not to exceed 90 days in any one calendar year.
4. Subdivision Entryway Signs: One sign per entryway may be allowed provided that each entryway sign shall not exceed 50 square feet. Entryway signs shall be located at the principal roadway entrance or entrances to a particular subdivision. Such signs shall be at such locations specifically approved by the Board of Trustees, and the design of which, including landscaping, shall be as specifically approved by the Board of Trustees. Such signs shall not exceed eight feet (8') in height. The text of all subdivision entryway signs shall include the words "Burr Ridge" as for example, "Oak Subdivision of Burr Ridge". The lettering for "Burr Ridge" may be in smaller font but must be legible. (Amended by A-923-08-02)
5. Signs with more than Three Colors: Signs otherwise prohibited by Section 55.11.Q herein, may be allowed.
6. Temporary Signs: Any deviation from the standards for permitted temporary signs as found in Section 55.09 herein may be subject to the procedures and standards for Conditional Signs. (A-923-01-11)

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. Temporary signs may only be erected on private property by or with the express consent of the property owner.

- A. **Construction Work or Activity Signs:** Not more than two (2) ~~construction~~ signs regarding construction work or activity on the property 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. Not more than one (1) such sign, with an identical message to another, shall be permitted. 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~~Property Sale, Lease, or Rental:** ~~Real estate s~~Signs regarding the sale, lease, or rental of property, 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~~Non-Commercial:** ~~Political campaign signs~~Non-commercial signs, as defined herein, not exceeding sixteen (16) square feet in area for each ~~lot~~sign. Not more than one (1) such sign, with an identical message to another, shall be permitted. 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.~~ Signs shall be removed within thirty (30) days after the conclusion of the event to which they pertain, if any, except as otherwise authorized or required by state and federal law. In no case may a temporary non-commercial sign be displayed for longer than one (1) year, except as otherwise authorized by state or federal law. Temporary non-commercial signs that do not meet the temporal requirements of this subsection shall require a permit.
- D. **Development of Property Signs:** ~~Development s~~Signs regarding property development 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~~ Such 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.

C. **Grand Opening Banners:** One, temporary grand opening banner sign, advertising the opening of a new business, may be erected subject to the following.
(Added by A-923-02-15)

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 anytime within 90 days after the issuance of a Zoning Certificate of Occupancy.

Sec. 55.10.

Exempt Signs

The following types of signs are exempted from all provisions of this Chapter, except for construction, maintenance and safety regulations, or except as otherwise provided for herein:

A. Signs not visible beyond the boundaries of the lot or parcel upon which they are situated or from any public thoroughfare or right of way.

B. Official signs of any public or government agency.

C. Any sign of any official court or public office, notices thereof, or any flag, emblem or insignia of a government entity.

D. Any sign which is located completely within an enclosed building, and which sign is not visible from outside of the building.

E. Tablets, grave markers, headstones, statuary/memorial plaques or remembrances of persons or events that are non-commercial in nature.

F. Any official traffic signs authorized by the Illinois Revised Statutes, the Illinois Vehicle Code and/or the Village.

G. Temporary signs celebrating the occasion of traditionally accepted patriotic or religious holidays as well as National and State holidays, or temporary signs of charitable, public,

religious, educational or fraternal institutions or organizations to advertise a special event when such sign shall be displayed for not more than seven (7) days and shall not exceed sixteen (16) square feet 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 special event.

- H. No trespassing or soliciting signs, warning signs (e.g. "Beware of Dog"), no parking, towing, and other such signs regulating the use of property when such signs do not exceed two (2) square feet in area, per each exposed face.
- I. Changing of changeable letters of attraction panels, as permitted in Section 55.11.K, and changing of copy in a display encasement or bulletin board, where no structural changes are made.
- J. Address signs and private (non-commercial) nameplate identification signs when such signs do not exceed two (2) square feet in area.
- ~~H~~K. Tablets, memorials and cornerstones naming a building or date of erection when built into the walls of the building.
- L. Private traffic direction signs directing traffic movement onto a premise or within a premise, not exceeding four (4) square feet in area and four feet (4') in height for each sign. Illumination of these signs shall be permitted in accordance with the regulations contained in this Chapter.
- M. Other non-commercial signs providing they meet the bulk regulations for signs in the zoning district in which the lot or parcel to be improved with said sign is located, except as hereinafter otherwise provided.
- N. Vending/Dispensing Machine Signage: machine signs which are built into and which are an integral part of a vending machine and which advertise only products sold from said vending machine. Permanent, non-flashing signage on vending machines, gasoline pumps, ice or milk containers, or other similar machines providing information on the contents of such devices, the pricing of the contents contained within, directional or instructional information as to use, and other similar information is allowed, provided that it shall not exceed four (4) square feet in gross surface area for each exposed face, nor exceed an aggregate gross surface area of eight (8) square feet.
- O. Signs located inside a building and more than four feet from a window.
- P. Signs printed on awnings or canopies provided such signs identify only the name of the occupant and address of the property on which the awning is located and that the lettering is in a single row not to exceed 6 inches in height.
- Q. Village-Owned Property: Signage on village-owned water tanks and towers, and banners and other installations on Village-owned streetlight poles or fixtures or other Village property, where approved by, and installed by, the Village, in furtherance of public purposes.

Sec. 55.11.

Prohibited Signs

The following signs are hereby expressly prohibited for erection, construction, repair, alteration or relocation within the Village, except as otherwise hereinafter specifically provided:

- A. Commercial Posterboards, except as otherwise provided for by law.
- B. Commercial Billboards, except as otherwise provided for by law.
- C. Roof Signs
- D. Signs on fences except for approved Subdivision Entryway Signs
- E. Projecting Signs
- F. Signs in the shape of products sold
- G. Pennants
- H. Streamers
- I. Signs on vehicles, boats, or trailers in place
- J. Signs which move or have moving parts, which movement is caused either by the wind or mechanically
- K. Attraction panels with changeable letters (except when used by movie theaters, hotels or gas stations)
- L. Signs using reflective paints or tape
- M. Signs with lights between opaque letters and an opaque background
- N. Neon Signs
- O. Flashing Signs
- P. Signs with more than three colors
- Q. Commercial Signs not advertising bona fide businesses conducted, or a product sold or service provided on the same premises where the sign is to be located.
- R. Portable Signs; including but not limited to portable signs carried by a person for the purpose of advertising a retail business or commercial sales event. (A-923-01-11)
- S. Signs hung across any street, alley, or public right-of-way, except as otherwise permitted herein.
- T. Signs which contain statement, words, pictures or other depictions of an obscene, indecent or immoral character and which offend public morals or decency.
- U. Ground and wall signs advertising or displaying interest rates or the price of merchandise, commodities, goods or services for sale or lease except as may otherwise be specifically allowed by other provisions of this Ordinance.
- V. Internally illuminated signs with a transparent or translucent background that transmits any significant amount of light.
- W. Miscellaneous advertising devices, other than signs which conform to the provisions of this Chapter.

- X. Signs in conflict with traffic signals, vehicular or pedestrian travel, or which impede access to fire hydrants and fire lanes and exits, and other signs which impede or impair the public health, safety and welfare.
- Y. Signs painted on the walls or windows of any building, except as hereinafter permitted.
- Z. Attention-getting devices.
- AA. Signs on microwave, radio, transmission or receiving towers and satellite dishes.
- BB. Exposed LED (light emitting diode) (Added by A-923-06-07)
- CC. Ground Signs using Stucco or EIFS (Added by A-923-01-11)

Article IV. Permits

Sec. 55.12. Permits Required

It shall be unlawful for any person to erect, construct, alter, change any lettering or graphics on or relocate any sign, except as otherwise permitted within the Village without first obtaining a permit from the Building Commissioner and paying the fee required, except as otherwise provided herein.

Sec. 55.13. Application for Permit.

Application for permit shall be made upon forms provided by the Building Commissioner and shall include the following information.

- A. Name, address and telephone number of applicant.
- B. Location of the building, structure or parcel of property to which or upon which the sign is to be attached or erected.
- C. Position of sign in relation to nearby buildings or structures.
- D. Three copies of plans and specifications showing method of construction, location, support, illumination and the lighting intensity measured in terms of foot candles.
- E. Sketch showing sign faces, exposed surfaces and proposed message thereof, accurately represented in scale as to size, proportion and color.
- F. Name of persons, firm, corporation or association erecting the sign.
- G. Written consent of the owners of the building, structure or land on or to which the sign is to be erected.
- H. Such other information as the Building Commissioner shall require to show full compliance with this and all other laws and ordinances of the Village.

Sec. 55.14. Permit Fee.

Every application for a permit shall be accompanied by a non-refundable fee of \$75.00 for examination of plans. Every applicant, before being granted a permit, shall pay a permit fee of \$1.25 per square foot, with a minimum fee of \$75.00.

Sec. 55.15. Issuance of Permits

It shall be the duty of the Building Commissioner, who shall be the enforcing officer, upon the filing of an application for a permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect, construct, alter or relocate the sign or other advertising structure and issue a permit if all requirements of this Chapter are satisfied.

Sec. 55.16. Term of Permits

If work authorized under the permit has not been completed within six (6) months after the date of issuance, the said permit shall become null and void.

Sec. 55.17. Revocation of Permits

The Building Commissioner is hereby authorized and empowered to revoke any permit upon failure of the holder thereof to comply with any provision of this Chapter.

Article V. Construction and Maintenance

Sec. 55.18. Building Code

All signs shall be constructed of materials approved by the Village and shall comply with the requirements of the Village Building Codes and any amendments thereto as adopted by the Village from time to time.

Sec. 55.19. Electrical Code

All signs in which any electrical wiring and/or connections are to be used shall comply with the Village Electrical Code and any amendments thereto as adopted by the Village from time to time.

Sec. 55.20. Painting and/or Maintenance

The owner of any sign shall paint and otherwise maintain all parts and supports thereof as necessary to maintain the sign in a clean and attractive condition comparable to its original condition and to prevent rusting, rotting or deterioration.

Sec. 55.21. Wind Pressure & Dead Load Requirements

All signs shall be designed and constructed to withstand a wind pressure of not less than thirty pounds per square foot and shall be constructed to receive dead loads as required in the Building Code and any amendments thereto or other applicable ordinances of the Village. Any existing sign not so constructed shall be considered as an immediate peril to persons and property. (See section regarding removal of unsafe or unlawful signs.)

Sec. 55.22. Sign Labeling

Every sign hereafter erected shall have placed in a conspicuous place thereon, in legible letters, the date of erection, the name of the permittee and the voltage of any electrical apparatus used in connection therewith, such information to be contained in a single area occupying not more than ten (10) square inches and located in such a way as to be readable from ground level.

Article VI. Unsafe or Unlawful Signs

Sec. 55.23. Removal of Unsafe or Unlawful Signs

If the Building Commissioner shall find that any sign is unsafe, insecure or a menace to the public, or has been constructed, erected or maintained in violation of the provisions of this Chapter, or has not been completed within six (6) months of the date of the issuance of the permit for its construction or erection, he shall give written notice of the violation to the owner or lessee thereof stating that the Village shall initiate such legal proceedings as may be required to compel the removal of said sign and the recovery of any costs incurred, including any legal costs, in connection therewith if the owner or lessee fails to remove or alter the sign so as to comply with the standards herein set forth within ten days after receipt of such notice. If the owner's or lessee's address cannot be located, the notice may be sent to the person last paying the real estate taxes on the premises. Receipt of such notice shall be conclusively presumed from proof of mailing such notice as provided above. Service in any other manner where there is actual receipt of notice also shall be satisfactory service for the purposes of this Section. Such owner or lessee shall be entitled to a hearing before the Village Administrator upon filing of a written request with the Village Clerk for such a hearing within 48 hours after receipt of such notice, which request shall state the reasons why such sign should not be removed. Such hearing will be held within 48 hours after receipt of such request for a hearing, if possible, but in any event shall be held prior to the initiation of any proceedings as provided above.

Sec. 55.24. Immediate Peril -- Removal Without Notice

The Building Commissioner may cause any sign or other advertising structure which is an immediate peril to persons or property to be immediately removed or repaired if, after notice, either verbal or written, the owner or lessee fails to take corrective action or if the owner or lessee cannot be located in sufficient time to remedy the immediate peril. In addition to the penalty provisions in this Code, the Building Commissioner or the Village may also file a complaint for injunction or any other appropriate remedy, including the recovery of any costs incurred therewith, including legal fees.

Sec. 55.25. Sign No Longer Advertising Bona Fide Business -- Removal

Any sign which no longer advertises a bona fide business conducted or a product sold on the premises where said sign is located, shall be taken down and removed by the owner, agent or person having the beneficial use of the building or structure or property upon which such sign may be found, or application shall be made for a permit to change the face of the sign to advertise a bona fide business conducted or a product sold on said premises, within 30 days after the business conducted or product sold ceases to exist on the premises. Upon failure to comply with such notice within the time specified in such notice, the Village shall initiate such legal proceedings as may be required to compel the removal of said sign(s) and the recovery of any cost incurred in connection therewith, including legal fees.

Article VII. General Provisions

Sec. 55.26. Interference with Traffic Devices

In order to obtain and secure traffic safety, no sign shall be erected or maintained in such a manner as to be likely to interfere with, obstruct the view of, or be confused with any traffic sign, signal or device, as determined by the Building Commissioner. Accordingly, no sign, marquee, canopy or awning shall make use of the words, "Stop", "Go", "Look", "Slow", "Danger", or a similar word, phrase, symbol or character or employ any red, yellow, orange, green or other colored lamp in such a manner as to interfere with, mislead or confuse traffic.

Sec. 55.27. Illinois Highway Advertising Control Act

No sign permitted under this Chapter shall be allowed or maintained if the sign shall in any way violate the Illinois Highway Advertising Control Act of 1971, as amended. No sign which shall be allowed under the Illinois Highway Advertising Control Act of 1971, as amended, shall exceed the size, location and height standards as set forth in Article II of this Chapter 55. (Amended by A-499-1-88)

Sec. 55.28. Obstruction to Doors, Windows, or Fire Escapes

No sign shall be erected, relocated, or maintained so as to prevent free access to or egress from, any door, window, fire escape or any other way required by the Building Code.

Sec. 55.29. Location - General

No sign shall be attached to a utility pole, a tree, a standpipe, gutter, drain or fire escape, nor shall any sign be erected so as to impair access to a roof.

Sec. 55.30. Visibility - Ground Signs

Ground signs greater than five feet in height shall have an open space not less than five feet between the base line of the sign and the ground level if such sign impedes visibility of traffic or pedestrians.

Ground signs five feet and lower in height shall have an open space of not less than two feet, between the base line of the sign and the ground level, provided no such open space shall be required for signs five feet in height or lower that do not impede a motorist's visibility of traffic and pedestrians. No ground sign shall be nearer than five feet to any other sign, building or structure.

Article VIII. Illumination and Color Standards

Sec. 55.31. Internally Illuminated Signs

Internally illuminated signs shall be allowed subject to the type and manner of illumination being specifically restricted by the following:

- A. In no case shall the method of illumination be visible to view.
- B. In no case shall the lighting intensity exceed the limit of 70 foot candles measured with a standard light meter perpendicular to the face of the sign at a distance equal to the narrowest dimension of the sign, whether it be the height or the width.
- C. In no case shall the area of the sign exceed 75 square feet.
(section amended by A-923-02-05)

Sec. 55.32. Externally Illuminated Signs

Externally illuminated signs shall be allowed subject to the type and manner of illumination being specifically restricted by the following:

- A. Lighting shall be uniformly distributed over the area of the sign or portion thereof and not extend beyond the edges of the sign except that lighting for back-lit signs may extend beyond the edges of the sign text but not beyond the edges of the sign structure or building wall upon which the sign is located.
- B. The lighting shall not shine into dwellings or create a traffic hazard.
- C. The light reflectance when measured perpendicular one foot from the surface of the sign shall not exceed 50 foot candles at its brightest area when measured with a standard light meter.
- D. Goose neck reflectors and lights shall not be permitted.
- E. Illumination shall be what is known as white and not colored light and shall not be blinking, fluctuating or moving.
- F. Light rays shall shine only upon the sign or upon the property within the premises and shall not spill over the property lines in any direction.

Sec. 55.33. Sign Colors

Signs shall not include more than three colors except signs containing more than three colors in a Business, Manufacturing, or Office District may be allowed as per Section 55.50 herein.

Article IX. Non-Conforming Signs and Uses

Sec. 55.34. Signs in Compliance with Previous Regulations

Signs existing at the time of the enactment of this Chapter and not conforming to its provisions but which were constructed in compliance with previous regulations shall be regarded as non-conforming signs which may be continued for a period of five (5) years from the date of their construction or three (3) years from the date of the enactment of this Chapter, whichever is longer, if properly repaired and maintained as provided herein and continue to be in conformance with other ordinances of this municipality. At the end of this period they shall be removed by the owner, agent, or person having beneficial use of the structure or land on which the signs are located.

Sec. 55.35. Removal of Prohibited Signs

Any sign existing in violation of Section 55.11 (Prohibited Signs) of this Chapter shall be removed, or altered or repaired in such a manner to bring said sign into conformance with the provisions of this Chapter within six (6) months after the date of the adoption of this Chapter.

Sec. 55.36. Signs Erected Without Permits

Any sign existing at of the time of the enactment of this Chapter for which no sign permit has ever been given, shall be removed within thirty (30) days of the time of enactment of this Chapter unless such sign fully complies with the provisions of this Chapter or is altered so as to so fully comply within said thirty (30) day period, and a sign permit is applied for and issued.

Sec. 55.37. Alteration or Relocation of Non-Conforming Signs

Non-conforming signs which are structurally altered, relocated or replaced shall comply immediately with all provisions of this Code.

Sec. 55.38. Non-Conforming Uses

Any sign to be constructed on any building or parcel of land, the use of which does not conform to the Zoning Ordinance provisions for the district in which such building or land is located shall, nevertheless, comply with all provisions of this Chapter for the district in which it is located.

Article X. Variations

Sec. 55.39.

Variations

Variations from the requirements of this Chapter may be requested by the filing of a written petition in the form required by the Village. Such written petition shall be filed with the Director of Community Development who shall in turn refer the variation request to the Plan Commission for its review and recommendation to the Village Board of Trustees. The Plan Commission shall file its written recommendation, including any applicable findings of fact, with the Village Board after considering the petition. Upon receipt of the recommendation and findings of fact of the Plan Commission, the Village Board of Trustees is empowered to permit variations from the requirements of this Chapter under the following circumstances:

- A. Variations shall be permitted only when they are in harmony with the general purpose and intent of this Chapter; and only when the plight of the petitioner is due to unique circumstances; and only in cases when there are practical difficulties or particular hardship in the way of carrying out the requirements of this Chapter; and only when the variation, if granted will not alter the essential character of the locality.
- B. Every variation approved by the Village Board of Trustees shall be accompanied by findings of facts specifying the reasons for granting the variation and shall be in ordinance form.

Sec. 55.40.

Variation Fee

Every application for a variation shall be accompanied by the non-refundable fee set forth in Article II, Section 4, of Ordinance Number 339.

Article XI. Conditional Signs

Sec. 55.41.

Conditional Sign Approval

It is hereby acknowledged that certain signs may or may not be appropriate due to their size, location, function, or similar characteristic. Such signs are classified herein as "Conditional Signs" and may only be approved in conformance with the following:

- A. Conditional sign approval may be requested by the filing of a written petition in the form required by the Village. Such written petition shall be filed with the Director of Community Development who shall in turn refer the request to the Plan Commission for its review and recommendation to the Village Board of Trustees. The Plan Commission shall file its written recommendation, including any applicable findings of fact, with the Village Board after considering the petition.
- B. The Plan Commission shall not recommend approval of a Conditional Sign unless it finds that the sign will be in harmony with the general purpose and intent of this Chapter as described in Section 55.01 herein, that the sign will not adversely impact or be a detriment to the surrounding area, that the sign will be in character with the site design and building architecture of the property on which it is located, and only when the sign will not alter the essential character of the locality.
- C. The Board of Trustees shall not approve a Conditional Sign unless it finds that the sign is in compliance with the standards described in Section 55.50.B above. Every conditional sign approved by the Village Board of Trustees shall be accompanied by findings of facts specifying the reasons for approving the conditional sign and shall be in ordinance form.

Sec. 55.42.

Conditional Sign Fee

Every application for a Conditional Sign shall be accompanied by the non-refundable fee set forth in Article II, Section 4, of Ordinance Number 339.



MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: September 18, 2017

RE: **PC-06-2017: Discussion of Staff Reports**

As part of its efforts to better serve the public, staff has evaluated the structure and content of its Plan Commission reports with the intent of creating more complete and effective documents for its intended audience. Staff examined the reports produced by other communities to determine best practices and better inform our own analysis. As part of this process, staff had several goals that they wanted to achieve in re-designing the reports. These goals, as well as the resulting changes, are as follows:

1. Create a more effective cover page.
 - Staff re-designed how space was shared between text and photos to allow for more of the cover page's space to be utilized. As a result, text is now more clearly conveyed to the reader in a dedicated column with consistent spacing; aerial and zoning map photos were able to be made larger, which allows for clearer geographic context of subject properties.
2. Develop a document that promotes a common understanding for all audiences.
 - The following sections were added to ensure that each reader will have access to more information related to a petition. They will help ensure that the Plan Commission, petitioner, and members of the public can operate from a more common understanding of each petition by including more information from original sources directly in the report. They are:
 - Land Use and Site Analysis
 - Discusses the zoning of the petition site as well as the zoning designations surrounding the site of the petition, and will include any distances, depths, or other metrics that may be useful to understanding the geographic nature of the site related to the petition.
 - Public Hearing History
 - Includes the staff report to the Plan Commission as well as the action taken by the Board of Trustees for each relevant prior public hearing in the Appendix (discussed later).
 - Public Comment

- Includes a record and nature of all public comments related to the present petition.
- Applicable Zoning Ordinance Section(s)
 - Provides the exact language of relevant sections of the Zoning Ordinance to allow for clear context as to why the petition is being taken up.
- Appendix
 - Allows for organization of attachments; users can refer to specific documents by their exhibit letter, which allows for better document organization and clearer discussion.

3. Incorporate more photos into the report.

- While it is likely that many of the people with a stake in a petition have visited a petition site at some point, photos allow for each stakeholder to use the staff reports from the same visual perspective. A photo will also provide greater context than words in some instances.

The proposed changes were incorporated into to the staff reports for the Z-12-2017 and Z-13-2017 petitions. Staff welcomes any and all feedback by the Plan Commission with the overall goal of creating more effective public documents for the petition process.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP, Village Administrator

DATE: September 14, 2017

RE: **PC-07-2017; Plan Commission Training Update**

Several Plan Commissioners were able to attend a one day training workshop conducted by the Illinois Chapter of the American Planning Association on September 14. Taking advantage of that opportunity, staff requests that the Commissioners lead a discussion regarding the APA training workshop.

Also, it is recommended that each Commissioner review the Plan Commission Rules of Procedure. The rules are available on the Village web site and a hard copy will be provided upon request. [Here is a link](#). To access the document, go to our web site (www.burr-ridge.gov). Go to the Document Center and click Plan Commission.