



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

**October 2, 2017
7:30 P.M.**

I. ROLL CALL

Greg Trzupek, Chairman

**Mike Stratis
Dehn Grunsten
Mary Praxmarer**

**Luisa Hoch
Greg Scott
Jim Broline**

II. APPROVAL OF PRIOR MEETING MINUTES

A. September 18, 2017 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

A. Z-11-2017: 15W308 Frontage Road (VIP Paws); Special Use Approval and Findings of Fact; continued from August 21, 2017 and September 18, 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-14-2017: 11650 Bridewell Drive (McNaughton Development); Text Amendment, Variation, and Findings of Fact

Requests an amendment to Planned Unit Development Ordinance #A-834-20-16 to permit an R-5 Planned Unit Development on 19.76 acres rather than the previously approved 22.5 acres; with 44 single-family homes rather than 52 homes; and with changes to the street, landscaping, and building elevation plans; also requests variation from or an amendment to Section VI.H.4.b(6) to permit a Planned Unit Development on 19.76 acres rather than the required minimum of 20 acres.

IV. CORRESPONDENCE

A. Board Report – September 25, 2017

B. Building Report – August 2017

V. OTHER CONSIDERATIONS

- A. S-04-2017: 705 Village Center Drive (Hampton Social); Sign Variations**
- B. S-05-2017: 775 Village Center Drive (Kohler); Sign Variation**
- C. Balac Preliminary Plat of Subdivision and Variations from the Subdivision Ordinance**
- D. S-03-2017: Sign Ordinance Amendment – Non-Commercial Sign Regulation**

VI. FUTURE SCHEDULED MEETINGS

- A. October 16, 2017:** This meeting has been cancelled.
- B. November 6, 2017:** The filing deadline for this meeting is October 9, 2017.

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 October 9, 2017, Regular Meeting beginning at 7:00 P.M. Commissioner Praxmarer is scheduled to represent the Plan Commission at the October 9, 2017, Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF
SEPTEMBER 18, 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: 5 – Hoch, Broline, Praxmarer, Scott, and Trzupek

ABSENT: 2 – Grunsten, Stratis

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 Scott to approve the minutes of the August 21, 2017 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Praxmarer, Scott, Hoch, Broline, Trzupek

NAYS: 0 – None

ABSTAIN: 0 – None

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

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

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the hearing is a continuation for a special use approval for VIP Paws. The petitioners have requested that their petition be continued to the October 2, 2017 meeting in order to allow them more time to respond to questions from the August 21, 2017 meeting.

There being no discussion, Chairman Trzupek asked for a motion to continue the hearing for Z-11-2017.

At 7:34 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to continue the public hearing for Z-11-2017.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Scott, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Z-12-2017: Special Use and Text Amendment – 280 Shore Drive (Windy City Curling) – Special Use Approval and Findings of Act

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Windy City Curling, a volunteer curling club. The petitioner is requesting a special use approval and a text amendment to operate a Team Athletic Training and Practice Facility in a G-I General Industrial District. 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 for non-members.

Chairman Trzupek asked what the purpose of the text amendment was. Mr. Walter said that staff wanted the Plan Commission to have the opportunity to amend the Zoning Ordinance should they interpret the most applicable section to be inadequately worded if they chose to recommend a special use approval for the petitioner.

Matt Galas, Windy City Curling, said that his organization was looking forward to being located in the village should they receive approval.

Commissioner Scott asked what the hours of operation would be. Mr. Galas said that the club will primarily use the facilities on weekends, with some weekday evening activities scheduled as well. Commissioner Scott asked if there was enough parking on-site. Mr. Galas said that the club is granted 30 spaces as part of their lease, and that most curling groups travel in carpool groups to ease the parking burden. Mr. Walter said that staff had no concerns about parking for the use.

Commissioner Praxmarer asked about liability insurance. Mr. Galas said club dues to both the US Curling Association and Illinois Curling Association allows them to be covered. Commissioner Praxmarer asked about the size of the club. Mr. Galas said that there are currently about 100 members but that they hoped to grow to 150 members in the next year. Commissioner Praxmarer asked about the challenges of maintaining ice. Mr. Galas said that they have invested in dedicated ice-making equipment and will be removing it during the summer months.

Commissioner Broline asked how many tournaments would be held annually. Mr. Galas said that they will try and hold 2-4 tournaments per year.

Commissioner Hoch asked if there were any complaints about Kettlebell. Mr. Walter confirmed that no complaints had been received about Kettlebell. Commissioner Hoch asked about the potential for ice melting. Mr. Galas said that they will install an impermeable membrane along the floor and walls to prevent water damage.

Chairman Trzupek asked if the ice was put down directly on concrete. Mr. Galas said that they will put sand down to level the floor and then make ice on top of it. Chairman Trzupek asked whether retail sales would occur at the facility. Mr. Galas said that any orders placed with the club would be done so through a third party. Chairman Trzupek asked about parking concerns with tournaments. Mr. Galas said that the club will organize shuttles to hotels to alleviate any parking issues.

At 7:45 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Scott, Praxmarer, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve text amendments to Section X.F.1.e to revise the classification for Team Athletic Training and Practice Facilities to read as follows: “Team and Club Recreational 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” and Section X.F.2.f of the Zoning Ordinance to revise the classification for Team Athletic Training and Practice Facilities to read as follows: “Team and Club 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.”

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Praxmarer, Scott, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to adopt the petitioner’s findings of fact and recommend that the Board of Trustees grant a special use approval pursuant to Section X.F.2.f of the amended Zoning Ordinance to permit a Team Athletic Training and Practice Facility at 280 Shore Drive subject 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.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Praxmarer, Scott, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

V-02-2017: Fence Variation – 15W455 79th Street (St. Mark Christian Montessori Preschool) - Variation and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is St. Mark Christian Montessori Preschool, which operates at St. Mark Coptic Church at 15W455 79th Street. The petitioner is seeking a variation to install a fence in a corner side yard 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. The Illinois Department of Child and Family

Services (DCFS) has informed the preschool that the playground must be fenced to be compliant with its standards.

Richard Benjamin, St. Mark Christian Montessori Preschool, said that the fence is intended to comply with Illinois DCFS regulations for playgrounds.

Commissioner Scott asked what the fence would be made of. Mr. Benjamin said that the fence would be made of aluminum.

At 7:51 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Broline, Scott, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Hoch to adopt the petitioners findings of fact and recommend that the Board of Trustees approve a variance from Section IV.J of the Burr Ridge Zoning Ordinance to permit a fence in a corner side yard subject to compliance with the submitted plans and so long as the playground exists on the proposed site.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Hoch, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

There was no discussion on correspondence.

V. OTHER CONSIDERATIONS

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

As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: the purpose was to inform the Plan Commission of the details of the Supreme Court case *Reed v. Town of Gilbert* (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, as non-commercial speech is considered more valuable than commercial speech. For example, distinctions for signs could be content-based, but not based upon disagreement with the message. 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. An analysis of the Burr Ridge Sign Ordinance 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. Staff also recommends adding a message substitution clause and a severability clause to the Sign Ordinance to protect the Sign Ordinance from litigation. A substitution clause allows a non-commercial message to be displayed on any sign. 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. In conclusion, staff recommended that the language in the Sign Ordinance be amended to the recommended language to comply with the ruling in *Reed v. Gilbert*.

Chairman Trzupek asked if the proposed amendments changes their ability to regulate commercial signs. Mr. Walter said that it does not change anything related to commercial signs.

Commissioner Scott asked if the recommended change would eliminate one’s ability to have multiple signs that were exactly alike on a lot. Mr. Walter said that was true, although the changes recommended are meant to keep the amendments as simple as possible to avoid confusion.

Commissioner Broline asked what was meant by a lot. Mr. Walter said that a lot is defined by the Zoning Ordinance.

Chairman Trzupek asked what is permitted in right-of-ways. Mr. Pollock said that content is not regulated in the right-of-way as there is a general restriction on right-of-way signs except for certain times on weekends.

Chairman Trzupek asked if there were any technological innovations that affected the Sign Ordinance from a legal basis. Mr. Walter said that the Supreme Court specifically cited certain signs, such as LED signs, that were permitted to be regulated as they are a method of delivering a message and not content-based.

Chairman Trzupek asked if the discussion should be continued to include feedback from Commissioners Grunsten and Stratis. The Plan Commission generally agreed.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Broline to continue the consideration to the next meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Scott, Broline, Praxmarer, Hoch, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

S-06-2017: Discussion of Staff Reports

At the request of Chairman Trzupek, Mr. Walter summarized the consideration as follows: as part of its efforts to better serve the public, staff has evaluated the structure and content of its Plan Commission reports to create better documents. 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. They are to create a more effective cover page, develop a document that promoted more common understanding of the information within the reports, as well as include more photos to provide more clarity and context when applicable.

Chairman Trzupek said that he felt that including all staff reports from past hearings may be too much information, and that eliminating some may be helpful. Commissioner Hoch agreed. Chairman Trzupek also said that photos are good but should be taken from very close or very far away to remove or add context.

The Plan Commission generally agreed that the changes to the documents were positive.

S-07-2017: Discussion of Plan Commission Training

Mr. Pollock asked the Plan Commissioners who participated in a training session to summarize what they learned. Commissioner Scott said that the training would be very beneficial to new Commissioners and suggested that it be part of an onboarding process in the future. Chairman Trzupek, Commissioner Broline, and Commissioner Hoch concurred with Commissioner Scott.

Mr. Pollock closed the discussion by reviewing the rules and procedures of the Plan Commission.

VI. FUTURE SCHEDULED MEETINGS

Mr. Walter summarized the tentative agenda for the October 2 meeting as follows: a continuation of Z-11-2017 (VIP Paws), a preliminary review of Z-14-2017 (Lakeside Pointe PUD subdivision), and a continuation of S-03-2017 (Sign Ordinance Amendment).

Mr. Pollock requested that the Plan Commission cancel their October 16, 2017 meeting to accommodate a strategic goal setting meeting for the Board of Trustees. The Plan Commission agreed to this request.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Scott to **ADJOURN** the meeting at 8:27 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:27 p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant to the Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-14-2017: 11650 Bridewell Drive (Lakeside Pointe PUD); Requests for an amendment to Planned Unit Development Ordinance #A-834-20-16 to permit an R-5 Planned Unit Development on 19.76 acres rather than the previously approved 22.5 acres; with 44 single-family homes rather than 52 homes; and with changes to the street, landscaping, and building elevation plans; also requests variation from or an amendment to Section VI.H.4.b(6) to permit a Planned Unit Development on 19.76 acres rather than the required minimum of 20 acres.

HEARING DATE:

October 2, 2017

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Doug Pollock, AICP
Village Administrator

PETITIONER:

McNaughton Development, Inc.

PETITIONER STATUS:

Contract Purchaser

PROPERTY OWNER:

PB and J XXXIX, LLC

EXISTING ZONING:

R-5 Planned Unit Development

LAND USE PLAN:

Recommends Office Uses

EXISTING LAND USE:

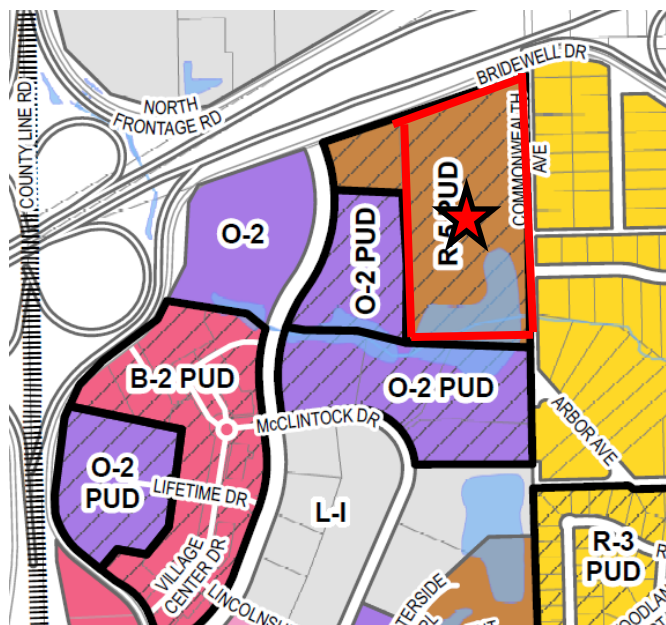
Vacant Land

SITE AREA:

19.76 Acres

SUBDIVISION:

Burr Ridge Corporate Park



SUMMARY

The petitioner seeks an amendment to a previously approved Planned Unit Development Ordinance for the purpose of developing a residential subdivision. The subject property is 19.76 acres of a 22.5 acre Planned Unit Development approved in 2016 (Ordinance A-834-2016). The 2016 PUD rezoned the property from an O-2 PUD to an R-5 PUD district. The additional 2 plus acres are under separate ownership and are not part of this proposed PUD amendment.

The 2016 PUD included 52 detached single family dwellings with private streets and commonly owned open space between homes. The proposed development is similar in concept but with 44 homes on 19.76 acres rather than 52 homes on 22.5 acres.

Compliance with the Comprehensive Plan

The 1999 Comprehensive Plan and the 2005 Downtown Burr Ridge Sub-Area Plan recommends office uses for the subject property. The 2005 Downtown Plan recommends the following:

- The development of the areas within the Burr Ridge Park but outside the four-block Village Center should remain used or planned for office development. Additional small office buildings that are three stories in height, as permitted under the existing O-2 District zoning, are the preferred use for these properties.
- Pedestrian connections within the Village Center and between the Village Center and surrounding areas should be strengthened and further enhanced.

Subsequent to the 2016 rezoning of this property, the Plan Commission considered an amendment to the Comprehensive Plan that would be consistent with the recent rezoning to a residential district. However, at that time, it was not clear if the residential development would proceed and the Plan Commission recommended and the Board of Trustees agreed to postpone consideration of an amendment to the Plan.

Compliance with the Zoning Ordinance

The R-5 District was amended in 2016 to reduce the minimum area for an R-5 PUD from 40 acres to 20 acres. The subject property is 19.76 acres. Thus, the petition requests either a text amendment or a variation to permit a PUD on 19.76 acres.

The R-5 District lists “Single-Family Clustered Dwellings” as a permitted use. The proposed homes meet the Zoning Ordinance definition of Single-Family Cluster Dwellings (Section XIV; a residential building with not more than one unit surrounded by open space). Bulk regulations for single family cluster dwellings and the proposed development include the following:

	Lot Area (square feet)	Front Yard Setback (feet)	Corner Side Yard Setback	Side Yard Building Separations	Rear Yard Building Separations	Perimeter Yard Setback
R-5 District	5,000	40'	30 feet	10'	60'	50'
2016 Lakeside Pointe	3,362	20' from sidewalk; 31' from street	10' & 15'	10'	Varies, typically less than 60'	50'
2017 Lakeside Pointe	3,150	21 feet from sidewalk; 25 feet from street	20' (Lots 3 and 4)	10'	< 60' except Lots 25, 42, 43	North: 60' East: 100' West: 10'

Parking: The Zoning Ordinance requires two parking spaces per unit excluding garages and including driveways. Each unit will have space for two parked cars in the driveway. Additionally, the plan includes 24 parking spaces accessed from and perpendicular to the street and on-street parking.

Open Space: The Zoning Ordinance requires minimum open space of 1 square foot per 1 square foot of floor area. The proposed PUD complies with this requirement.

Compliance with the Subdivision Ordinance

The Planned Unit Development process combines the zoning and subdivision reviews. Thus, the approval of a preliminary PUD includes the approval of a preliminary plat of subdivision. The combining of the zoning and subdivision process in a PUD is intended to allow the subdivision infrastructure to be designed based on the specific needs of the land use. Nonetheless, it is appropriate to outline the modifications to the standard subdivision regulations for a PUD. Those modifications include the following:

Section VIII.C.3 - Access to Right-of-way Required: All lots must have access to a public street except that the Board of Trustees may approve private streets that are built to public street standards. The proposed streets comply with the required width (28 feet) but are proposed to be provided with a mountable curb rather than a barrier curb.

Section VII.D.1 - Required Right-of-way Width: The proposed streets are to be located within a 28 foot wide easement rather than a 60 feet wide right of way/easement as required. As a comparison, the 2016 Lakeside Pointe PUD provided for a 50 foot wide easement.

Section VIII.C.11 - Dedication of Contiguous Rights of Way: All streets adjacent to a subdivision are required to be provided with the required minimum right-of-way width. The adjacent Burr Ridge Parkway and Bridewell Drive have full width rights of way. The adjacent Commonwealth Avenue is a local street with a 40 foot right-of-way rather than the required 60 feet. Thus, a 20-foot dedication of right-of-way is required for Commonwealth Avenue. This requirement was waived for the 2016 Lakeside Pointe PUD.

Section VIII.C.9 - Half Streets: A half street improvement is required for any adjacent streets that are not currently built to the standards of the Subdivision Ordinance. Commonwealth Avenue is an under-improved street (i.e. no curb, gutter, or sidewalk). Thus, a half street improvement is required consisting of a minimum of 20 feet of pavement width and a curb, sidewalk, and parkway trees on the adjacent side of the street. This requirement was waived for the 2016 Lakeside Pointe PUD; although there was discussion that a turnaround at the south end of Commonwealth may be considered during final engineering review.

Section VII.G.6 - Through Lots: Through lots are not permitted except where backing up to a thoroughfare. The proposed lots adjacent to Commonwealth Avenue are through lots that back up to a local street. Through lots backing up to Commonwealth were approved for the 2016 Lakeside Pointe PUD.

Section VIII.I - Public Sidewalks and Pathways: The following points are provided relative to sidewalks for the proposed development and the 2016 Lakeside Pointe PUD:

- The Subdivision Ordinance requires a 5 foot wide sidewalk on both sides of all streets within the subdivision and on the adjacent side of any adjacent streets unless a donation in lieu of the required sidewalks are approved by the Board of Trustees after a recommendation from the Pathway Commission.

- The 2016 PUD included sidewalks with parkways on all of the internal streets; a sidewalk on Bridewell Drive; replacement of the asphalt lakeside pathway with a 5 foot wide concrete pathway and extension of this pathway around the east side of the lake; and no sidewalk on Commonwealth Avenue. The Pathway Commission did not have an opportunity to review the 2016 PUD and, thus, never made a recommendation to accept or reject the sidewalk plan or to require fees in lieu of the sidewalks not provided.
- The proposed plan includes a sidewalk on Bridewell Drive, replacement and extension of the lakeside pathway, and a sidewalk on portions of the interior street.
- The proposed internal sidewalk is a “carriage walk” (adjacent to curb without a parkway) and is only 4 feet wide. The Subdivision Ordinance requires a 5 foot wide sidewalk with a 6 to 10 foot parkway. Due to the smaller setback of the houses from the street (25 feet as compared to 36 feet provided for the 2016 Lakeside Pointe PUD), there is not sufficient area to provide for parked cars in the driveway (20 feet) plus the required 5 foot sidewalk and the required 6 to 10 feet of parkway.
- The Pathway Commission reviewed the proposed plan but did not make a recommendation regarding sidewalks pending further review by the Plan Commission. There was a consensus of the Pathway Commission that carriage walks should not be provided but that sidewalks with parkways may be preferred for this development.

Section IX.G - Subdivision Fences and Entryway Monuments: An entryway sign and fence is proposed for the entryway on Bridewell Drive. The entryway sign and fence are in compliance with the Subdivision Ordinance.

Section IX.D – Retaining Walls: The Subdivision Ordinance discourages the use of retaining walls and when used requires that walls not exceed 42 inches and be made from natural stone. The petitioner proposes to use pre-cast segmental block rather than natural stone and proposes walls up to 48 inches.

Section VIII.D.2.h – Landscaping Islands: An island is required in street turnaround areas. The plan includes two “eyebrow” turnarounds and the petitioner has asked for a waiver of the required islands.

Section X & XI – School and Park Impact Fees: School and park land donation or impact fees are required. The developer is required to provide a fee in lieu of land unless otherwise agreed upon by the local school or park districts.

Based on 44, 3 bedroom units, the school donation is 0.68 acres or \$194,312.80. The developer is asking for a waiver of the school impact fees based on the subdivision being age restricted.

The total park donation is 1.26 acres or \$358,010.40. The petitioner has indicated on their site plan that they would dedicate 0.68 acre park but has not obtained approval from the Pleasant Dale Park District to accept a combination of land and cash donation rather than cash.

The developer is also asking that the park impact fee be paid as each building permit is issued. The Village requires that said fees be paid prior to recording the final plat.

It should also be noted that the Village has intergovernmental agreements with the school and park districts that require the Village to collect the impact fees and distribute those fees to the districts.

Section VIII – Engineering Design Requirements: The Village Engineer has reviewed the preliminary engineering plans and determined that the plans comply with the applicable stormwater and engineering design standards except as specifically referenced herein and with minor modifications that do not impact the overall land plan.

Traffic Study

The petitioner has submitted a traffic study for the proposed plan. The traffic study concludes that the traffic from this development will not have a significant impact on area roadways or intersections. Staff did not engage the Village's traffic consultant to review the study given that the traffic study for the 2016 Lakeside Pointe PUD reached the same conclusion which was confirmed by the Village's consultant.

Zoning History

As referenced elsewhere in this summary, the subject property was part of a 2016 PUD approval that included the 2.7 acres at the corner of Bridewell Drive and Burr Ridge Parkway. The 2016 approval included a similar land use plan at a similar density. Copies of the approved site plan and building elevations are attached.

The Plan Commission should also be aware that the Marriot Hotel PUD (which included the 2.7 acre corner property) requires that the driveway at the north end of the hotel property be reconfigured to accommodate future access to the subject 19.76 acre property. The specific text reads:

At such time the adjacent parcel to the east is developed and if so requested by the Village of Burr Ridge, the petitioner (i.e. Marriott Hotel Property) shall dedicate a minimum 60 foot wide public right-of-way centered on the existing median break on Burr Ridge Parkway. Said right-of-way shall provide access from Burr Ridge Parkway to the east parcel and shall only be required if compensatory parking will be provided on the east parcel contiguous to Lots 8, 9, and 10 in an amount equal to the reduction of parking resulting from the dedication of right-of-way. Improvement of said right-of-way and construction of the additional parking shall be completed at the expense of others or this condition shall be void.

The Lakeside Pointe petitioner has chosen not to take advantage of this access. There is an emergency access proposed to connect to the Marriott parking lot which would be subject to the approval of the Marriott Hotel property.

Public Comment

The required public notices were provided and evidence of said notices are included in the agenda packet. Village staff has received a few phone calls regarding this hearing but no comments have been provided.

Plan Review

Site, landscaping and building elevations have been provided. A description and review comments regarding each are provided below.

Building Elevations: The petitioner has provided 8 different front building elevations. The exterior building material for the front elevations is primarily brick and all but one of the elevations show front loaded two car garages. Side elevations are not provided but the petitioner has indicated that side elevations would be prefinished siding with an option to add brick. The buildings are a mixture of 1 story, 1.5 stories and 2 stories elevations.

Site Plan: A significant difference between the 2016 Lakeside Pointe PUD and the proposed plan is the cross section of the streetscape. The 2016 PUD plan provided for a 28 foot wide street, a 6 foot parkway, a 5 foot wide sidewalk, and 20 feet from the sidewalk to the house (which permitted sufficient room for parking of cars in the driveway). The proposed plan only has sidewalks on one side of the street and has the sidewalk adjacent to the street (i.e. a carriage walk with no parkway). The 2016 plan emphasized the pedestrian amenities of the development as a complement to the downtown. The proposed plan would not have the same level of pedestrian amenities. Further, the Subdivision Ordinance does not permit sidewalks adjacent to the street.

Findings of Fact and Recommendations

The Findings of Fact for the Planned Unit Development have been prepared by the petitioner and may be approved if the Plan Commission is in agreement. The proposed PUD is consistent with the 2016 Lakeside Pointe PUD in terms of being a cluster single family development at approximately 2.25 units per acre. Deviations from the 2016 PUD and some other issues that the Plan Commission may want to consider include the following:

- **Site Area and Access:** Due to the corner property being excluded, the site area falls below the 20 acre minimum for a PUD and access is limited to Bridewell Drive. The 2016 PUD provided for access from Burr Ridge Parkway with only emergency access onto Bridewell Drive.
- **Building Elevations:** The front elevations use primarily brick but the sides and rears have the option of using a prefabricated siding. An all brick or masonry siding was suggested for the 2016 Lakeside Pointe PUD; at least for corner lots if not for all sides (the 2016 PUD never went through final PUD plan approval so this detail were never finalized).
- **Streetscape;** Perhaps the most significant difference between the 2016 PUD and the proposed PUD is the lack of sidewalks and parkways on both sides of the street. Providing a pedestrian oriented streetscape was a significant feature of the 2016 PUD approval given its location relative to Downtown Burr Ridge and its pedestrian amenities.

Other issues for consideration by the Plan Commission include the 10 foot rather than 50 foot setback from the west perimeter lot line of the PUD; whether the parking spaces perpendicular to the street are necessary and designed appropriately; addition of a turnaround at the end of Commonwealth Avenue in lieu of full improvement of a half street; the use of segmental block retaining walls rather than natural stone; waiver of the required landscape islands in the street eyebrows; and the emergency access from the Marriott parking lot. The petitioner has also requested relief from the school and park impact fees but staff suggests that issue should only be considered by the Board of Trustees as it relates to existing Intergovernmental Agreements with the School and Park Districts.

Depending on public comment and Plan Commission recommendations, the plan may require revisions. In such case, a continuance of the public hearing would be appropriate. If continued, the next Plan Commission meeting is scheduled for November 6, 2017.

Appendix

Exhibit A – Lakeside Pointe Binder (McNaughton Development, Inc.)

Exhibit B – 2016 Lakeside Pointe PUD Building Elevations

Exhibit C – 2016 Lakeside Pointe PUD Site Plan

EXHIBIT A
(see .pdf of)
Binder

Lakeside Pointe



McNaughton Development, Inc.

115220 S. Jackson Street

Burr Ridge, IL 60527

(630) 325-3400

Executive Summary

McNaughton Development, Inc. is pleased to submit a revised proposal for Lakeside Pointe of Burr Ridge. Lakeside Pointe is designed for those who seek a luxury, low maintenance community. It is an extension of, and enhancement to, the Village Center. Lakeside Pointe will be a destination for existing Burr Ridge residents that no longer want their large homes. With great walkability and accessibility to restaurants, shopping and fitness facilities, Lakeside Pointe encourages its residents to enjoy the social opportunities that are available in Burr Ridge.

The new plan contains 44 homes on 19.76 acres, versus the old plan which contained 52 homes on 22.5 acres. This is a slight reduction in density compared to the previous plan. The land plan has been reworked to minimize the impact of I-55 and to maximize the accessibility to the existing lake and the Village Center. The northern boundary of the property now has a 35' buffer and landscape berm separating the homes from the property line along Bridewell Drive. The entryway has been redesigned to be on Bridewell and to include a simulated guardhouse and entry monument. A central water feature has been added to enhance the center of the development and connectivity is provided to the large pond by a dry creek bed and simulated bridge.

The community is designed with an urban style product line. All of the homes will have the master bedroom on the first floor, or will be a ranch plan. The homes will range from approximately 2,300 square feet to 3,200 square feet, with base prices ranging from approximately \$700,000 to \$800,000.

Pending approvals, we would like to close on the property and begin earthwork in the Spring of 2018. Home construction would begin as soon as roads could be paved in the summer of 2018. Final sales, construction and closeout should be completed by the end of 2020.

We appreciate the opportunity to make this revised proposal and look forward to discussing the project in more detail at the upcoming Plan Commission Hearing.

Lakeside Point Site Information & Lot Standards
McNaughton Development, Inc.
Burr Ridge, IL

SITE INFORMATION

Gross Area	19.76 acres
Units Proposed	44
Single Family Pad Size	45 x 70
Rear Patio	225 sq. ft.
Dwelling Units per Acre	2.25
Street Width	28'
Open Space / Common area	13.95 70.6%
Existing Lake	3.6 acres
Detention Areas	.67 acres
Neighborhood Open Space	9.68 acres
Est. Impervious Coverage	5.81 29.4%

LOT STANDARDS

44 Single Family Homes	
Building Elevation	40'
Front Yard Setback to Curb	25'
Building Side Separation	10'
**Allowable Projections Listed Below	
Rear to Rear Separation***	40'
Rear yard setback Bridewell***	60'
Rear yard setback Commonwealth***	100'
Side yard to West Property Line***	10'
Rear to Side Separation***	45'
Max Allowable FAR*	0.5

* Measured over entire site

** Allowable Building Projections into the side yard:

Window sills, belt courses, cornices, eaves, gutters, stoops, stairs, window wells, wall mounted meters, a/c condenser units, vents under 1', bay windows up to 1', and ordinary projections of fireplaces, chimneys and flues, generators and driveways

*** Allowable rear yard building projections: all side yard projections plus patios and decks, covered and uncovered.

ATTACHMENT NO. 1

Property Owner

11650 Bridewell Drive (PIN: 18-30-300-025):

PB and J XXXIX, LLC
c/o Rocco Suspenzi
4800 North Harlem Avenue
Harwood Heights, Illinois 60706

ATTACHEMENT NO. 2

1. Petitioner requests approval of a text amendment amending the minimum area and minimum lot width required for a P.U.D. under the R-5 zoning district to 15 acres and 600', respectively, to allow a P.U.D. on the site.
2. Petitioner also requests approval of a special use for a planned unit development to permit the development of the P.U.D. in conformity with the preliminary plat as presented.

Findings of Fact For a Text Amendment to the Village of Burr Ridge Zoning Ordinance

In order for a text amendment 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. Existing uses of property within the general area of the property in question.

The Property is contiguous to the Marriott Hotel parcel which lies to the south / southwest, across the street and to the east of the McGraw Hill office building and is adjacent to single family residential property to the east (Commonwealth Ave.). It is in close proximity to the Village Center (a mixed commercial / residential P.U.D. to the west).

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

The property is currently within the R-5 District and is contiguous to the Marriott Hotel which is within the O-2 P.U.D. District. The adjacent property to the south is also within the O-2 P.U.D., the residential property to the east is zoned R-3 and the Village Center is zoned B-2 P.U.D. (commercial / residential mixed use).

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

The property is zoned R-5, and it is intended for residential use. When this property was rezoned from O-2 to R-5 at the end of last year, the Village approved a special use for a P.U.D. that combined this parcel with the roughly 3 acre parcel to the west. The combined total acreage was approximately 22.5 acres. The minimum acreage for a P.U.D. under the R-5 zoning district was amended to 20 acres to permit the development. This petition is brought forward without the approximately 3 acre parcel to the west, and it thus falls slightly under the 20 acre minimum (the subject property is 19.76 acres). The property cannot be developed without the departures from the zoning and subdivision regulations identified in the findings of fact for the proposed P.U.D. for this site, which are not materially different from the departures requested under the previously approved P.U.D.

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

The Burr Ridge Village Center has developed as a mixed use business / residential development (B-2 P.U.D.). The proposed development of the property will enhance the Village Center and the County Line Center by bringing more people and activity to the area, and will help spur development of a downtown Burr Ridge as a mixed use downtown area.

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

N/A, relevant to map amendment (i.e. – rezoning).

**Findings of Fact
For a Planned Unit Development
Village of Burr Ridge Zoning Ordinance**

Section XIII.L.7 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 Planned Unit Development 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. In what respects the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations.

The proposed plan is consistent with the planned unit development regulations in that it provides for the appropriate transition of commercial property to the south (Marriott Hotel) / southwest (McGraw Hill) and mixed use commercial / residential property to the west (Village Center) with residential property to the east (R-3) and will not have any adverse impact on any existing or zoned development. It conserves over 9.5 acres of open green space and maintains the 3.6 acre existing pond and the development calls for construction of high end product, with master bedrooms on the 1st floor and ranch style homes. The homes will be of the highest and upmost architectural style. The development anticipates cluster type lot arrangements with 44 single family dwellings as shown on the Plat. The residences are adopted for use by empty nesters and residents who wish to stay in (or move to) Burr Ridge but who do not want the responsibility of outdoor landscaping or maintenance. The proposed development is designed to promote a neighborhood feel, and to promote interchange among neighbors, with a walking path and open space areas that would not be possible under the strict application of other sections of the Village's zoning ordinance.

- b. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

The proposed development is consistent with the planned unit development regulations in that it allows for development that would not be possible under the strict application of other sections of the Village's zoning ordinance. It provides for the development and permanent preservation of open space, green space, the existing pond, and recreational areas on approximately 13.95 plus acres of land. The homes will be of higher quality construction, result in a better residential design, and provide other amenities that meet the growing needs and demands of Burr Ridge's existing population. The proposed development complements the surrounding zoning districts and their existing uses and provides an appropriate transition to the Center and County Line Square by bringing more residents and other visitors to the area and contributes to the development and financial success of the Burr Ridge downtown area.

- c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, required improvement, construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

The proposed plan and its unique design depart from zoning and subdivision regulations by allowing for smaller lots (zero lot lines), smaller lot widths and greater density and for greater building height than is generally permitted in a residential district. Departures on the plan and in particular, the Plan calls for: (i) the entry boulevard with simulated guardhouse and entry monumentation being located at the proposed Bridewell entry; (ii) homes along the eastern boundary of the property facing inward rather than facing Commonwealth Drive; (iii) the allowance of private roads utilizing access easements in lieu of public right of way, with widths as shown on the Plat; (iv) improvements to the existing walking trail system; (v) minimum building separations, subject to possible building projections into the side yards, and rear yard set-backs and separations, as shown on the Plat; (vi) certain curb and gutters at M3.12 standards rather than B6.12 standards, as shown on the Plat; (vii) swale slopes of less than 2 percent at certain locations; (viii) use of Unilock or equal segmental walls rather than natural cut stone walls, some to be a maximum of 4' in height; (ix) building elevations in excess of 30'; (x) elimination of public sidewalks with the development, (xi) all standards included on the site information and lot standard summary sheet, (xii) no improvements to Commonwealth Avenue, (xiii) elimination of landscape medians in street bulbs, (xiv) the creation of an Age Restricted Development and the elimination of school impact fees, (xv) impact fees to be secured by letter of credit at final plat but to be calculated per ordinance at building permit and paid for at building permit on actual bedroom count and (xvi) dedication of park outlot per preliminary plat with improvements to fulfill ordinance. These departures provide an orderly transition between the office and hotel uses to the west and the single family uses to the east. Commercial buildings on adjacent properties are in excess of five stories and provide greater density, bulk, impervious surfaces and traffic than the proposed residential use. Additionally, these design features establish the neighborhood and lifestyle feel for the development and will enhance the overall community experience for residents of the development and / or other Village residents who visit the development or otherwise partake in the amenities the development will offer.

- d. The extent of public benefit produced, or not produced, by the planned unit development in terms of meeting the planning objectives and standards of the Village. Any specific beneficial actions, plans or programs agreed to in the planned unit development proposal which are clearly beyond the minimum requirements of this ordinance shall be specifically listed as evidence of justified bulk premiums and / or use exceptions.

The development is planned as a lifestyle community. It will encourage walking and interchange among neighbors with the open space and pathways. It will promote pedestrian access to the Village Center and generally promote the downtown feel of the surrounding areas. It will provide an abundance of open space and park like areas. The residences will be of high quality construction and will serve the needs of current (and future) residents who otherwise would be required to move out of the Village to find maintenance free home living. The residences will be comprised of single family homes designed for active adults who desire an elegant, comfortable and safe place to call home. The development calls for the construction of a pathway on the north ends of the development and around the existing pond which will serve to connect and benefit the Burr Ridge community as a whole.

- e. The physical design of the proposed plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, open space and further the amenities of light and air, recreation and visual enjoyment.

The proposed development will not significantly impact vehicular traffic within its subdivision or in surrounding areas. Over 9.68 acres are being devoted to open space and recreational areas, and walkways are being upgraded. The streets will be privately owned and maintained. The height and density of the residences are significantly less than would be permitted in one or more building structures construed in accordance with the existing surrounding uses.

- f. The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and neighborhood.

The property is compatible with the mixed commercial / residential use to the west (Village Center), and provides a transition from the commercial property to the south / southwest (Marriott Hotel) to the R-3 single family residential property to the east. It is separated from the residential property to the east by a 100' setback area.

- g. The desirability of the proposed plan to the Village's physical development, tax base and economic well-being.

As a proposed high-end residential community, the residents will add to the tax base and well being of the Village and their use of the various businesses in the Village, including in the Village Center, County Line Square and the Corporate Park will add to the viability of the downtown area. The effect of the development with respect to annual real estate taxes payable to the Village will be positive as compared to real estate taxes that are generated from a vacant site. Most likely the effect would be neutral in the (unlikely) event the property is ever developed as a commercial use. The development will also be very beneficial from the school district standpoint. The homes will have little to no impact on the student population.

- h. The conformity with the recommendations of the Official Comprehensive Plan as amended, and all other official plans and planning policies of the Village of Burr Ridge.

The proposal meets and exceeds the previous proposal for this site that resulted in the change in zoning to a P.U.D. residential as part of the Village's downtown commercial / residential district.

- i. Conformity with the standards set forth in Section XIII.L.7 this ordinance.

The project conforms with the standards set forth in Section XIII.L.7 as stated above.



0351-D

4081-B

4275-H

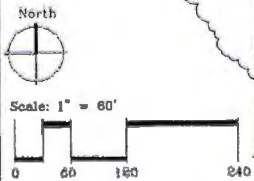
4681-D

3639-D

Burr Ridge
By
David Weekley Homes

LAKESIDE POINTE OF BURR RIDGE **VILLAGE CENTER - BURR RIDGE, IL**

SITE INFORMATION:	
Gross Area	22.5 acres
Units Proposed	52
Dwelling Units per Acre	2.3 du/ac
Street Pavement Width	28'
Sidewalk Width	5'
Open Space/Common Area	10.2 ac./45%
Park Land	3.2 acres
Existing Lake	8.8 acres
Neighborhood Open	2.1 acres
Detention Areas	1.1 acres
Est. Impervious coverage	8.5 ac./28%
LOT STANDARDS:	
Building Height	38'
Building Pad (Max.)	40' x 81'
Front Yard Setback to Sidewalk	20'
Building Side Separation	10.5'
Rear to Rear Separation (min.)	39.5'
Rear to Side Separation (min.)	32'
Rear to Open Space/Buffer (min.)	20'
Side to Open Space/Buffer (min.)	5'



Building Dreams, Enhancing Lives.
David Weekley Homes

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:30 p.m. on Monday, October 2, 2017, at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois 60527.

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by McNaughton Development, Inc. for an amendment to Planned Unit Development Ordinance #A-834-20-16 to permit an R-5 Planned Unit Development on 19.76 acres rather than the previously approved 22.5 acres; with 44 single-family homes rather than 52 homes; and with changes to the street, landscaping, and building elevation plans; also requests variation from or an amendment to Section VI.H.4.b(6) to permit a Planned Unit Development on 19.76 acres rather than the required minimum of 20 acres. The petition number and property address is Z-14- 2017: 11650 Bridewell Drive and the Permanent Real Estate Index Number is: 18-30-300-025.

The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

GREG TRZUPEK
CHAIRMAN

MEMBERS: MIKE STRATIS, DEHN GRUNSTEN, LUISA HOCH, GREGORY SCOTT, MARY PRAXMARER, AND JIM BROLINE.
9/14/2017 5181380







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

September 15, 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-14-2017: 11650 Bridewell Drive The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by McNaughton Development, Inc. for an amendment to Planned Unit Development Ordinance #A-834-20-16 to permit an R-5 Planned Unit Development on 19.76 acres rather than the previously approved 22.5 acres; with 44 single-family homes rather than 52 homes; and with changes to the street, landscaping, and building elevation plans; also requests variation from or an amendment to Section VI.H.4.b(6) to permit a Planned Unit Development on 19.76 acres rather than the required minimum of 20 acres. The petition number and property address is **Z-14-2017: 11650 Bridewell Drive** and the Permanent Real Estate Index Number is: **18-30-300-025**.

A public hearing to consider this petition is scheduled for:

Date: Monday, October 2, 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.

18-19-300-025-0000 Accel Entertainment GA 140 Tower Dr. Burr Ridge, IL 60527	18-19-300-026-0000 Mif 144 Tower Burr Ridge 1301 W. 22nd St. #711 Oak Brook, IL 60523	18-19-300-029-0000 Mif 144 Tower Burr Ridge 1301 W. 22nd St. #711 Oak Brook, IL 60523
18-19-300-031-0000 Accurate Partitions Corp 8000 Joliet Road McCook, IL 60525	18-19-300-033-0000 Accurate Partitions Corp 8000 Joliet Road McCook, IL 60525	18-19-301-004-0000 NSB Land LLC 10S660 Kingery Highway Willowbrook, IL 60527
18-19-301-005-0000 NSB Land LLC 10S660 Kingery Highway Willowbrook, IL 60527	18-19-301-006-0000 Not Available From County	18-19-400-007-0000 Not Available From County
18-19-402-001-0000 Robert & Lionel Bielby 7725 Wolf Rd. La Grange, IL 60525	18-19-402-006-0000 Taxpayers of 7081 Joliet Rd. Indian Head Park, IL 60525	18-30-100-003-0000 M Jhaveri PO Box 1268 Morton Grove, IL 60053
18-30-100-005-0000 Avgeris & Associates 2500 S. Highland Ave. 103 Lombard, IL 60148	18-30-100-006-0000 Avgeris & Associates 2500 S. Highland Ave. 103 Lombard, IL 60148	18-30-100-008-0000 Doug Young 18267 Casey Rd. Grayslake, IL 60030
18-30-100-011-0000 Sheboygan Holdings LLC 1 Oakbrook Terr. #400 Oakbrook Ter, IL 60181	18-30-100-012-0000 Sheboygan Holdings LLC 1 Oakbrook Terr. #400 Oakbrook Ter, IL 60181	18-30-200-004-0000 Not Available From County
18-30-200-005-0000 Jessica Garcia Avitia 7147 Commonwealth Ave. Burr Ridge, IL 60527	18-30-200-006-0000 Cesar Velarde 1624 W. 18TH St. Chicago, IL 60608	18-30-200-007-0000 Robert J Bell 7209 Commonwealth Ave. Burr Ridge, IL 60527
18-30-200-008-0000 J Yallapragada 6120 S. Elm St. Burr Ridge, IL 60527	18-30-200-009-0000 Donald J Hoglund 7245 Commonwealth Ave. Burr Ridge, IL 60527	18-30-200-010-0000 Robert D. Prock 7257 Commonwealth Ave. Burr Ridge, IL 60527
18-30-200-016-0000 Not Available From County	18-30-200-017-0000 Not Available From County	18-30-200-018-0000 Not Available From County
18-30-200-019-0000 Georges Youssef 7144 Fair Elms Ave. Burr Ridge, IL 60527	18-30-200-020-0000 Vladeta Markovic 7154 Fair Elms Ave. Burr Ridge, IL 60527	18-30-200-021-0000 Thomas Medonagh 7200 Fair Elms Ave. Burr Ridge, IL 60527

18-30-200-022-0000
Clarence Pankow
7208 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-200-023-0000
B J Burrow
7244 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-200-024-0000
Wayne Kirsch
7254 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-200-025-0000
Not Available From County

18-30-200-026-0000
Not Available From County

18-30-200-030-0000
Jasna Kostich
7217 Commonwealth Ave.
Burr Ridge, IL 60527

18-30-200-031-0000
Marvin Sass
7225 Commonwealth Ave.
Burr Ridge, IL 60527

18-30-200-032-0000
Bruce Berglund
7235 Commonwealth Ave.
Burr Ridge, IL 60527

18-30-200-033-0000
Andrew Strzemp
7234 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-200-034-0000
William Milica Harvel
7224 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-200-035-0000
Thomas Busse
7218 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-202-002-0000
Jeffrey Dillon
7430 Arbor Ave.
Burr Ridge, IL 60527

18-30-202-003-0000
M Yellin
7440 Arbor Ave.
Burr Ridge, IL 60527

18-30-202-004-0000
Orville & F ST CLAIR
7450 Arbor Ave.
Burr Ridge, IL 60527

18-30-204-002-0000
Not Available From County

18-30-204-003-0000
Not Available From County

18-30-204-005-0000
Robert Rhoades
7201 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-204-006-0000
John & Gail Opila
7207 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-204-007-0000
Daniel W. Mackenzie
7217 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-204-008-0000
Richard Green
7227 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-204-009-0000
Joalle Desco
605 S. 6th Ave.
LaGrange, IL 60525

18-30-204-010-0000
Franklin & Ana Benitez
7245 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-204-011-0000
Mark Korallus
7257 Fair Elms Ave.
Burr Ridge, IL 60527

18-30-204-013-0000
Taxpayer Of
7200 Central Ave.
Burr Ridge, IL 60527

18-30-204-015-0000
Richard Bazeluk
7216 Central Ave.
Burr Ridge, IL 60527

18-30-204-016-0000
Goran Kostic
7224 Central Ave.
Burr Ridge, IL 60527

18-30-204-017-0000
Lillian Karasek
7234 Central Ave.
Burr Ridge, IL 60527

18-30-204-018-0000
Edward J Polaski
7242 Central Ave.
Burr Ridge, IL 60527

18-30-204-019-0000
Penrod James
7254 Central Ave.
Burr Ridge, IL 60527

18-30-204-021-0000
Ve & M Glogovac
7208 Central Ave.
Burr Ridge, IL 60527

18-30-205-001-0000 Corey Tumpane 11510 73rd Place Burr Ridge, IL 60527	18-30-205-002-0000 Angus T Jamieson 11504 73rd Place Burr Ridge, IL 60527	18-30-205-003-0000 Rumena Kaplarevic 11500 73rd Place Burr Ridge, IL 60527
18-30-205-004-0000 Benjamin King 11490 73rd Place Burr Ridge, IL 60527	18-30-205-005-0000 Joseph Maria Dygdon 11464 73rd Place Burr Ridge, IL 60527	18-30-205-006-0000 Fred L Artemenko 604 Ambriance Dr. Burr Ridge, IL 60527
18-30-205-007-0000 George Anton Pangercic 11450 73rd Place Burr Ridge, IL 60527	18-30-205-008-0000 Jerry Simek 11440 73rd Place Burr Ridge, IL 60527	18-30-205-009-0000 Nick & Karen Kiousis 11430 73rd Place Burr Ridge, IL 60527
18-30-208-001-0000 M & C Cremins 11511 73rd Place Burr Ridge, IL 60527	18-30-208-002-0000 Joseph & L Petrusha 11503 73rd Place Burr Ridge, IL 60527	18-30-208-005-0000 James Blank 11465 73rd Place Burr Ridge, IL 60527
18-30-208-006-0000 William Daranaby 11455 73rd Place Burr Ridge, IL 60527	18-30-208-007-0000 David Shangle 11441 73rd Place Burr Ridge, IL 60527	18-30-208-008-0000 Joan Vavra 810 Warner Ave Lemont, IL 60439
18-30-208-009-0000 Edgar Eglitis 11425 73rd Place Burr Ridge, IL 60527	18-30-208-013-0000 Kermit Zimmerman 7410 Forest Hill Rd. Burr Ridge, IL 60527	18-30-208-015-0000 Allen J Niesyto 7407 Arbor Ave. Burr Ridge, IL 60527
18-30-208-016-0000 K & J Hanna 1 Erin Lane Burr Ridge, IL 60527	18-30-208-017-0000 Roger A Koehler 7415 Arbor Ave. Burr Ridge, IL 60527	18-30-208-018-0000 John Arce 7425 Arbor Ave. Burr Ridge, IL 60527
18-30-208-019-0000 Rober Kajmowicz 7431 Arbor Ave. Burr Ridge, IL 60527	18-30-208-020-0000 James Vari 7435 Arbor Ave. Burr Ridge, IL 60527	18-30-208-021-0000 Thomas Williams 7445 Arbor Ave. Burr Ridge, IL 60527
18-30-208-022-0000 Joseph A Zalud 11460 75th St. Burr Ridge, IL 60527	18-30-208-023-0000 William Hannan 11450 75th St. Burr Ridge, IL 60527	18-30-208-024-0000 Barbara E. Thomas 11446 75th St. Burr Ridge, IL 60527
18-30-208-025-0000 Mary B. Zill 11436 75th St. Burr Ridge, IL 60527	18-30-208-026-0000 Janice Kremper Melian 11430 75th St. Burr Ridge, IL 60527	18-30-208-029-0000 Louis Plucinski 11501 73rd Place Burr Ridge, IL 60527

18-30-208-030-0000 Frank Podczerwinski 11475 73rd Place Burr Ridge, IL 60527	18-30-208-031-0000 Jack Richter Profit Sh 4757 Howard St. 307 Skokie, IL 60076	18-30-208-032-0000 Taxpayer Of 7440 Forest Hill Rd. Burr Ridge, IL 60527
18-30-300-024-0000 Burr Ridge Parkway 1400 16th St. Ste 300 Oak Brook, IL 60523	18-30-300-025-0000 PB&J XXXIX LLC 4800 N. Harlem Ave. Harwood HTS, IL 60706	18-30-300-026-0000 TCF National Bank 1405 Xenium Lane PCC1CZ Phymouth, MN 55441
18-30-300-038-0000 Burr Deed LLC 10350 Bren Road West Minnetonka, MN 55343	18-30-300-039-0000 Burr Deed LLC 10350 Bren Road West Minnetonka, MN 55343	18-30-300-045-0000 Burr Deed LLC 10350 Bren Road West Minnetonka, MN 55343
18-30-300-047-0000 Burr Deed LLC 10350 Bren Road West Minnetonka, MN 55343	18-30-300-048-0000 Burr Deed LLC 10350 Bren Road West Minnetonka, MN 55343	18-30-300-050-0000 Burr Deed LLC 10350 Bren Road West Minnetonka, MN 55343
18-30-300-054-1001 Paul Walker 36 Old Mill Lane Burr Ridge, IL 60527	18-30-300-054-1002 Norbert & J Kuksta 850 Village Center Dr. 202 Burr Ridge, IL 60527	18-30-300-054-1003 Vincenzo A Marino 850 Village Center Dr. 203 Burr Ridge, IL 60527
18-30-300-054-1004 Amartit Singh 51 Ashton Drie Burr Ridge, IL 60527	18-30-300-054-1005 Jerry M Simmons 205 850 Village Center Dr. 205 Burr Ridge, IL 60527	18-30-300-054-1006 Michael D Yost 850 Village Center Dr. 206 Burr Ridge, IL 60527
18-30-300-054-1007 Evaldas Galentas 850 Village Center Dr. 207 Burr Ridge, IL 60527	18-30-300-054-1008 Anthony J Jalovec 850 Village Center Dr. 208 Burr Ridge, IL 60527	18-30-300-054-1009 Indigo Management, Inc 7223 S. Route 83 PMB208 Willowbrook, IL 60527
18-30-300-054-1010 Nancy Segreti 850 Village Center Dr. 210 Burr Ridge, IL 60527	18-30-300-054-1011 R Sileikis 850 Village Center Dr. 211 Burr Ridge, IL 60527	18-30-300-054-1012 Current Occupant 850 Village Center Dr. 212 Burr Ridge, IL 60527
18-30-300-054-1013 E Carnevale 850 Village Center Dr. 213 Burr Ridge, IL 60527	18-30-300-054-1014 Janet Plecki 850 Village Center Dr. 214 Burr Ridge, IL 60527	18-30-300-054-1015 Ather Nizam 401 Tamertom Park Way Burr Ridge, IL 60527
18-30-300-054-1016 Gerald F Schoppen 850 Village Center Dr. 216 Burr Ridge, IL 60527	18-30-300-054-1017 Kil Ham & Heeja Kim 5623 S Garfield Ave. Hinsdale, IL 60521	18-30-300-054-1018 C Boccumini 850 Village Center Dr. 218 Burr Ridge, IL 60527

18-30-300-054-1019
Sylvia Lee
850 Village Center Dr. 219
Burr Ridge, IL 60527

18-30-300-054-1022
Ashok Kohari & A Kot
850 Village Center Dr. 301
Burr Ridge, IL 60527

18-30-300-054-1025
Devindra and Usha Sharma
6652 Manor Dr.
Burr Ridge, IL 60527

18-30-300-054-1028
P Jepsen
850 Village Center Dr. 308
Burr Ridge, IL 60527

18-30-300-054-1031
Wesley Tate
850 Village Center Dr. 311
Burr Ridge, IL 60527

18-30-300-054-1034
Vijaya K Sarma INS
7707 Hamilton Ave.
Burr Ridge, IL 60527

18-30-300-054-1037
Winkle Lee
850 Village Center Dr. 317
Burr Ridge, IL 60527

18-30-300-054-1040
Rhshi Sharma
PO Box 450
Palos Heights, IL 60463

18-30-300-054-1043
Dane Zumstein Marie
850 Village Center Dr. 402
Burr Ridge, IL 60527

18-30-300-054-1046
Allan R Thom
850 Village Center Dr. 406
Burr Ridge, IL 60527

18-30-300-054-1020
Dominic Altobelli
850 Village Center Dr. 220
Burr Ridge, IL 60527

18-30-300-054-1023
Sheela Singh
9487 Falling Waters Dr.
Burr Ridge, IL 60527

18-30-300-054-1026
Real Estate 911 LLC
114 Shore Dr.
Burr Ridge, IL 60527

18-30-300-054-1029
Mr. & Mrs. Kamenko Jovic
7920 Deer View Court
Burr Ridge, IL 60527

18-30-300-054-1032
Norbert Kuksta
850 Village Center Dr. 312
Burr Ridge, IL 60527

18-30-300-054-1035
David J Atkenson
14640 John Humphrey Dr.
Orland Park, IL 60462

18-30-300-054-1038
Christine E Randin
250 E. Pearson St. #3202
Chicago, IL 60611

18-30-300-054-1041
Chirayu Patel
850 Village Center Dr. 321
Burr Ridge, IL 60527

18-30-300-054-1044
James G Chesniak
850 Village Center Dr. 404
Burr Ridge, IL 60527

18-30-300-054-1047
George S Gianakas
9320 W. 122nd Street
Palos Park, IL 60464

18-30-300-054-1021
Alice Martin
6115 Timber Ridge Ct.
Indian Head, IL 60525

18-30-300-054-1024
Francisco Cervantes
850 Village Center Dr. 304
Burr Ridge, IL 60527

18-30-300-054-1027
S & U Patel
PO Box 267
Westmont, IL 60559

18-30-300-054-1030
J Kuksta
850 Village Center Dr. 310
Burr Ridge, IL 60527

18-30-300-054-1033
Anthony Formato
5236 Victor St.
Downers Grove, IL 60515

18-30-300-054-1036
Jason R Nash
850 Village Center Dr. 316
Burr Ridge, IL 60527

18-30-300-054-1039
Kathleen Jaszka
850 Village Center Dr. 319
Burr Ridge, IL 60527

18-30-300-054-1042
Mary Vacha
850 Village Center Dr. 401
Burr Ridge, IL 60527

18-30-300-054-1045
P & A Seus
850 Village Center Dr. 405
Burr Ridge, IL 60527

18-30-300-054-1048
John Yanney
131 Rancho Mirage Dr.
Kissimmee, FL 34759

18-30-300-054-1049 C & S Prosek 8218 Kathryn Ct. Burr Ridge, IL 60527	18-30-300-054-1050 Samuel Basilious 529 Lisk Ave. Staten Island, NY 10303	18-30-300-054-1051 Gregory Schultz 7900 S. Cass Ave. Darien, IL 60561
18-30-300-054-1052 William A Kalnes 850 Village Center Dr. 413 Burr Ridge, IL 60527	18-30-300-054-1053 Richard Michalak 850 Village Center Dr. 414 Burr Ridge, IL 60527	18-30-300-054-1054 Diane R Vivo Unit 415 850 Village Center Dr. 415 Burr Ridge, IL 60527
18-30-300-054-1055 Perm Sharma 505 Abraiance Burr Ridge, IL 60527	18-30-300-054-1056 850 BR LLC 2500 S. Highland #103 Lombard, IL 60148	18-30-300-054-1057 Marwan Kasi 850 Village Center Dr. 418 Burr Ridge, IL 60527
18-30-300-054-1058 Kumud C Barman 9311 Tandragee Dr. Orland Park, IL 60462	18-30-300-054-1059 Vijay Singhal 405 Ambriance Dr. Burr Ridge, IL 60527	18-30-300-054-1060 James T Obrien 850 Village Center Dr. 421 Burr Ridge, IL 60527
18-30-300-055-1001 Jogar LLC 760 Village Center Dr. Burr Ridge, IL 60527	18-30-300-055-1002 Jon Skulborstad 1000 Village Center Dr. Burr Ridge, IL 60527	18-30-300-055-1003 Rashid Ali Kaizen SYST 760 Village Center Dr. 220 Burr Ridge, IL 60527
18-30-300-055-1004 PPC Real Estate LLC 760 Village Center Dr. 240 Burr Ridge, IL 60527	18-30-300-055-1005 Jerate LLC 760 Village Center Dr. 200 Burr Ridge, IL 60527	18-30-300-058-1001 Opus North Corp 1000 Village Center Dr. #101 Burr Ridge, IL 60527
18-30-300-058-1001 Suresh P Agarwal 1000 Village Center Dr. 101 Burr Ridge, IL 60527	18-30-300-058-1002 Stanley A Karcz 340 W Superior St. #1608 Chicago, IL 60654	18-30-300-058-1003 First Midwest Bank TR 1000 VILLAGE CENTER DR 103 Burr Ridge, IL 60527
18-30-300-058-1004 Zeljko Atlagic 1000 Village Center Dr. 104 Burr Ridge, IL 60527	18-30-300-058-1005 T S Dhaliwal 105 1000 Village Center Dr. 105 Burr Ridge, IL 60527	18-30-300-058-1006 Anothy J Rebello 1000 Village Center Dr. 106 Burr Ridge, IL 60527
18-30-300-058-1007 Jera LLC 760 Village Center Dr. 200 Burr Ridge, IL 60527	18-30-300-058-1008 Catharine Danley 108 1000 Village Center Dr. 108 Burr Ridge, IL 60527	18-30-300-058-1009 Zuhaib Ahmad 1000 Village Center Dr. 109 Burr Ridge, IL 60527
18-30-300-058-1010 John A Skulborstad 1000 Village Center Dr. 110 Burr Ridge, IL 60527	18-30-300-058-1011 Kerry Postillion 16W277 83rd St. Ste A Burr Ridge, IL 60527	18-30-300-058-1012 Dennis A Quinn 1000 Village Center Dr. 112 Burr Ridge, IL 60527

18-30-300-058-1013 Opus North Corporation 10350 Bren Road West Minnetonka, MN 55343	18-30-300-058-1014 Paula Whitelaw 1000 Village Center Dr. 114 Burr Ridge, IL 60527	18-30-300-058-1015 Ruth A Longman TR 1000 Village Center Dr. 115 Burr Ridge, IL 60527
18-30-300-058-1016 Yan Zhao 1000 Village Center Dr. #11B Burr Ridge, IL 60527	18-30-300-058-1017 Ruthann I McCarthy TR 1000 Village Center Dr. 201 Burr Ridge, IL 60527	18-30-300-058-1018 Anothy J Tunney 1000 Village Center Dr. 202 Burr Ridge, IL 60527
18-30-300-058-1019 Arlene A Siminek 1000 Village Center Dr. 203 Burr Ridge, IL 60527	18-30-300-058-1020 Jason Chen 1000 Village Center Dr. 204 Burr Ridge, IL 60527	18-30-300-058-1021 Chester J Chesslo 1000 Village Center Dr. 205 Burr Ridge, IL 60527
18-30-300-058-1022 Marianne C Mangan 1000 Village Center Dr. 206 Burr Ridge, IL 60527	18-30-300-058-1023 Laura M Mulvenna 1000 Village Center Dr. 207 Burr Ridge, IL 60527	18-30-300-058-1024 Annette W Jones 1000 Village Center Dr. 208 Burr Ridge, IL 60527
18-30-300-058-1025 CTLT 2840 DTD 6 16 70 1000 Village Center Dr. 209 Burr Ridge, IL 60527	18-30-300-058-1026 Surinder Sahajpal 8200 Oak Knoll Dr. Burr Ridge, IL 60527	18-30-300-058-1027 John & G Oconnor 211 1000 Village Center Dr. 211 Burr Ridge, IL 60527
18-30-300-058-1028 Paul MaryBeth Vonhuen 1000 Village Center Dr. 212 Burr Ridge, IL 60527	18-30-300-058-1029 Mr. & Mrs. James Allerson 1000 Village Center Dr. 213 Burr Ridge, IL 60527	18-30-300-058-1030 Opus North Corporation 10350 Bren Road West Minnetonka, MN 55343
18-30-300-058-1031 Barbara Spitkovsky 1000 Village Center Dr. 215 Burr Ridge, IL 60527	18-30-300-058-1032 Geraldine H Nardi 1000 Village Center Dr. 216 Burr Ridge, IL 60527	18-30-300-058-1033 Kathleen M Binks 1000 Village Center Dr. 301 Burr Ridge, IL 60527
18-30-300-058-1034 Christina Danly Denton 1000 Village Center Dr. 302 Burr Ridge, IL 60527	18-30-300-058-1035 Marquette B&T 20209 305 W. Briarcliff Rd. 101 Bolingbrook, IL 60440	18-30-300-058-1036 Gary Denise Lehnert 1000 Village Center Dr. 304 Burr Ridge, IL 60527
18-30-300-058-1037 Opus North Corporation 10350 Bren Road West Minnetonka, MN 55343	18-30-300-058-1038 Estate of Grace Ligon 111 W. Monroe St. 16WTRE Chicago, IL 60603	18-30-300-058-1039 Brenda Porter Helms 1000 Village Center Dr. 307 Burr Ridge, IL 60527
18-30-300-058-1040 V Nidea III & M NI 1000 Village Center Dr. 308 Burr Ridge, IL 60527	18-30-300-058-1041 Frank Tabachka 1000 Village Center Dr. 309 Burr Ridge, IL 60527	18-30-300-058-1042 Rosa L Diaz Trust Date 1000 Village Center Dr. 310 Burr Ridge, IL 60527

18-30-300-058-1043 Opus North Corporation 10350 Bren Road West Minnetonka, MN 55343	18-30-300-058-1044 Pierre E Wakim 107 Oak Ridge Drive Burr Ridge, IL 60527	18-30-300-058-1045 Josephine Koutsky 313 1000 Village Center Dr. 313 Burr Ridge, IL 60527
18-30-300-058-1046 James Bowman 1000 Village Center Dr. 314 Burr Ridge, IL 60527	18-30-300-058-1047 Timothy Ormond 1000 Village Center Dr. 315 Burr Ridge, IL 60527	18-30-300-058-1048 Opus North Corporation 10350 Bren Road West Minnetonka, MN 55343
18-30-300-058-1049 James L Coogan 1000 Village Center Dr. 401 Burr Ridge, IL 60527	18-30-300-058-1050 Asle Klemma 1000 Village Center Dr. 403 Burr Ridge, IL 60527	18-30-300-058-1051 Smith U405 1000 Village Center Dr. 405 Burr Ridge, IL 60527
18-30-300-058-1052 Shelley Ritchie T Fick 1000 Village Center Dr. 406 Burr Ridge, IL 60527	18-30-300-058-1053 Ceola J Woeltje 1000 Village Center Dr. 407 Burr Ridge, IL 60527	18-30-300-058-1054 Nada Jensen 1000 Village Center Dr. 408 Burr Ridge, IL 60527
18-30-300-058-1055 William Renkosik 1000 Village Center Dr. 409 Burr Ridge, IL 60527	18-30-300-058-1056 Thomas G Mouroukas 1000 Village Center Dr. 410 Burr Ridge, IL 60527	18-30-300-058-1057 Louise M Juckiness 1000 Village Center Dr. 411 Burr Ridge, IL 60527
18-30-300-058-1058 Gertrude Ward TR 1000 Village Center Dr. 414 Burr Ridge, IL 60527	18-30-300-058-1059 Jan Christopher 1000 Village Center Dr. 416 Burr Ridge, IL 60527	18-30-302-002-0000 TCF National Bank 1405 Xenium Lane PCC1CZ Phymouth, MN 55441
18-30-302-003-0000 TCF National Bank 1405 Xenium Lane PCC1CZ Phymouth, MN 55441	18-30-302-004-0000 TCF National Bank 1405 Xenium Lane PCC1CZ Phymouth, MN 55441	18-30-303-006-0000 Robert Goldstine 835 835 Mcclintock Dr. Burr Ridge, IL 60527
18-30-303-011-0000 Local 731 & Gp 1000 Burr Ridge Pkwy Burr Ridge, IL 60527	18-30-303-015-0000 Ap Aim Burr Ridge LLC PO Box 396 Boca Raton, FL 33439	18-30-303-016-0000 Burr Ridge Hotel Part 100 E. Rvr Cntr #1100 Covington, KY 41011
18-30-303-017-0000 Laborers Dist Cncl Pro 999 Mcclintock Dr. #300 Burr Ridge, IL 60527	18-30-303-019-0000 Iread LLC 901 Mcclintock Dr. Burr Ridge, IL 60527	18-30-303-020-0000 Iread LLC 901 Mcclintock Dr. Burr Ridge, IL 60527
18-30-407-020-0000 Cibula 11554 Ridgewood Lane Burr Ridge, IL 60527	18-30-407-021-0000 Janet M Langer 11546 Ridgewood Lane Burr Ridge, IL 60527	18-30-407-022-0000 Donald Raymond 11538 Ridgewood Lane Burr Ridge, IL 60527

18-30-407-023-0000
J S Turano
11530 Ridgewood Lane
Burr Ridge, IL 60527

18-30-407-024-0000
Patricia Green
11522 Ridgewood Lane
Burr Ridge, IL 60527

18-30-407-025-0000
Lane Schnotala
11505 75th Street
Burr Ridge, IL 60527

18-30-407-039-0000
Mary Anne Figliulo
11514 Ridgewood Lane
Burr Ridge, IL 60527



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 27, 2017

RE: Board Report for October 2, 2017 Plan Commission Meeting

At its September 25, 2017 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-12-2017: 280 Shore Drive (Windy City Curling); The Board of Trustees concurred with the Plan Commission and approved an Ordinance for a special use for Windy City Curling. The Board of Trustees also concurred with the Plan Commission and approved an amendment to the Zoning Ordinance regarding the definition of Team and Club Recreational Facilities for both permitted and special uses.

Z-13-2017: 15W455 79th Street (St. Mark Christian Montessori Preschool); The Board of Trustees concurred with the Plan Commission and approved an Ordinance granting a variance for a fence in a corner side yard.

09/27/2017

Permits Applied For August 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-17-229	08/01/2017	8330 Madison St	Image Construction Group	5913 W 87th St Oak Lawn IL 60453	Com Alteration
JCA-17-248	08/15/2017	16W 260 W 83RD ST	IEG	4957 N. Kilpatrick Chicago IL 60630	Com Alteration
JCA-17-249	08/15/2017	140 TOWER DR	Berglund Construction	111 E Wacker Dr. 2450 Chicago IL 60601	Com Alteration
JCA-17-254	08/23/2017	160 Tower Dr	Sequoia General Contracting C	1585 Beverly Ct. Aurora IL 60502	Com Alteration
JCMSC-17-269	08/30/2017	8128 Madison St	Apex Material Handling	1316 Marquette Dr Romeoville IL 60446	Commercial Miscellaneous
JDEK-17-231	08/02/2017	8920 Royal Dr	Shermer Construction Inc.	4351 N. 13000 W Rd Essex IL 60935	Deck
JDEK-17-234	08/03/2017	15W 759 79TH ST	James & JoAnn Starha	15W759 79th St Burr Ridge IL 60527	Deck
JDEK-17-244	08/15/2017	105 Oak Ridge Dr.	Deck Company	843 Asbury Blvd South Elgin IL 60177	Deck
JDS-17-237	08/07/2017	7656 Wolf Rd	Illinois Designers & Builders, I	7614 Linden Oak Darien IL 60561	Demolition Structure
JDS-17-253	08/22/2017	6230 Garfield AVE	Curtiss Companies, LLC	3 Grant Square Hinsdale IL 60521	Demolition Structure
JDS-17-265	08/28/2017	6330 County Line Rd	Smart Construction Group, LT	11 W. College Dr Arlington Heights IL 60004	Demolition Structure
JELV-17-272	08/31/2017	160 Tower Dr	HMS Elevator & Home Mobili	5239 Thatcher Rd Downers Grove IL 60515	Elevator
JGEN-17-233	08/03/2017	32 LANCASTER CT	Pro Electric Generators, Inc.	1533 Herbert St. Downers Grove IL 60515	Generator
JID-17-228	08/01/2017	8320 Madison St	Image Construction Group	5913 W 87th St Oak Lawn IL 60453	Interior Demo
JPAT-17-242	08/14/2017	11375 74TH ST	The Beauty of Concrete, Inc.	9 Elm St Darien IL 60561	Patio
JPAT-17-262	08/28/2017	35 Dougshire Ct	Signature, Inc.	1056 N. LaFox Rd. South Elgin IL 60177	Patio

09/27/2017

Permits Applied For August 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPF-17-238	08/07/2017	675 Grant Ct	Golden Fence, Inc.	1841 W Rookery Cir. Round Lake IL 60073	Fence Permit
JPF-17-245	08/15/2017	6545 COUNTY LINE RD	Starr Fence Mariani Landscape	1000 Vandustrial Westmont IL 60559	Fence Permit
JPR-17-232	08/03/2017	Woodview Rd.	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	Right-of-Way
JPR-17-235	08/10/2017	8 Todor Ct	Quetzal Construction	420 W. 15th Pl. Chicago Heights IL 60411	Right-of-Way
JPR-17-240	08/14/2017	7519 Hamilton Ave	CAP Community Asphalt	5224 Walnut Av. Downers Grove IL 60515	Right-of-Way
JPR-17-241	08/14/2017	6900 Veterans Blvd.	Great Lakes Paving	2324 Hamilton Rd. Arlington Heights IL 60005	Right-of-Way
JPR-17-247	08/11/2017	ROWs DuPage Locations	We-Bore-It	7055 Ridgeview Dr. Mchenry IL 60050	Right-of-Way
JPR-17-255	08/24/2017	16W 360 94th Place	Ingstrup Pavement	201 E. Hill Street Villa Park IL 60181	Right-of-Way
JPR-17-263	08/28/2017	724 Tomlin Dr	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	Right-of-Way
JPR-17-264	08/24/2017	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way
JPR-17-270	08/30/2017	1204 Kenmare Dr	C&B Landscaping	26 Longwood Way Lemont IL 60439	Right-of-Way
JPS-17-246	08/14/2017	100 Harvester Dr.	J & S Electric and Sign	101 E Illinois Aurora IL 60505	Sign
JPS-17-251	08/21/2017	880 Villlage Center Dr.	Signs Now	1548 Ogden Avenue Downers Grove IL 60515	Sign
JPS-17-267	08/30/2017	775 Village Center Dr.	Signs Now	1548 Ogden Avenue Downers Grove IL 60515	Sign
JRAD-17-250	08/17/2017	8686 Johnston Rd	Michael Abraham Architecture	148 Burlington Av. Clarendon Hills IL 60514	Residential Addition
JRAD-17-261	08/28/2017	15W 120 79TH ST	Kingston Builders	13400 S Rt 59 Plainfield IL 60585	Residential Addition
JRAD-17-271	08/30/2017	1102 Burr Ridge Club Dr	Courtyard Custom Builders	64 Silo Ridge Dr Orland Park IL 60467	Residential Addition

09/27/2017

Permits Applied For August 2017



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-17-239	08/09/2017	8715 Stark DR	Ambrose Builders	5924 Springside Ave Downers Grove IL 60516	Residential Alteration
JRAL-17-257	08/25/2017	43 Oak Creek Drive	Thrifty Nickel	1000 Brown St Wauconda IL 60084	Residential Alteration
JRAL-17-258	08/21/2017	11447 75th St	Permit Request Cancelled		Residential Alteration
JRAL-17-259	08/25/2017	8126 Kathryn Ct	Lamantia Builders	20 E. Ogden Hinsdale IL 60521	Residential Alteration
JRAL-17-260	08/25/2017	8 Morgan Ct	Jakubek Inc.	7846 W. Lawrence Ave Norridge IL 60706	Residential Alteration
JRDB-17-268	08/30/2017	7523 DREW AVE	Andy & Erica Paulius	1815 W Iowa St Chicago IL 60607	Residential Detached Building
JRPE-17-243	08/15/2017	10S 664 Glenn Dr	ABS Electric, Inc.	6328 Fairmount Downers Grove IL 60517	Res Electrical Permit
JRPE-17-266	08/29/2017	6330 County Line Rd	Smart Construction Group, LT	11 W. College Dr Arlington Heights IL 60004	Res Electrical Permit
JRPF-17-256	08/24/2017	8686 Johnston Rd	Platinum Poolcare Aquatech, L	300 Industrial Drive Wheeling IL 60090	Pool and Fence
JRPF-17-273	08/31/2017	8715 Madison St.	Russo's Installation Services, In	223 E. North Av. Northlake IL 60164	Pool and Fence
JRSF-17-236	08/04/2017	7656 Wolf Rd	Illinois Designers & Builders, I	7614 Linden Oak Darien IL 60561	Residential New Single Family
JRSF-17-252	08/21/2017	6230 Garfield AVE	Curtiss Companies, LLC	3 Grant Square Hinsdale IL 60521	Residential New Single Family
TOTAL:	46				

09/27/2017

Permits Issued August 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-17-144	08/01/2017	880 Villlage Center Dr.	Donald Borg Construction	930 Morse Av Schaumburg IL 60193	Com Alteration \$398,185	6,870
JCA-17-182	08/21/2017	7728 Grant St	BNS Holdings, LLC	7728 Grant Burr Ridge IL 60527	Com Alteration \$211,331	3,004
JCA-17-195	08/16/2017	705 Village Center Dr.	CB Construction-Design LLC	1821 Hicks RD Rolling Meadows IL 60008	Com Alteration \$712,400	7,430
JCA-17-196	08/17/2017	16W 361 South Frontage R	Lagestee-Mulder Inc.	17005 Westview Ave South Holland IL 60473	Com Alteration \$192,152	2,398
JCA-17-229	08/16/2017	8330 Madison St	Image Construction Group	5913 W 87th St Oak Lawn IL 60453	Com Alteration <i>Interior Demolition</i>	
JCDB-16-204	08/14/2017	16W 301 91st St	Weis Builders	8420 W. Bryn Mawr Av Chicago IL 60631	Com Detached Building	
JCMSC-17-170	08/03/2017	7675 Wolf Rd	Magana Concrete Construction	469 Des Plaines Ave Riverside IL 60546	Commercial Miscellaneous	
JCMSC-17-219	08/16/2017	160 Tower Dr	Sequoia General Contracting C	1585 Beverly Ct. Aurora IL 60502	Commercial Miscellaneous	
JCNC-17-067	08/25/2017	7600 County Line Rd	Med Properties, LLC	40 Skokie Blvd Northbrook IL 60062	Com New Construction \$3,992,878	24,915
JDEK-17-209	08/17/2017	6448 MANOR DR	Tim O'Dell	24908 Ambrose RD Plainfield IL 60585	Deck	
JDEK-17-231	08/29/2017	8920 Royal Dr	Shermer Construction Inc.	4351 N. 13000 W Rd Essex IL 60935	Deck	
JGEN-17-207	08/10/2017	6545 Hillcrest Dr.	Aryan Development	1901 S. Calumet Av. Chicago IL 60616	Generator	
JID-17-228	08/16/2017	8320 Madison St	Image Construction Group	5913 W 87th St Oak Lawn IL 60453	Interior Demo	
JPAT-17-203	08/03/2017	8548 Heather Dr	Bildex Construction	220 58th St Clarendon Hills IL 60514	Patio	
JPAT-17-242	08/29/2017	11375 74TH ST	The Beauty of Concrete, Inc.	9 Elm St Darien IL 60561	Patio	
JPF-17-114	08/01/2017	8335 County Line Rd	Michael Pizzuto	8335 County Line Rd. Burr Ridge IL 60527	Fence Permit	

09/27/2017

Permits Issued August 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	
				Value & Sq Ftg	
JPF-17-159	08/02/2017	755 Cambridge Dr	Modern Image Construction	3533 S. Archer Av. Chicago IL 60609	Fence Permit
JPF-17-216	08/08/2017	8261 RIDGEPOINTE DR	Homeowner	Burr Ridge IL 60527	Fence Permit
JPF-17-224	08/24/2017	44 DEER PATH TRL	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPF-17-238	08/23/2017	675 Grant Ct	Golden Fence, Inc.	1841 W Rookery Cir. Round Lake IL 60073	Fence Permit
JPPL-17-222	08/18/2017	15W 759 79TH ST	James & JoAnn Starha	15W759 79th St Burr Ridge IL 60527	Pool
JPR-17-072	08/24/2017	8820 Wedgewood Dr	Kunzmann, Axel	8820 Wedgewood Dr Burr Ridge IL 60521	Right-of-Way
JPR-17-163	08/04/2017	320 Devon Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JPR-17-178	08/22/2017	430 Devon Dr	Power Plumbing Heating & Co	8800 47th St. Brookfield IL 60513	Right-of-Way
JPR-17-183	08/04/2017	9S 155 MADISON ST	Tacho's Brick Pavers & Landsc	407 W. 63rd St. Westmont IL 60559	Right-of-Way
JPR-17-190	08/23/2017	6224 Elm St	Alliance Construction Services	7226 W 90th PL Bridgeview IL 60455	Right-of-Way
JPR-17-198	08/03/2017	11375 74TH ST	Community Asphalt Paving	5224 Walnut Av. Downers Grove IL 60515	Right-of-Way
JPR-17-208	08/02/2017	15W 580 North Frontage R	Construction CAD Solutions	701 Executive Dr Willowbrook IL 60527	Right-of-Way
JPR-17-210	08/08/2017	15W 540 60TH PL	M & R Tile & Remodeling, Inc	5333 Woodland Ave. Western Springs IL 60558	Right-of-Way
JPR-17-212	08/01/2017	Bridle Path Subdivision	Bridle Path Homeowner's Asso	8237 Greystone Court Burr Ridge IL 60527	Right-of-Way
JPR-17-226	08/25/2017	8337 PARK AVE	Community Asphalt Paving	5224 Walnut Av. Downers Grove IL 60515	Right-of-Way
JPR-17-227	08/15/2017	8715 WEDGEWOOD DR	Arrowhead Brick Pavers, Inc.	30W218 Butterfield Rd. Warrenville IL 60555	Right-of-Way

09/27/2017

Permits Issued August 2017



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JPR-17-232	08/22/2017	Woodview Rd.	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	Right-of-Way
JPR-17-235	08/11/2017	8 Todor Ct	Quetzal Construction	420 W. 15th Pl. Chicago Heights IL 60411	Right-of-Way
JPR-17-240	08/29/2017	7519 Hamilton Ave	CAP Community Asphalt	5224 Walnut Av. Downers Grove IL 60515	Right-of-Way
JPR-17-264	08/28/2017	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way
JPS-17-155	08/25/2017	16W 115 83RD ST	Image FX Corp	16W300 83rd St Burr Ridge IL 60527	Sign
JRAD-17-180	08/14/2017	16 331 94th PL	Homeowner	Burr Ridge IL 60527	Residential Addition \$144,750 965
JRAL-17-213	08/15/2017	32 LANCASTER CT	J2Santi Inc.	5035 Lawn Ave Western Springs IL 60558	Residential Alteration \$37,125 495
JRDB-17-189	08/10/2017	6545 Hillcrest Dr.	Aryan Development	1901 S. Calumet Av. Chicago IL 60616	Residential Detached Building
JRES-17-106	08/01/2017	8335 County Line Rd	Robert R. Andreas & Sons, Inc.	3701 S 61st Av. Cicero IL 60804-	Residential Miscellaneous
JRPE-17-243	08/22/2017	10S 664 Glenn Dr	ABS Electric, Inc.	6328 Fairmount Downers Grove IL 60517	Res Electrical Permit
JRPF-17-126	08/09/2017	304 Ambriance	Ecoscope Landscape Svcs. Inc.	1502 Fitzer DR Joliet IL 60431	Pool and Fence
JRSF-17-136	08/24/2017	15W 640 74th ST	Elite Homes	15W671 74th St. Burr Ridge IL 60527	Residential New Single Family \$616,950 4,113
JRSF-17-205	08/25/2017	314 Highland Ct	Elite Estate Builders	8991 S. Enclave Dr Burr Ridge IL 60527	Residential New Single Family \$764,550 5,097
TOTAL:	45				

09/27/17

Occupancy Certificates Issued August 2017



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF17028	08/15/17	Louis & Annie Pagano	8010 Bucktrail Dr.
OF17032	08/29/17	ComEd	7100 Grant ST

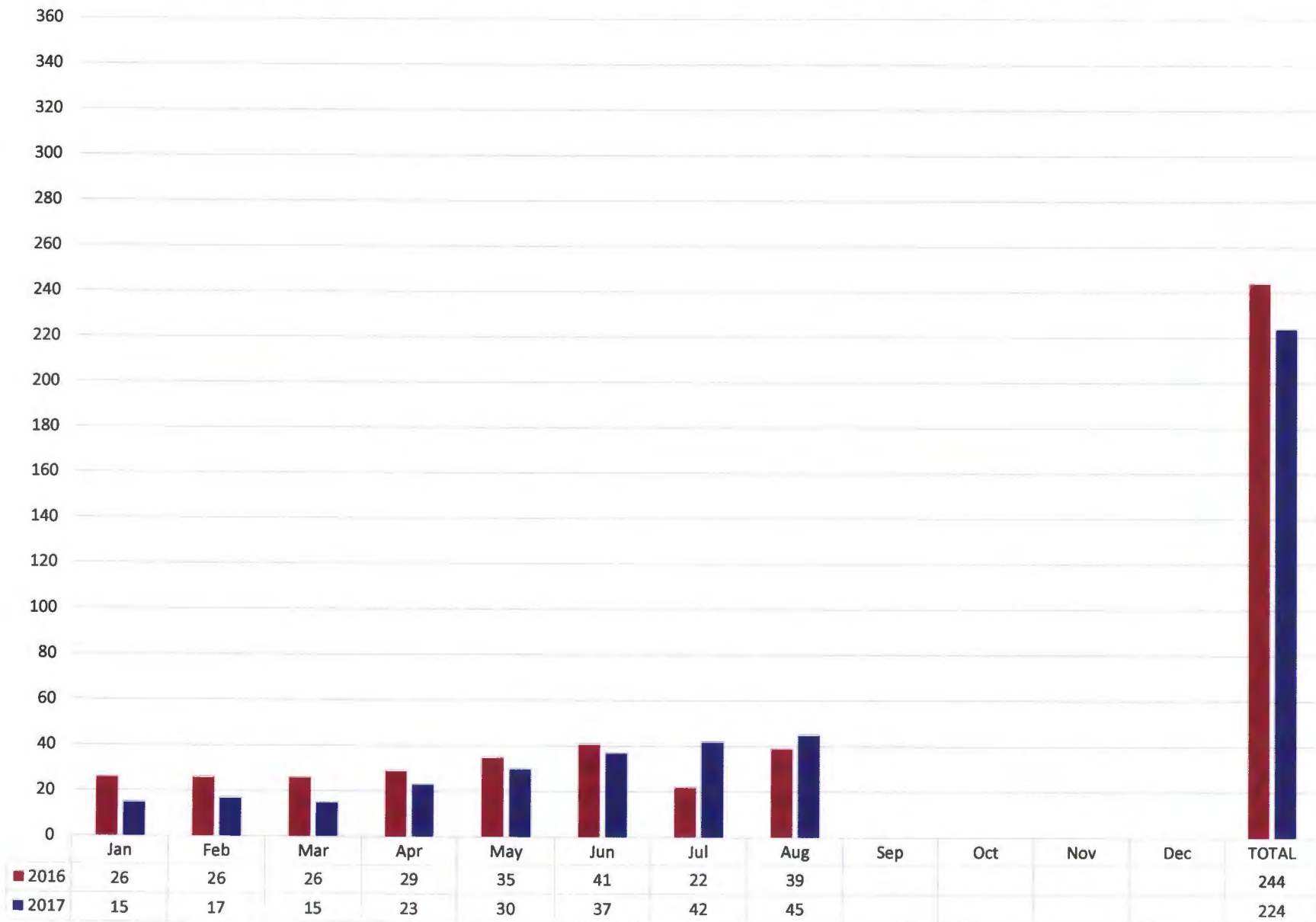
MONTHLY SURVEY OF BUILDING PERMITS - 2017

(Does not include miscellaneous Permits)

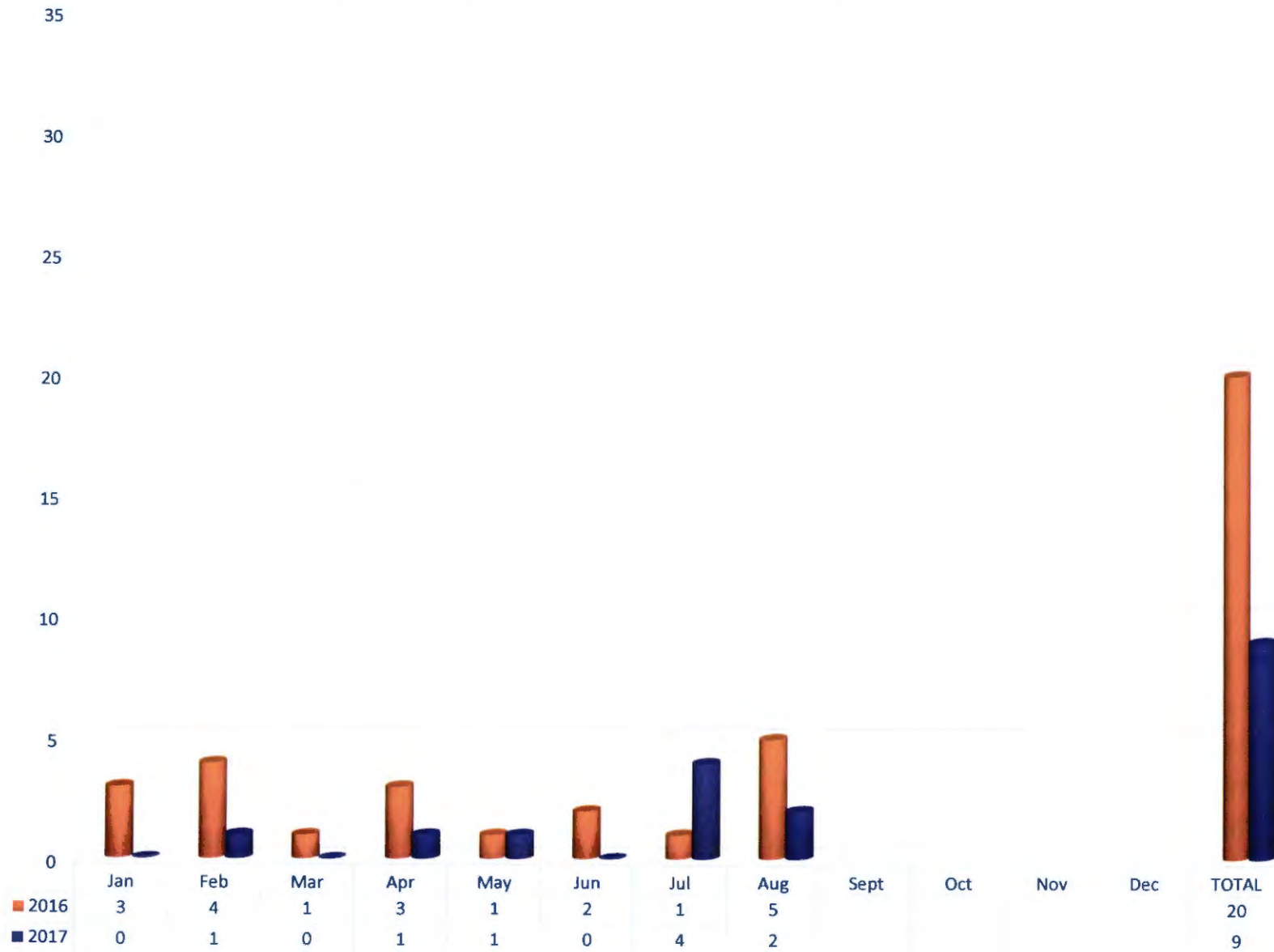
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$0	\$33,150		\$1,449,953	\$1,483,103
		[2]		[1]	
FEBRUARY	\$488,400	\$62,175		\$66,107	\$616,682
	[1]	[4]		[1]	
MARCH	\$0	\$343,275	\$0	\$0	\$343,275
		[4]			
APRIL	\$723,900	\$261,600	\$0	\$0	\$985,500
	[1]	[8]			
MAY	\$788,400	\$480,600	\$0	\$946,208	\$2,215,208
	[1]	[3]		[3]	
JUNE	\$0	\$64,500	\$0	\$703,329	\$767,829
		[1]		[2]	
JULY	\$2,084,550	\$811,875	\$1,044,480	\$1,282,721	\$5,223,626
	[4]	[4]	[6] *	[1]	
AUGUST	\$1,381,500	\$181,875	\$3,992,878	\$1,514,068	\$7,070,321
	[2]	[2]	[1]	[4]	
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2017 TOTAL	\$5,466,750	\$2,239,050	\$5,037,358	\$5,962,386	\$18,705,544
	[9]	[28]	[7]	[12]	

* Six duplex cottages at the Spectrum Senior Living facility.

Village of Burr Ridge Building Permits Issued 2017 Compared to 2016

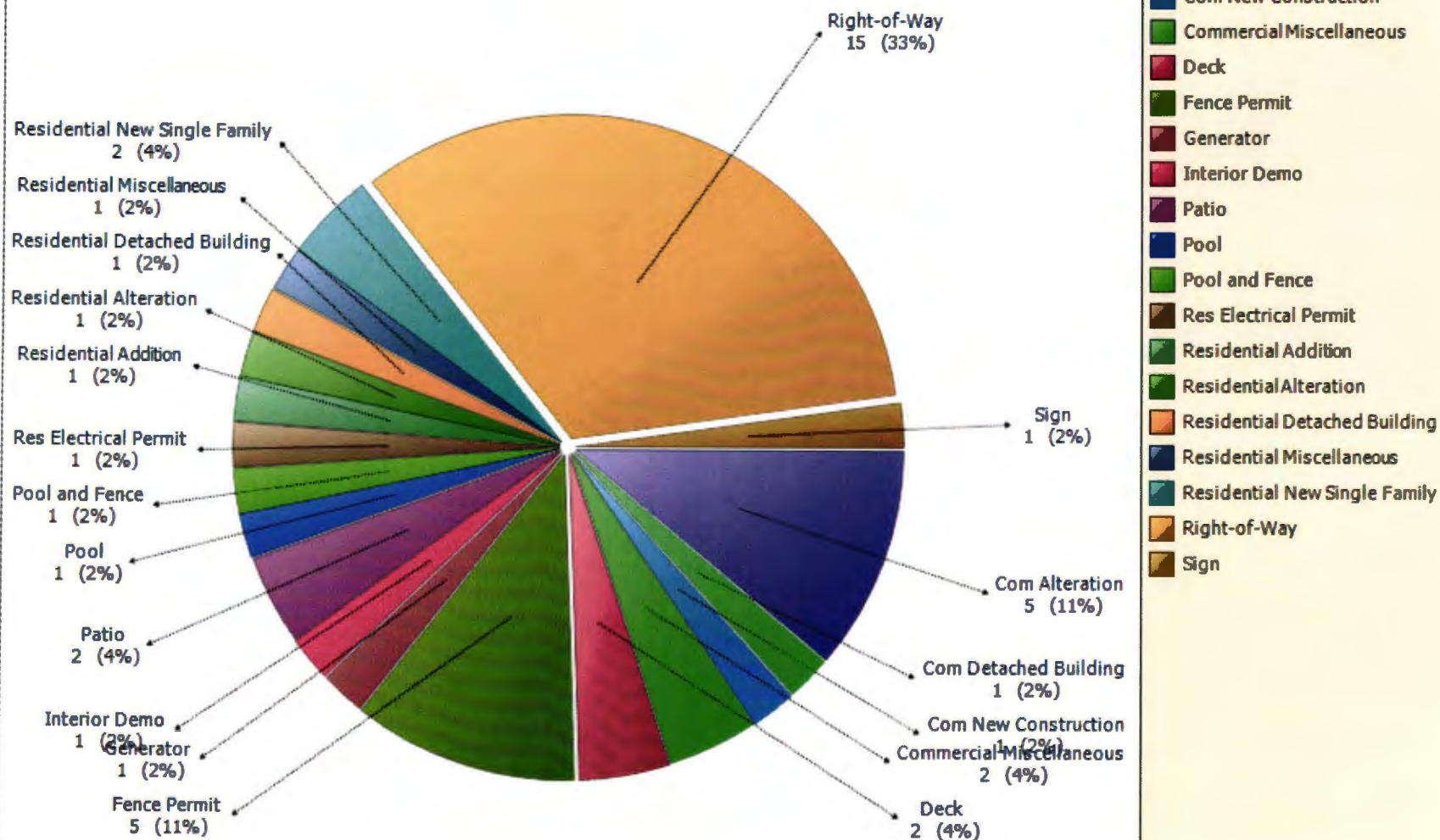


Village of Burr Ridge 2017 New Housing Starts Compared to 2016



Breakdown of Permits by Project Type

Permits Issued August 2017





VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-04-2017: 705 Village Center Drive (Hampton Social); Requests variations from the Burr Ridge Village Center PUD to permit more than one building sign per street frontage, to permit a blade sign larger than six (6) square feet in area, and to permit building signs of greater than 50 square feet per street frontage beyond the available balance of building sign area from other tenants, as well as Section 55.11.Y of the Burr Ridge Sign Ordinance to permit painted building signs on exterior walls.

HEARING:

October 2, 2017

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Hampton Social

PETITIONER STATUS:

Current Tenant

PROPERTY OWNER:

Burr Deed LLC

EXISTING ZONING:

B-2 Planned Unit Development

LAND USE PLAN:

Recommends Mixed, Downtown
Uses

EXISTING LAND USE:

Village Center – Retail,
Restaurants, Office, and Condos

SITE AREA:

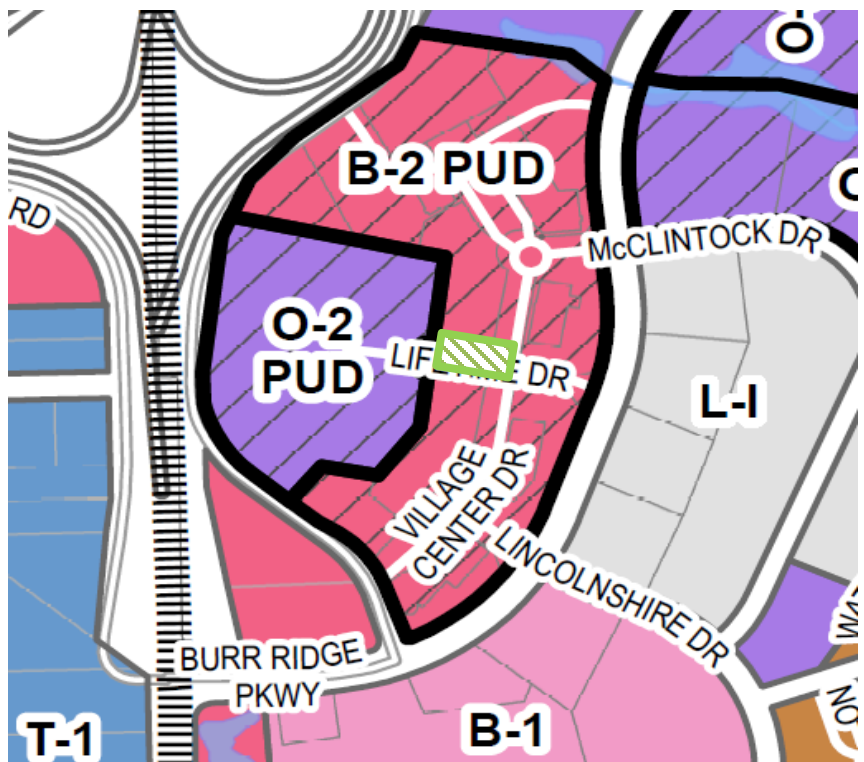
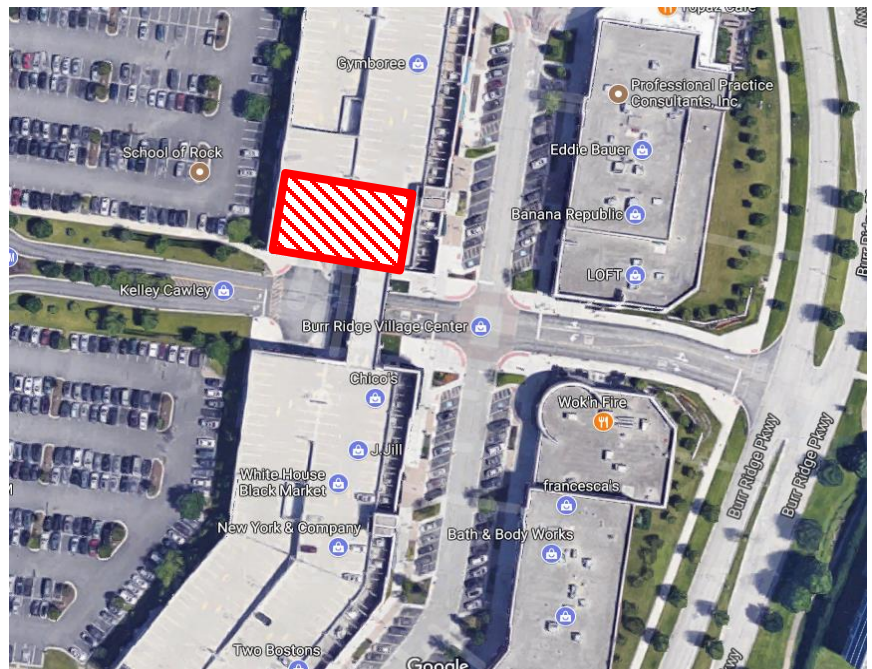
20 Acres

SUBDIVISION:

Burr Ridge Village Center

AVAILABLE PARKING:

Village Center Parking



The petitioner is Hampton Social, a restaurant that is opening at 705 Village Center Drive. The petitioner is requesting four sign variations, three pursuant to the Burr Ridge Village Center PUD (henceforth “PUD”) and one pursuant to the Burr Ridge Sign Ordinance. The variations, if granted, would not constitute an amendment to the PUD or the Sign Ordinance.

Applicable Sign Ordinance Regulations

The applicant seeks four variations from the Sign Ordinance and the Village Center PUD sign regulations:

- 1) The first variation from the PUD is to permit more than one permitted building sign per street frontage. Corner tenants are permitted to have one building sign per street frontage, and Hampton Social is to be located on a corner of two designated street frontages in the PUD (Village Center Drive and Lifetime Drive). Hampton Social proposes installing two building signs on Village Center Drive and three building signs on Lifetime Drive.
 - The PUD states that *“each tenant shall be permitted one Building Sign on the Village Center Drive building façade plus tenants located within the defined end caps and surface parking view storefronts shall be permitted (but not required to install) one additional Building Sign per street frontage, i.e. one Building Sign on Village Center Drive, one on Lincolnshire, Lifetime, or McClintock Drive and one on Burr Ridge Parkway.”*
- 2) The second variation from the PUD is to permit a blade sign that is larger than six (6) square feet in area. Hampton Social proposes installing a blade sign that is nine (9) square feet in area. All tenants of the Burr Ridge Village Center are required by the PUD to install a blade sign as part of their storefront.
 - The PUD states that *“the maximum allowed area of a blade sign is 6 square feet.”*
- 3) The third variation is to permit building signs more than 50 square feet each and with a combined total exceeding 100 square feet. Hampton Social proposes installing five building signs totaling 3,775 square feet on two street frontages. The square footage of each proposed sign is as follows: anchor (1510 square feet); ship’s wheel (1287 square feet); lobster (754 square feet); and the crests (two signs; 112 square feet each). As a corner tenant in the Village Center, Hampton Social is permitted to install a building sign that is larger than their permitted 100 square feet by transferring part of the unused storefront sign area from non-corner and non-anchor tenants to their storefront if it is approved by the Plan Commission and Board of Trustees. Anchor tenants are also permitted to transfer unused building sign area to their storefront. Non-corner and non-anchor tenants in the Village Center are permitted one square foot of building sign area for each lineal foot of storefront or tenant space width with a maximum area allowed of 50 square feet, while every tenant is permitted a minimum of 25 square feet towards a building sign. For example, if a storefront was 35 feet wide and thus permitted 35 square feet for a building sign, but installed 28 square feet of signage on their storefront, a balance 7 square feet of building signage would be available to the corner and anchor tenants of the Village Center beyond their permitted 50 square feet per street frontage. Staff has determined that a balance of 720 total square feet of signage is available to corner and anchor tenants, therefore an insufficient square footage is available to the petitioner. Another petitioner on the agenda for the October 2 meeting is Kohler Waters Spa (S-05-2017), who, as an anchor tenant, is also eligible to use the balance of additional signage, is requesting a similar variance to add

216 additional square feet beyond their permitted 50 square feet for a sign that they propose to install on their storefront. Recommending a variation be granted for S-05-2017 would leave a balance of 504 total square feet of signage available to Hampton Social and other corner and anchor tenants in the Village Center.

- The PUD states that *“each Building 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”* and *“anchor tenants and corner storefronts may be permitted additional Building Sign area by transferring sign area to the anchor tenant(s) from other tenants.”*
- 4) The fourth variation is pursuant to Section 55.11.Y of the Burr Ridge Sign Ordinance to permit painted signs on exterior walls. Painted signs on walls or windows is prohibited by the Sign Ordinance. Hampton Social has submitted a proposed elevation which shows five painted signs on their façades facing Lifetime Drive and Village Center Drive.
- The Sign Ordinance states that *“signs painted on the walls or windows of any building [are prohibited].”*

Public Hearing History

In 2017, Hampton Social was granted a special use approval for the use of a restaurant with alcoholic beverage sales and live entertainment (Ordinance A-834-09-17).

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend approval the variations, the variation should be made subject to compliance with the submitted plans.

Appendix

Exhibit A – Petitioner’s Materials



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 705 Village Center Dr. PIN # _____

RECEIVED

SEP 20 2017

VILLAGE OF BURR RIDGE

GENERAL INFORMATION

PETITIONER: Bradley Parker

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS: 910 W. Huron Apt 1409, Chicago, IL 60642

PHONE: 312-607-0509

EMAIL: brad@parkerrestaurantgroup.com

PROPERTY OWNER: Kristy Tramontana STATUS OF PETITIONER: _____

OWNER'S ADDRESS: 701 Village Center Dr. Burr Ridge PHONE: 630-203-3100
IL 60527

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 6,300 EXISTING ZONING: B-2

EXISTING USE/IMPROVEMENTS: Retail commercial / Full service restaurant

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)

Requesting variation to allow painted mural on the side of building. (Picture attached).

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

9-20-17

Date Petition is Filed

Findings of Fact for a Variation Pursuant to the Village of Burr Ridge Sign Ordinance -
The Hampton Social Burr Ridge, 705 Village Center Drive

- A. We believe the mural is in harmony with the general purpose and intent of the Sign Ordinance and serves as a creative, visually pleasing way to invite guests to Burr Ridge, our restaurant and the shopping center.
- B. 705 Village Center Drive was previously used as a retail storefront. As it becomes a full service restaurant, the storefront's façade will need to transform from a plain wall to one that represents a different industry and purpose. The mural intrigues guests and welcomes them to the overall ambiance of The Hampton Social prior to their dining experience.
- C. This variation is needed because the Village Municipal code prohibits "signs painted on the walls or windows of any building, except as hereinafter permitted," however, we believe this mural will enhance the storefront's façade, attract business and represent the restaurant's brand.
- D. This variation will not alter the essential character of the locality as the mural does not permanently alter the structure and does not depict any images that would offend the public or locality in any way. We believe the variation will allow for enhancement to the character and vibrancy of the locality.



RECEIVED
SEP 20 2017
VILLAGE OF BURR RIDGE





VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-05-2017: 775 Village Center Drive (Kohler); Requests a variation pursuant to the Burr Ridge Village Center PUD to permit a wall sign greater than 50 square feet in area.

HEARING:

October 2, 2017

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Kohler Waters Spa

PETITIONER STATUS:

Current Tenant

PROPERTY OWNER:

Burr Deed LLC

EXISTING ZONING:

B-2 Planned Unit Development

LAND USE PLAN:

Recommends Mixed, Downtown
Uses

EXISTING LAND USE:

Village Center – Retail,
Restaurants, Office, and Condos

SITE AREA:

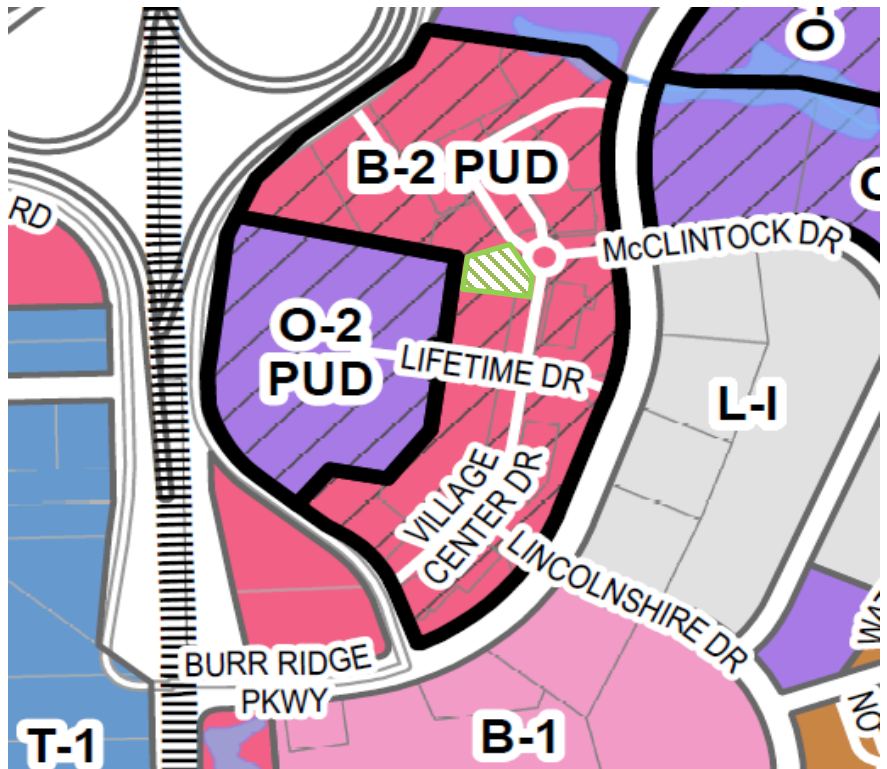
20 Acres

SUBDIVISION:

Burr Ridge Village Center

AVAILABLE PARKING:

Village Center Parking



The petitioner is Kohler Waters Spa (henceforth “Kohler”), located at 775 Village Center Drive. The petitioner is requesting a variation pursuant to the Burr Ridge Village Center PUD (henceforth “PUD”) to permit a building sign larger than 50 square feet. The PUD permits building signs to be a maximum of 50 square feet per street frontage; however, as an anchor tenant, Kohler is permitted additional building sign area through the transfer of sign area to their storefront from other tenants. The exact language from the PUD is as follows:

- *Each Building 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.*
- *Anchor tenants and corner storefronts may be permitted additional Building Sign area by transferring sign area to the anchor tenant(s) from other tenants.*

Non-anchor tenants in the Village Center are permitted one square foot of building sign area 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. For example, if a storefront was permitted 35 square feet of building signage but has installed 28 square feet of signage on their façade, 7 square feet of building signage would be available to the corner and anchor tenants of the Village Center. Kohler proposes to install a building sign totaling 266 square feet on their storefront, meaning that they must receive 216 square feet from other tenants to accommodate this request. Staff has determined that a balance of 720 square feet of signage is available to corner and anchor tenants, therefore sufficient square footage is available to the petitioner. This variation, if granted, would not constitute an amendment to the PUD.

Current Sign



Proposed Sign



Public Hearing History

Kohler Waters Spa was granted a special use in 2008 to allow the sale of alcohol on premises as an ancillary portion of the business. No complaints have been received regarding this special use.

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend approval the variation, the variation should be made subject to compliance with the submitted plans.

Appendix

Exhibit A – Petitioner’s Materials



VILLAGE OF BURR RIDGE

APPLICATION FOR SIGN VARIATION OR CONDITIONAL SIGN APPROVAL

ADDRESS OF PROPERTY: 775 Village Center Drive PIN # 18-30-300-047-0000

GENERAL INFORMATION

APPLICANT: Kohler / DBA Kohler Waters Spa

(All Correspondence will be directed to the Applicant)

APPLICANT'S ADDRESS: 775 Village Center Drive PHONE: 630-323-7674

Burr Ridge, IL 60527 EMAIL: andrea.argy@kohler.com

FAX: _____

PROPERTY OWNER: Burr Deed LLC STATUS OF PETITIONER: Tenant

OWNER'S ADDRESS: 701 Village Center Drive PHONE: 630-654-2782

PROPERTY INFORMATION

SITE AREA: 20 acres EXISTING ZONING: B2 Planned unit development

EXISTING USE/IMPROVEMENTS: Village Center - retail, restaurants, offices and residential condos.

SUBDIVISION: Burr Ridge Village Center

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

DESCRIBE ALL EXISTING AND PROPOSED SIGNS. PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED VARIATION(S) OR CONDITIONAL SIGN(S) INCLUDING REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S):

Existing sign "KOHLER" is illuminated front lit channel letters. (30 square feet approximately) Proposed sign is "Kohler Waters Spa"

back lit illuminated channel letters. Kohler = 30" x 24', Waters = 48" x 20', Spa = 30" x 12'.

Attach Extra Pages If Necessary

The above information and the attached plans and elevations are true and accurate to the best of my knowledge. I acknowledge that I will be held responsible for any costs made necessary by an error in this application.

Andrea Argy

Signature of Owner or Authorized Agent

9/22/2017

Date Application is Filed



FINDINGS OF FACT
**FOR A VARIATION PURSUANT TO THE VILLAGE OF
BURR RIDGE SIGN ORDINANCE**

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per Section 55.40 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a. The variation is in harmony with the general purpose and intent of the Sign Ordinance;

The purpose for the proposed "replacement" sign is to update the name of business; (KOHLER WATERS SPA) therefore, customers can identify with the "Kohler" brand name. This purpose intent is to keep with the sign ordinances of the Village of Burr Ridge.

- b. The plight of the petitioner is due to unique circumstances;

KOHLER WATERS SPA occupies 10,470 square feet at the Burr Ridge shopping mall. The frontage space is approximately 2,700 square feet. This makes for a very large open space when the signage is limited to 50 square feet. The proposed "replacement" sign would take up less than 10% of the facade of the front of the building.

- c. The variation is necessitated by practical difficulties or particular hardships created by the requirements of the Sign Ordinance;

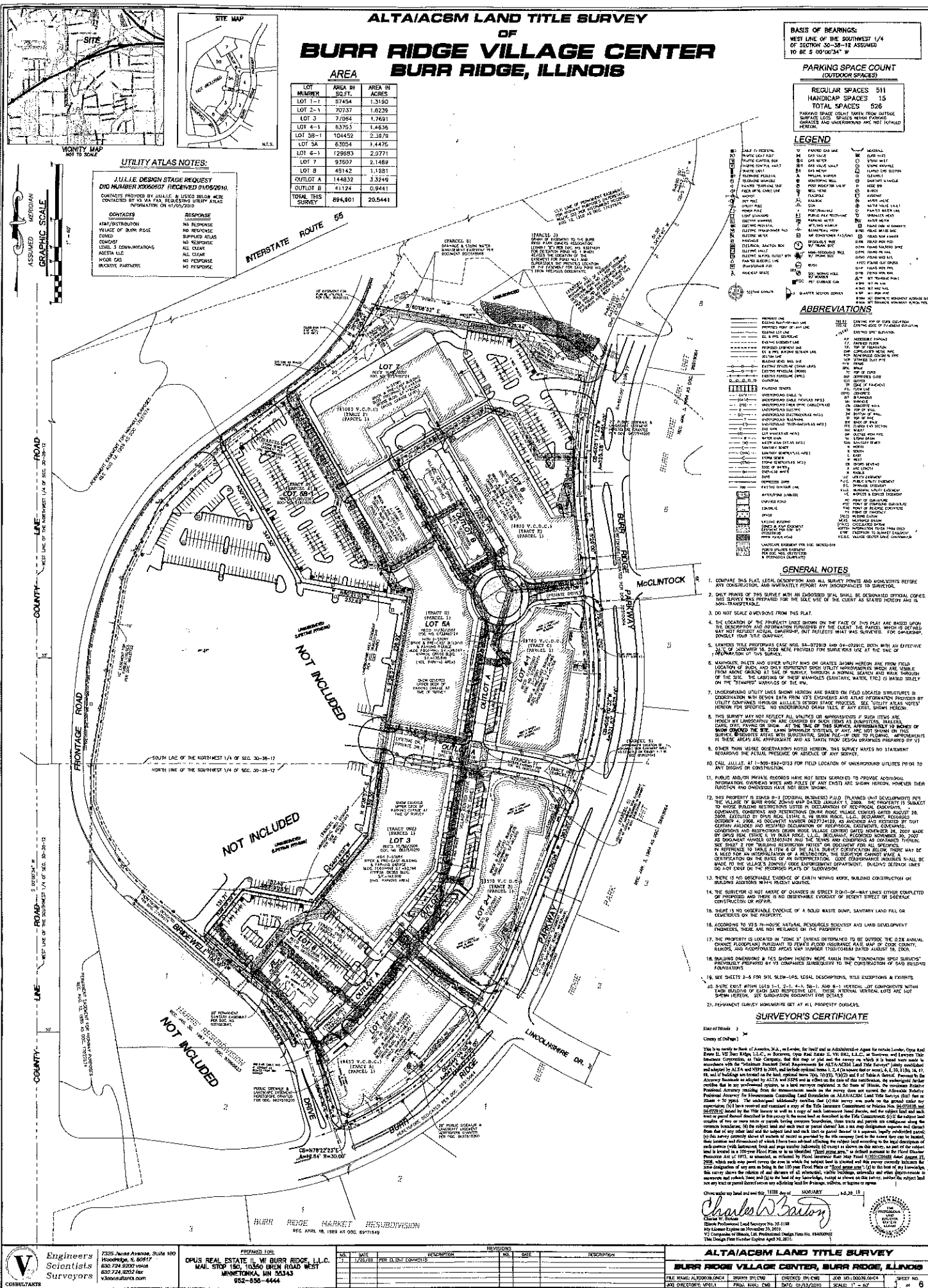
This variance is necessary because KOHLER WATERS SPA would suffer the hardship of customers not visiting their establishment due to lack of visibility. This would be a result of a non-legible sign (due to the size of the sign at 50 square feet) from a distance. A larger scaled sign would make it easier for customers to find their way to the KOHLER WATERS SPA.

- d. The variation will not alter the essential character of the locality;

If the variance is approved, the essential character of the locality would not be altered for the following reasons:

1. Existing signage is "front" lit channel letters direct mounted to the facade of the building.
2. The proposed "replacement" sign would be "back" lit (LED illuminated) channel letters, direct mounted to the facade of the building.
3. The proposed sign is higher than 18 feet from the ground, therefore there would not be any "way blocking" to pedestrians.
4. The proposed sign would be direct mounted to the facade of the building, therefore there would be no "wind" barrier needed.

(Please transcribe or attach additional pages as necessary)





1. Signs may not be installed during amll hours.
2. All previous sign penetrations must be patched, repaired and repainted.
3. All penetrations shall be water tight.

P
—
TI
to
PI
fo
approve these proofs on general appearance alone. Please check punctuation and spelling of all copy. These proofs show exact type styles and sizes.

Mark changes or corrections on this proof, sign and date. Additional charges will be added for any changes after this approval.

This artwork is property of Signs Now, Downers Grove, IL. It cannot be duplicated.

1548 Ogden Ave.
Downers Grove, IL 60515

p. 630-515-1085
f. 630-515-1087

info@signsnowdownersgrove.com

design | service | solutions



60' frontage



60' frontage

30"high (K) —

K O H L E R

48"high (W) —

Water

S P A

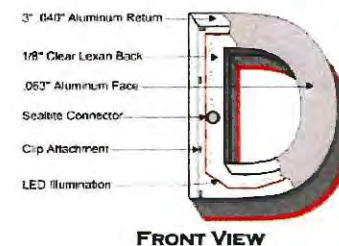
**APPROVED
AS NOTED**
08/18/2017

Amanda Jeffle

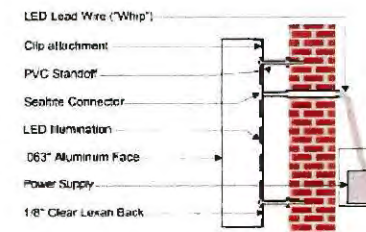
24' total width

≈ 266 S.F.

Reverse Lit Channel Letters



FRONT VIEW



SIDE VIEW

Reverse lit channel letters / 3" deep .040" alum. returns (black) / .063 alum. face (black) / mounted w/ standoffs.
Removal of existing letters and install of new letters to be done during non-mall hours.

Kohler Water Spa
775 Village Center Dr.
Burr Ridge, IL 60527

Approval: _____ Date: _____
Comments: _____



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, AICP, Village Administrator

DATE: September 28, 2017

RE: Balac Preliminary Plat of Subdivision; 7500-7504 Drew Avenue

Attached is a request for approval of a preliminary and final plat of subdivision for the above referenced property. The plat proposes to reconfigure two lots. The two existing lots both have frontage on Drew Avenue. The reconfiguration would result in the two lots both having frontage on 75th Street.

Also requested are certain variations from the Subdivision Ordinance. Specifically, the Subdivision Ordinance requires that all subdivisions provide certain infrastructure improvements. In this case, the developer/subdivider is responsible for street improvements on the adjacent side of Drew Avenue and 75th Street. Required improvements include pavement widening, curb and gutter, sidewalks and parkway trees on the adjacent side of both streets. The developer asks for a waiver of these requirements.

Given that Drew Avenue and 75th Street do not have curbs and do not have sidewalks, it would seem appropriate to waive the required curbs and sidewalks. For other small subdivisions on similar streets, the Plan Commission and Village Board have required a fee in lieu of the street improvements. That fee would then go toward future maintenance of the streets. Staff suggests that parkway trees should be provided prior to occupancy of any homes being constructed.

Please also note that re-platting of the property does not require Stormwater Certification under the Du Page County Stormwater Ordinance (i.e. stormwater detention facilities are not required). School or park impact fees also are not required as no new lots are being created.

If approved, staff recommends the following conditions:

1. Compliance with the submitted plat of subdivision.
2. Payment of a fee equal to the engineer's estimated cost of street and sidewalk improvements with said fee going into the Village's capital and sidewalk funds for future street maintenance and future sidewalks within the Village.
3. Planting of the required parkway trees for each lot prior to issuance of a Certificate of Occupancy for each of the two homes.



MANHATTAN

September 20, 2017

Doug Pollock, AICP | Community Development Director
Village of Burr Ridge
7660 County Line Rd.
Burr Ridge, IL 60527
630-654-8181, ext. 3000

Via E-mail Delivery

RE: Proposed 2-lot Re-subdivision (Balac Subdivision) | 75th Street and Drew Avenue
Request for Variation from the Village of Burr Ridge Subdivision Ordinance
MG²A Project #17-415

Dear Mr. Pollock,

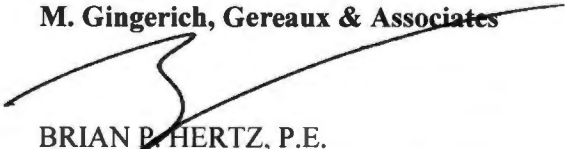
Thank you for your recent memorandum dated 9/5/17 regarding your review of the proposed subdivision. The review indicates the subdivision would be subject to providing street improvements on the adjacent side of Drew Avenue and 75th Street. The required improvements would include pavement widening, curb and gutter, sidewalks, and parkway trees to be provided.

We are writing to request a variation from the subdivision ordinance requirement of providing these street improvements. There are no curb and gutters, and sidewalks in this general vicinity. There are some existing parkway trees on these two lots, which are intended to remain. We understand fees in lieu of street improvements may be required.

If you have any questions or need additional information, feel free to contact me at (815)478-9680, or by email at bhertz@mg2a.com.

Sincerely,

M. Gingerich, Gereaux & Associates



BRIAN P. HERTZ, P.E.
Principal Engineer – MG2A Manhattan

Cc: Mr. Jovica Balac, Developer (e-mail)
File

ENGINEERING • PLANNING • SURVEYING

Bradley Office
240 N. Industrial Drive
Bradley, IL 60915
Ph. 815-939-4921
Fx. 815-939-9810

www.mg2a.com

Manhattan Office
25620 S. Gougar Road
Manhattan, IL 60442
Ph. 815-478-9680
Fx. 815-478-9685

M E M O

To: Doug Pollock, Director of Community Development
From: David Preissig, P.E., Director of Public Works & Village Engineer
Date: September 12, 2017
Subject: Stormwater Review: 7500-7504 Drew Ave Re-subdivision

The following is a general stormwater review for the re-subdivision of two subject lots:

Minimums for Preliminary Engineering (no plans or topography submitted)

1. Re-platting two new lots alone would not require a Stormwater Certification under the DuPage County Stormwater Ordinance adopted by the Village. However, any inclusion of drainage, street, or pathway improvements would trigger all applicable provisions, requirements, submittal forms, and supporting documentation of a stormwater permit.
2. Engineering Division advises the presence of mapped hydric soils on both existing lots. This condition would result in a need for further site analysis to verify presence of wetlands, upon initiating new development of any single site.
3. As a note, two existing water services on Drew Ave will need to be disconnected and properly sealed at the Village watermain. Also, a DuPage County permit will be required for the sanitary sewer services.
4. The DuPage County Health Department must be informed by permit application of any private wells remaining, capped, or abandoned, as well as septic fields to be removed.
5. Please contact Village Engineer David Preissig, P.E., if you have any questions at (630) 323-4733, extension 6000.

LEGEND

- ROAD AND ADJ.
- SET AND ADJ.
- MAINTAINED DRAIN
- RECORDED DRAIN
- PROPOSED P.U.E. EASEMENT
- PROPOSED P.U.E. EASEMENT
- PROPOSED P.U.E. EASEMENT
- PROPOSED P.U.E. EASEMENT

ABBREVIATIONS
P.U.E. of P.U.E. - PUBLIC UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
B.S.L. - BUILDING SETBACK LINE
HMA - HOT MIX ASPHALT



SITE LOCATION MAP
NO SCALE

NOTES:

1. Building setback lines (B.S.L.) shown are per proposed. Property is zoned in the R-2A residential zoning district, setbacks are subject to review by Village. Current zoning of property should be verified prior to construction.
2. All right of way and/or utility easement areas shall be restored to existing conditions or better, if necessary.
3. Building footprint provided by owner, and should be checked prior to construction. Refer to architectural plans for actual building footprint dimensions.
4. Building location should be established by measuring from surveyed property lines and checked by measuring distances to opposing property lines. Building setback line should be noted in the field to verify footprint location on the lot.
5. All proposed sanitary sewer line installation work shall comply with all local sanitary sewer specifications and requirements. No visible service laterals were found by MGS, unless otherwise shown.
6. All roof drains and sump pumps will be routed to drywells, or shallow BMP's, in compliance with local requirements.
7. Prior to Excavation call Joint Utility Location Information for Excavation "JULIIE" 1-800-852-6123

LOT 2 PROPOSED IMPERVIOUS AREAS
BUILDING = 3,300 SF.
WALK = 79 SF.
DRIVEWAY = 2,187 SF.
TOTAL = 5,566 SF.

PROPOSED BMP COMPUTATION
REQUIRED BMP VOLUME = 1.25' / 12 X
5,566 = 568 CU.FT.

LOT 1 PROPOSED IMPERVIOUS AREAS
BUILDING = 3,918 SF.
WALK = 119 SF.
DRIVEWAY = 2,127 SF.
TOTAL = 6,164 SF.

PROPOSED BMP COMPUTATION
REQUIRED BMP VOLUME = 1.25' / 12 X 6,164 = 642 CU.FT.

SITE BENCHMARK: PK NAIL SET IN THE
INTERSECTION OF 75th STREET
AND DREW AVENUE
ELEV.=705.35

LAND DESCRIPTION

LOTS 77 AND 78 IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, A SUBDIVISION OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF JOLIET ROAD OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1944 AS DOCUMENT #42444, IN DUPAGE COUNTY, ILLINOIS

THE EXISTING SURVEY COORDINATES ARE BASED UPON A TOPOGRAPHIC SURVEY OF THE ORIGINAL SURVEYED AREA. ANY DISCREPANCY SHALL BE CORRECTED TO REFLECT THE ORIGINAL SURVEYED AREA. THE SURVEYED AREA SHALL BE CORRECTED BY THE SURVEYOR.

BECAUSE OF THE UNCERTAINTY OF SURVEYING, SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEYED AREA. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEYED AREA. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEYED AREA.

PLAN	EDITION	MILESTONES
DATE	BY	DESCRIPTION

MANHATTAN
ASSOCIATES
ENGINEERING • PLANNING • SURVEYING
Bureau Office
240 N. Franklin Drive
Chicago, IL 60601
TEL: 312-553-8800
FAX: 312-553-8810
www.manhattan.com

DESIGN: BPH/BPH	PROFESSIONAL DESIGN
DRAWING: BPH	FILE # 184.000003
CHECKED: BPH	
APPROVED: BPH	

BALAC SUBDIVISION
75th & DREW AVENUE
BURR RIDGE, ILLINOIS
PRELIMINARY PLAT

SHEET NO.
1 of **1**

JOB NO. 17-415
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VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant to the Village Administrator

DATE: October 2, 2017

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

This consideration was first brought before the Plan Commission by staff on September 18, 2017 meeting. At this meeting, the Plan Commission voted to continue the discussion to the October 2, 2017 meeting to include the comments of the Commissioners who were absent for the initial meeting.

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 – PowerPoint Presentation

Exhibit B – Full Changes to Sign Ordinance

Village of Burr Ridge Plan Commission

S-03-2017

Proposed Sign Ordinance Amendment Non-Commercial Sign Regulation

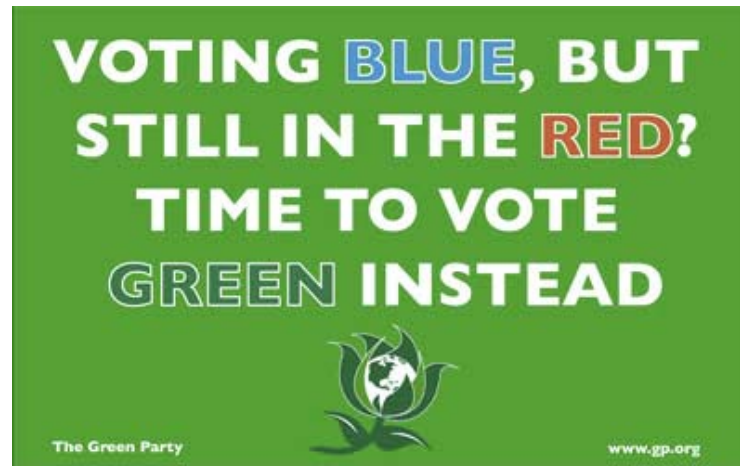


The First Amendment and Signs

- The First Amendment applies to *every* sign
- Commercial speech is “speech that proposes a commercial transaction” or promotes intelligent market choices.
 - Protected under First Amendment but not seen as “valuable” in comparison to “non-commercial” speech
- Non-commercial speech is “speech about political, ideological, religious, etc. ideas.”
 - Receives highest degree of First Amendment protection
 - ***Reed v. Gilbert* addressed only non-commercial speech**
- Content neutral looks at subject matter; viewpoint neutral looks at point of view.
 - Ban on **all signs** is content and viewpoint neutral
 - Ban on **all political signs** is viewpoint neutral
 - Ban on **signs that criticize government** is neither



Examples of Non-Commercial Signs



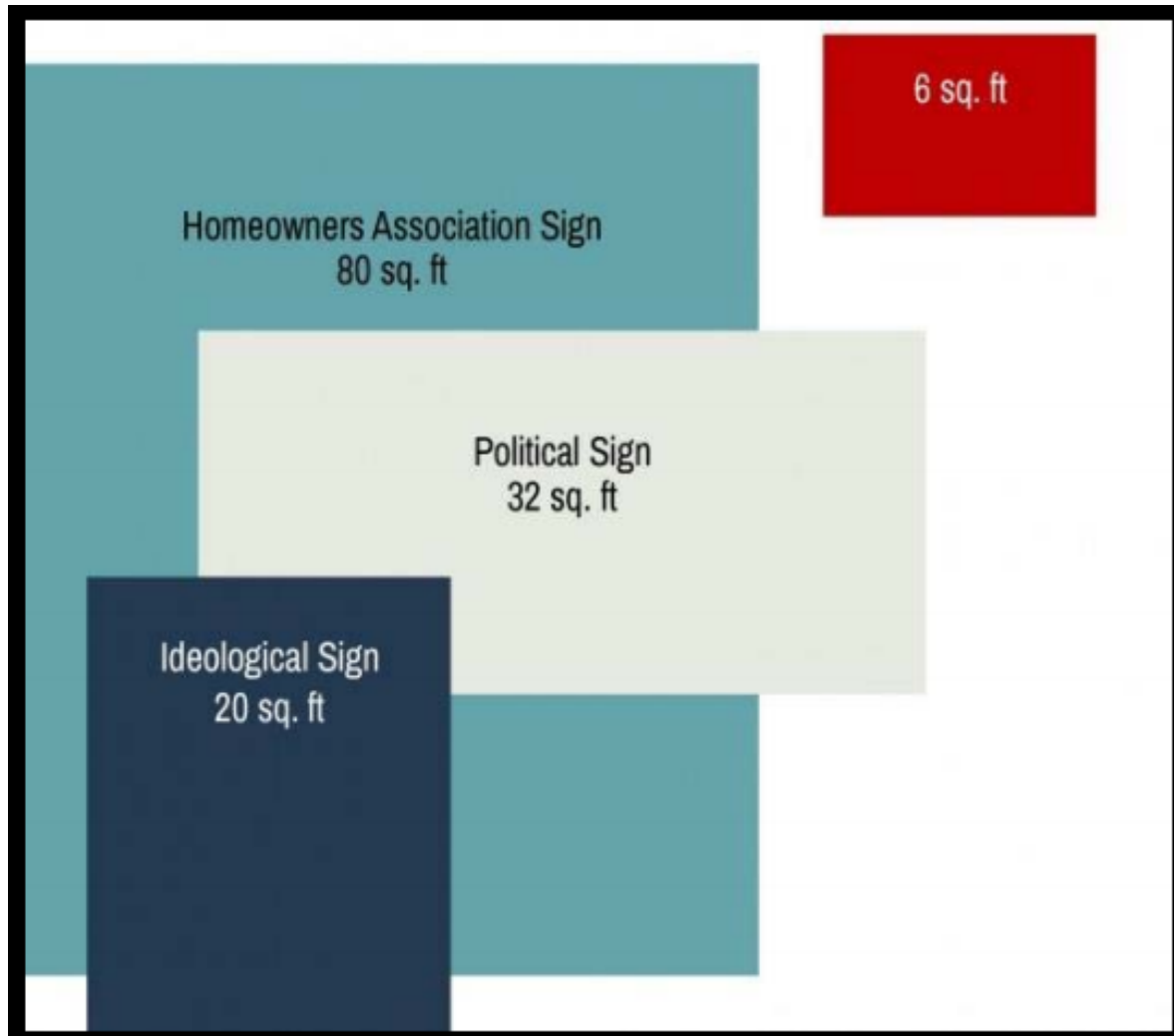
Reed v. Town of Gilbert (2015)

- The Good News Community Church, led by Pastor Clyde Reed, a small church located in Gilbert, AZ, rented space in temporary locations for its weekly service. It used temporary signs to invite and direct the community to its services.
- The Town of Gilbert Sign Code imposed limits on the size, location, number, and time of the church's signs. It did not impose the same restrictions on political, ideological, or homeowners' association signs.
- Example: an unlimited number of political signs were allowed anywhere and anytime, but religious signs were only permitted from 7pm-7am, and only one sign per event could be posted.



Town of Gilbert

Different Sizes for Different Signs



Reed v. Town of Gilbert (2015)

The Supreme Court ruled 9-0 in favor of Reed

- Local governments can no longer regulate non-commercial signs based on the sign's content.

“On Its Face” Rule

- If you have to read the sign to determine how a sign is regulated, then that regulation is content-based.
- Additionally, a facially content-neutral regulation will be considered content-based if:
 - A regulation can't be justified without reference to the content OR
 - A regulation was adopted because of disagreement with the message conveyed

Example of Signs Currently Regulated Based on Content:

- Political Campaign



Reed v. Town of Gilbert (2015)

- Justice Alito opinion listed permitted regulations as long as they are content-neutral:
 - Size, time, and placement of signs
 - Duration of signs
 - Lighted vs. unlighted
 - Fixed message vs. changing message
 - Placement on private vs. public property
 - Placement on commercial vs. residential property
 - On-premise vs. off-premise
 - Total number allowed per mile of roadway
 - Time restrictions on one-time event advertisements
 - Governmental speech (safety, directions, historic/scenic spots)



Before and After *Reed*

Before <i>Reed</i>	After <i>Reed</i>
<p>“Political campaign signs...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 to private property and shall be removed within seven (7) days after the date of the election. (Sec. 55.09.C)</p> <p><i>BOLD</i> = content-based regulation.</p>	<p>“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.”</p>



Further Considerations

- Add message substitution and severability clauses to the Sign Ordinance.
 - The Sign Ordinance should never give commercial speech a protection unavailable to noncommercial speech
 - *“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.”*
 - If any part of the Sign Ordinance is found to be unconstitutional or otherwise invalid, the Village can protect itself via a severability clause that ensures the remaining Ordinance is valid.
- Add and refine definitions
 - Non-commercial sign
 - Flag
 - Subdivision Entryway
 - Vending Machine Signage



Questions?



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

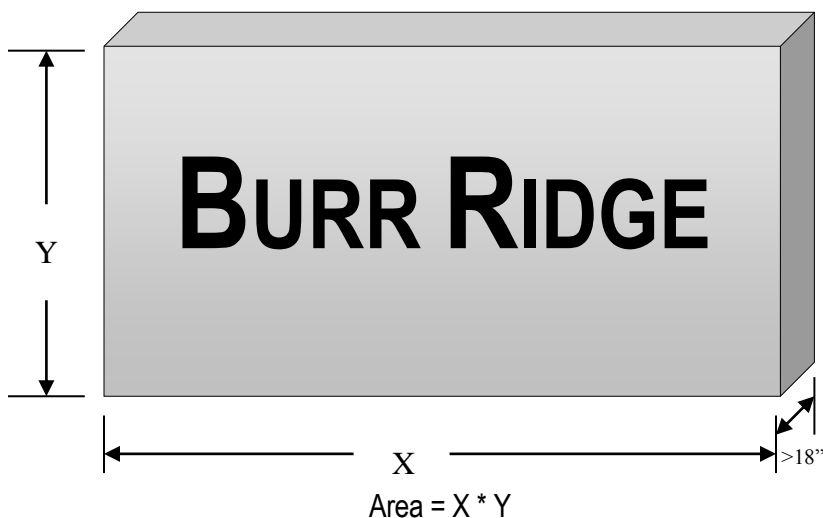
The following sign standards by zoning district are intended to include every district in the Village of Burr Ridge. The Zoning Ordinance and official zoning map define the districts referred to herein. Only signs as described herein and as regulated by this Chapter or as may be permitted by Section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

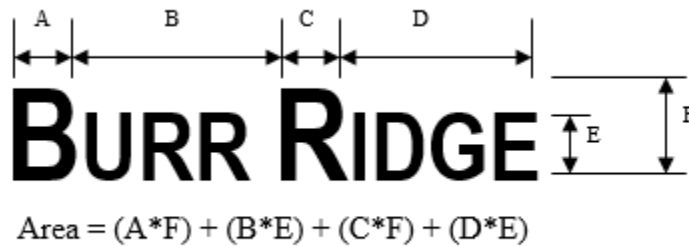
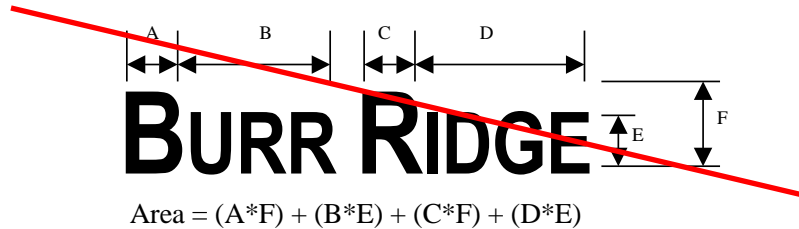
Example 55.03.B.1: Area of Ground Sign



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 area 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.