



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

**February 19, 2018  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Jim Broline**

**Luisa Hoch  
Greg Scott  
Mary Praxmarer**

**II. APPROVAL OF PRIOR MEETING MINUTES**

**A. February 5, 2018 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

**A. Z-03-2018: Zoning Ordinance Amendment – Outdoor, Overnight Commercial Vehicle Parking in Manufacturing Districts**

Requests consideration of an amendment to Section X.B.7 of the Zoning Ordinance, which states that no more than two delivery trucks weighing less than 24,000 pounds are permitted to be parked outdoors, overnight in a Manufacturing District, except by approval of a special use; said amendment to consider allowing different quantities and types of outdoor, overnight commercial vehicle parking in Manufacturing Districts.

**IV. CORRESPONDENCE**

- A. Board Report – February 12, 2018**
- B. Building Report – January 2018**
- C. 2018 Zoning Map**

**V. OTHER CONSIDERATIONS**

- A. PC-04-2018: 7656 Wolf Road (Venclovas); Private Sanitary Sewer System for New Home**
- B. S-02-2018: Conditional Sign Approval - 7600 County Line Road (Shirley Ryan Ability Lab); Conditional Approval and Findings of Fact**
- C. PC-05-2018: Consideration of Amendments to the Sign Ordinance**
- D. PC-06-2018: Annual Zoning Ordinance Review**

## **VI. FUTURE SCHEDULED MEETINGS**

**A. March 5, 2018:** The filing deadline for this meeting was February 5, 2018.

- **Z-04-2018: 16W301 91<sup>st</sup> Street (McDonalds's): Requests an amendment to a PUD and requests a special use approval for a restaurant with drive-thru facilities in a B-2 Business District.**
- **Z-05-2018: 7950 Drew Avenue (Patera): Requests a variation to permit a PUD in a R-3 Residential District that is less than 40 acres in area.**
- **Z-06-2018: Requests a text amendment and special use to or variation pursuant to Section IV of the Burr Ridge Zoning Ordinance to permit an electric fence in a non-residential district.**

**B. March 19, 2018:** The filing deadline for this meeting was February 19, 2018.

## **VII. ADJOURNMENT**

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**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 February 26, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Praxmarer is the Plan Commission representative for the February 26, 2018 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**FEBRUARY 5, 2018**

**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 – Stratis, Grunsten, Broline, Scott, and Trzupek

**ABSENT:** 2 – Hoch, Praxmarer

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Grunsten to approve the minutes of the January 15, 2018 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Broline, Grunsten, Stratis

**NAYS:** 0 – None

**ABSTAIN:** 1 – Scott, Trzupek

**MOTION CARRIED** by a vote of 4-0.

**III. PUBLIC HEARINGS**

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

**Z-02-2018: 15W308 North Frontage Road (Wilk): Text Amendment, Special Use, and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Michael Wilk, owner of Magic Irrigation, a landscape irrigation systems installer seeking to relocate to Burr Ridge. The primary services offered by the business include the installation of sprinkler systems and landscape lighting. The petitioner is requesting a text amendment to the Zoning Ordinance to designate "irrigation installation business" as a special use in the B-2 Business District, a special use approval as per the amendment to operate an irrigation installation business upon approval of the text amendment, as well as a special use to permit outdoor overnight parking for six vans and three trailers in a B-2 Business District, all at 15W308 North Frontage Road. At this time, there is no permitted or special use that can accommodate the petitioner in a B-2 Business District. The petitioner does not intend to attract customers to the property; rather, the property is intended to house the administrative functions of their business, such as sales and

scheduling, as well as to park and store company-owned vans and trailers outdoors and overnight. In their pre-application meeting with staff, the petitioner stated that their future plans include purchasing and redeveloping the entire block into a multi-tenant use, such as an office building.

Michael Wilk, owner of Magic Irrigation, said that he was interested in relocating his business to Burr Ridge and explained the nature of his business.

Chairman Trzupek at this time asked for public comment.

Mark Thoma, 7515 Drew, asked if any outside storage would occur on-site. Mr. Wilk said that no outside storage would occur except for vehicles.

Commissioner Stratis asked if any heavy equipment or gas will be stored or maintained on the property. Mr. Wilk said that the business does own one digger, but that it would be stored indoors and not be mechanically maintained on the property, and no gas would be stored on the property. Commissioner Stratis asked if the business was a point-of-sale for parts. Mr. Wilk said that he purchased them from a wholesaler and was not a point-of-sale in Burr Ridge.

Commissioner Broline asked when trucks would leave and return to the business as well as if the trucks were full. Mr. Wilk said that the trucks generally leave around 7:00 a.m. and return around 5:00 p.m. and generally be loaded near the building. Commissioner Broline asked if additional lighting was necessary. Mr. Wilk said that they did not need additional lighting, and that they were a seasonal business and do not operate in the winter.

Commissioner Scott asked what type and quantity of vehicles would be stored outside. Mr. Wilk said that six vans and three trailers would be stored outside. Commissioner Scott asked about the status of the parking lot. Mr. Wilk said that he has a three-year lease with an option to purchase the property at the end of the lease, and preferred not to invest in the parking lot until he purchased the property. Commissioner Scott asked about interim property improvements. Mr. Wilk said that they planned to freshen up the interior of the building, as well as install landscaping on the property.

Chairman Trzupek asked about retail sales. Mr. Wilk said that the customer would purchase the entire system from his company, and pass through the costs to the customer that were paid for originally. Chairman Trzupek asked about the sales process. Mr. Wilk described his sales and installation process.

At 7:50 p.m. a **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 –Scott, Stratis, Grunsten, Broline, Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Grunsten to recommend that the Board of Trustees approve an amendment to Section VIII.C.2 of the Zoning Ordinance to add *Irrigation installation business, with no customers on premises* as a special use in the B-2 Business District.



**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Scott, Grunsten, Stratis, Broline, Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve a special use for an Irrigation installation business, with no customers on premises to Magic Irrigation subject to the following conditions:

1. The special use will be limited to Magic Irrigation in a manner consistent with the submitted business plan and shall expire if Magic Irrigation no longer operates the business at 15W308 North Frontage Road.
2. The special use and facility shall be limited to the building on the property at 15W308 North Frontage Road in which Magic Irrigation will be the sole occupant.
3. No other business activities other than administrative functions and storage of equipment related to an irrigation installation business use shall be conducted within the building on the property at 15W308 North Frontage Road in which Magic Irrigation is the sole occupant.
4. The special use shall expire if the property is significantly re-developed from its current state, including but not limited to demolition of the current building at 15W308 North Frontage Road.
5. The special use shall be granted on a temporary basis for a term of three years, at which time the property owner must demonstrate that the property is in the process of redevelopment or must bring the non-conforming parking lot into conformance with the standards set forth by the Burr Ridge Zoning Ordinance.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Scott, Grunsten, Broline, Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to adopt the petitioner's findings of fact and recommend that the Board of Trustees approve a special use for outdoor, overnight parking and storage of commercial vans and trailers in a B-2 Business District for Magic Irrigation, subject to the following conditions:

1. All outdoor, overnight parking of commercial vans and trailers shall be limited to the north parking lot within the fenced-in area.
2. Outdoor, overnight parking shall be limited to six commercial vans and three trailers each with a gross weight not exceeding 24,000 pounds.
3. Only commercial vans or trailers owned and operated by Magic Irrigation shall be parked on the premises overnight.
4. The special use shall expire if the property is significantly re-developed from its current state, including but not limited to demolition of the current building at 15W308 North Frontage Road.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Scott, Grunsten, Broline, Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**V. OTHER CONSIDERATIONS**

**S-01-2018: 16W260 83<sup>rd</sup> Street (Odeh): Variation and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Awad Odeh, owner of Apex Motorworks, an indoor automobile sales business located at 16W260 83<sup>rd</sup> Street. The petitioner is requesting a variation from the Burr Ridge Sign Ordinance to permit two wall signs in addition to a permitted ground sign on the premises. The petitioner requests the variance for wall signs in addition to a permitted ground sign because the business is restricted from storing or selling any inventory outdoors as a condition of their special use, and signs are their only on-premise method of attracting customers to their location. At the petitioner's public hearing for a special use in May 2017, the subject of attracting customers was brought up by several Commissioners. The petitioner stated that they anticipated a very small minority of their business would be from drive-by customers; instead, they planned to attract a significant portion of their customer base via online marketing methods.

Commissioner Scott asked why the signs were already erected in place if they were not approved. Mr. Walter explained that the petitioner was under the impression that the signs were approved as part of a building permit which showed the sign elevations on the exterior. He said that staff has taken steps to make it clearer that signs should be reviewed separately.

Awad Odeh, 16W260 83<sup>rd</sup> Street, said that while drive-by customers are not their core customer, they sought the variance to ensure that the building's visibility was clear regardless of where customers were coming from.

Commissioner Scott asked if the Plan Commission had ever been petitioned to have a wall sign in addition to a ground sign. Mr. Walter said that the Plan Commission had recommended approval of variances similar to the one before them.

Commissioner Grunsten asked if any comments were made about the petitioner. Mr. Walter said that no public notice was given because none is required for a sign variance. Commissioner Grunsten asked if granting the variance would set a precedent for this particular street. Mr. Walter said that he could not recall one being granted on that particular street, but variances could always set precedent.

Commissioner Broline asked how the petition came to light. Mr. Walter said that a complaint was received about the parking lot lighting, which prompted the discovery of a lack of permit or variation. Mr. Pollock said that a complaint was separately received about the signs. Mr. Broline said that he felt that there was disregard for the neighborhood in the way the signs were put up. Mr. Odeh said that disregard was not intended and said that his business was appreciative of the special use that had been granted to his business. Mr. Broline asked how the lighting was resolved. Mr. Odeh said that the lights were turned back towards the parking lot as well as removed some lightbulbs to dim the effects.

Commissioner Stratis said that he needed to examine this request as if the signs were not already in place, and would not have supported the request had it been made before they were installed.

Chairman Trzupek asked what the maximum amount of permitted signage would be. Mr. Walter said that the building is permitted 100 square feet of signage but that they were limited to one sign per the Sign Ordinance. Chairman Trzupek said he was sympathetic to the petition if all of the signs were under 100 square feet. Mr. Odeh said they would be willing to take down the smaller of the wall signs if it made their petition more attractive. Chairman Trzupek said that a precedent would be set regardless of whether it was one or two signs that would be permitted.

Mr. Walter said that the Economic Development Commission was currently considering recommending amendments to the Sign Ordinance and that it may make sense to table the petition until the EDC can present their recommendations to the Board, which may result in favorable amendments to the petitioner. Mr. Pollock recommended that the Plan Commission deny the variation, and the Board of Trustees have the opportunity to table the matter.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees deny the request for a variation from Section 55.07 of the Burr Ridge Sign Ordinance to permit two wall signs in addition to a permitted ground sign.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Scott, Stratis, Grunsten, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **Lakeside Pointe PUD Final Engineering and Plat Review**

As directed by Chairman Trzupek, Mr. Pollock described this request as follows: the petitioner, McNaughton Development, Inc., developer of the Lakeside Pointe subdivision, submitted the final plat and final engineering plans for staff review on November 30, 2017. The first set of review comments were provided to the developer on December 18, 2017. Revised plans were provided by the developer on January 15, 2018 and a second set of review comments were provided to the developer on January 30, 2018. Each set of staff review comments includes a review by the Community Development Department relative to compliance with the preliminary PUD, Zoning and Subdivision Ordinances; review comments from the Village Engineer, and review comments from the Village's consulting forester.

1. Review comments provided in the attached staff review dated January 30, 2018 and not also covered in this review will be addressed prior to recording of the final plat subject to staff review.
2. The developer and the Plan Commission should consider if land banking of the perpendicular parking spaces would be appropriate. These spaces have limited value as for every 2 perpendicular spaces added, there is 1 parallel space on the street removed. If land banked, the developer could be asked to provide an escrow account that would be used if the Homeowners Association decided the extra parking is needed.
3. The proposed donation of park land is under consideration by the Pleasant Dale Park District Board. However, the developer requests that if the Park Board does not accept the land donation, that the Village accept the proposed park to be improved by the

developer, maintained by the Homeowners Association, and provided with an easement that grants public access to the park. As per Section X.A.4 of the Burr Ridge Subdivision Ordinance, the Village has the option of accepting a “private” park dedicated for public use in lieu of a park impact fee or land donation. If the Park District prefers not to accept a land donation and the Village agrees to accept a “private” park, it is suggested that the developer provide an initial deposit of funds to be used by the HOA for park maintenance.

4. An improvement plan for the park has been provided which includes diagonal parking spaces located in the public right of way. Staff cannot recommend this design for parking. As an alternative, it may work to construct parallel parking spaces in this same location. Under any circumstances, it is requested that any work in the right of way be accompanied by the removal of the landscaping island in the middle of Bridewell Road.
5. The Subdivision Ordinance requires a half street improvement of the adjacent Commonwealth Avenue. It appears the intent was to waive or reduce this requirement. It is staff’s recommendation to waive the street improvements except to add a turnaround at the end of the street.
6. Similarly, there was no specific action in the preliminary PUD approval to waive the requirement for a donation in lieu of the required sidewalks. Required sidewalks that are not being constructed include a sidewalk along Commonwealth Avenue and along the outside loop of the internal street. A fee in lieu of the required sidewalks will be required unless specifically waived by the Board of Trustees. The Village’s Pathway Commission is recommending a donation in lieu of the required sidewalks not being built.
7. Final review of the building elevations is required by the Plan Commission and Village Board. Attached are building elevations showing 8 different elevations. The materials and design are similar to the elevations approved with the preliminary PUD plans. The Plan Commission should recommend anti-monotony regulations for the final PUD approval. Typical regulations would include prohibiting the same elevation on adjacent lots and limiting the number of units using the same elevation throughout the subdivision.

John Barry, McNaughton Development, said that his company made the proposal to the Park District, who has currently not determined a course of action, which led them to make the proposal to the Village directly. His company would complete all improvements and be HOA-owned after a period of time. Mr. Barry said that perpendicular parking was proposed because storm sewer was present in the area and it would be less impactful to have parking in this manner. Mr. Barry said that they were under the impression that the residents on Commonwealth Avenue wished to have their street remain as-is during the development of the parcel. Mr. Barry said that they felt that they should also not be subject to the sidewalk requirements as the Plan Commission only required the petitioner to have sidewalks on the inside loop of the street.

Commissioner Stratis said he did not want to see perpendicular parking near the park, which staff agreed with. Mr. Pollock said that parallel parking would be preferred to perpendicular, and that it would become part of the public right-of-way. Commissioner Stratis asked if key lots were identified to have four-sided masonry. Mr. Barry said that eleven key lots were identified to have standard four-sided masonry, while all homes will have the option to have such construction. Commissioner Grunsten asked about park access. Mr. Barry outlined how residents will be able to reach the proposed park via sidewalks.

Commissioner Scott asked about existing green space and vegetation. Mr. Barry said that they preferred to wait until spring to examine the species and health of trees on the property.

Commissioner Scott asked how long McNaughton intended to manage the property before turning it over to the HOA. Mr. Barry said it would be three years before such a transition occurs.

Chairman Trzupek asked about key lots. Mr. Barry said that eleven key lots were identified in the notes of the plat, while all homes will have the option to have such construction. Mr. Barry said that these lots would also have upgraded landscaping plans.

Mark Thoma, 7515 Drew, said that the residents on Commonwealth were most worried about losing their green space barrier. Mr. Thoma said that the Village should not pass on the opportunity to improve Commonwealth.

Mr. Barry said that the petitioner was agreeable to anti-monotony language that was not included in the preliminary plat of approval.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Scott to recommend that the Board of Trustees approve the final plans for the Lakeside Pointe PUD subject to addressing outstanding staff comments.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Scott, Grunsten, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

## **VI. FUTURE SCHEDULED MEETINGS**

- 1. February 19, 2018**
- 2. March 5, 2018**

## **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Scott and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 9:02 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:02 p.m.

**Respectfully**

**Submitted:**

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Evan Walter, Assistant to the Village Administrator



**VILLAGE OF BURR RIDGE**  
**MEMORANDUM**

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

**FROM:** Evan Walter, Assistant to the Village Administrator

**DATE:** February 9, 2018

**RE:** **Z-03-2018: Outdoor, Overnight Commercial Vehicle Parking**

In response to a staff memo at the January 15, 2018 meeting, the Plan Commission requested authorization from the Board to conduct a public hearing to consider amendments to the Zoning Ordinance relative to outdoor, overnight commercial vehicle parking. The Board directed the Plan Commission to proceed with the public hearing. For purposes of clarity, staff analysis of the consideration shall be limited to Manufacturing Districts, which contains the L-I Light Industrial, G-I General Industrial, and R-A Research Assembly Districts. Currently, there are four primary Manufacturing Districts in Burr Ridge: Hinsdale Industrial Park (Frontage/83rd/Madison/Shore), Burr Ridge Industrial Park (Frontage/79th/Grant), High Grove (Madison/Plainfield), and Tower Drive, along with the CNH Industrial property.

Section X.B.7.d (Manufacturing Districts) of the Zoning Ordinance states the following:

- d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:*
- 1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.*
  - 2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.*
  - 3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.*

Currently, businesses must obtain a special use permit to exceed these requirements. Since the above regulations were enacted in 1997, the Village has received ten petitions for special uses; all ten have been approved, with the number of vehicles approved ranging from four to 40; only one request exceeded 15 trucks. It has been a standard practice of the Village to consider amendments to the Zoning Ordinance if special uses are routinely approved.

Many regional municipalities prohibit overnight on-street parking in commercial districts; aside from the stated exceptions, the Village is unique in that outdoor, overnight parking commercial vehicle parking on private property requires a special use. Furthermore, required indoor parking in a smaller building limits the amount of permanent space for businesses, while not all buildings in Burr Ridge are able to accommodate indoor commercial vehicle parking due to access issues. Staff has prepared the following considerations to encourage discussion.

### **Commercial Vehicle Parking Permit**

- The Plan Commission could establish a commercial vehicle permit which would be managed by staff. This permit would be similar to a sign permit, wherein petitioners are required to have staff review and approve plans subject to established regulations, and are permitted to petition the Village for variations if desired. If the Plan Commission preferred to create such a permit, staff recommends that it be established using an amended regulatory method, such as one of the options previously presented. This option would allow for continued oversight by the Plan Commission through staff while allowing for the opportunity to review special use requests via a public hearing.

### **Retain Special Use & Amend Measurement Type**

- A business may have a larger number of commercial vehicles parked outdoors, overnight. For example, the number could be raised from two to five.
- A business may park two commercial vehicles outdoors, plus one per amount of building square footage that they own or rent i.e. one truck per amount of square feet. For example, a business renting 15,000 square feet, at one permitted truck per 1,500 square feet, would be permitted to park twelve commercial vehicles overnight.
- A business may park one commercial vehicle outdoors per amount of building square footage that they own or rent i.e. one truck per 2,000 square feet. For example, a business renting 8,000 square feet would be permitted to park four commercial vehicles overnight.
- A business may park a truck based on a ratio of their allotted parking spaces for outdoor commercial vehicle parking i.e. one truck for every five spaces. For example, a business with 30 parking spaces would be permitted to park six commercial vehicles overnight.

### **Regulate by Vehicle Size**

- Auto companies have introduced smaller, more car-like offerings into the commercial vehicle market, such as the Ford Transit. PermaSeal, who received a special use to store 40 commercial vehicles outdoors, operates an all-Ford Transit fleet. These vehicles are much smaller and easier to park than large box trucks, and could be treated differently than larger commercial vehicles. For example, commercial vehicles up to 10,000 pounds would be exempt, three trucks between 10,001-24,000 pounds would be permitted, and any truck above 24,000 pounds would be prohibited from outdoor, overnight parking.

### **Create Fencing or Landscaping Requirements for Certain Quantities or Locations**

- While not consistently mandated, the Plan Commission has occasionally recommended approval of special use requests for outdoor, overnight parking with the condition that the petitioner erect a fence or landscaping be planted on the property where vehicles will be parked. The Plan Commission could require that businesses wishing to store a certain number of vehicles or those bordering a residential area erect a fence or install landscaping on the property line. For example, the Plan Commission recommended that PermaSeal fence their parking lot due to the property's location bordering a residential neighborhood on Hamilton Avenue. The Zoning Ordinance currently states that in non-residential areas, permanent landscaping screening shall be provided that is at least 4' tall in front yards and

permanent peripheral screening at least 5' tall in side and rear yards, both adjacent to parking areas. In certain cases, the Plan Commission has added the condition that taller-than-standard landscaping be planted if outdoor, overnight parking is permitted.

As part of any of the above options, staff does not recommend allowing semi-trucks to be parked outdoors, overnight. Few properties in the Village are equipped to receive semi-trucks, thus negating Burr Ridge as an option for companies that rely on these vehicles as primary to their business.

Exhibit A – Proposed Commercial Vehicle Parking Permit





## VILLAGE OF BURR RIDGE

### PROCEDURES FOR PARKING PERMIT

#### Commercial Vehicle Parking

The Village of Burr Ridge Zoning Ordinance regulates outdoor, overnight commercial vehicle parking in Manufacturing Districts in the Village. ***A permit is required for outdoor, overnight commercial vehicle parking.***

**The following is required with a permit application for outdoor, overnight commercial vehicle parking:**

**Permit Application;** A completed permit application must be submitted with the following plans:

- One copy of a Plat of Survey of the property;
- Three (3) copies of a site plan (or marked Survey) showing all existing buildings, structures, the approximate location of where commercial vehicles will be parked, and the location of any required fencing (if necessary; see Zoning Regulations below).

Plans must be drawn to scale and provide all vertical and horizontal dimensions of the parking lot and its design features. The Village will respond to the permit application within ten (10) business days of submittal and each subsequent re-submittal.

**At the time of permit issuance, the applicant is responsible for the following:**

- A permit fee of \$50.
- If there are deviations from the approved plans, the applicant must contact Village staff to review and approve changes. Outdoor, overnight commercial vehicle parking without a permit or not conforming to an approved permit is subject to penalties up to \$750 per day per the Zoning Ordinance.
- Applicant must complete the construction of any required fences and call for a final inspection within 12 months of the date the permit is issued or the permit may be deemed null and void.
- **Permitted times for outside construction of fences by commercial companies are:** Monday through Friday: 7 AM to 7 PM; Saturday: 8 AM to 5 PM; and is prohibited on Sunday and holidays.

**Zoning Regulations:** Outdoor, overnight parking of commercial vehicles is permitted in Manufacturing Districts only as follows:

- a. All vehicles stored outdoors, overnight must be parked behind the front wall of the principal building. Outdoor, overnight parking in the front of a property or on the street is prohibited.
- b. Outdoor, overnight parking of semi-trucks and vehicles over 24,000 pounds in gross weight is prohibited.
- c. The permit applies to only vehicles owned by the business listed on the permit application. Any business seeking a commercial vehicle parking permit must have a valid Zoning Certificate of Occupancy.
- d. A 6' solid fence is required to be placed on the property line if more than 12 vehicles will be stored overnight or the property at which the vehicles will be stored borders a Residential District. Village staff will confirm whether this regulation is applicable.
- e. Any request for over 30 vehicles requires approval of a special use by the Plan Commission and Board of Trustees.

No.	Vehicle Make and Model	License	Complies?
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Fence Required?	Yes	No
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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:** February 14, 2018

**RE:** Board Report for February 19, 2018 Plan Commission Meeting

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At its February 12, 2018 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-02-2018: 15W308 North Frontage Road (Wilk);** The Board of Trustees concurred with the Plan Commission's recommendation and approved ordinances amending the Zoning Ordinance to permit irrigation installation business, with no customers on premises as a special use in the B-2 Business District, as well as for special uses to permit an irrigation installation business, with no customers on premises and outdoor, overnight commercial vehicle parking to Magic Irrigation, with all conditions recommended by the Plan Commission included.

**S-01-2018: 16W260 83<sup>rd</sup> Street (Odeh);** The Board of Trustees tabled the recommendation by the Plan Commission to deny a variance to Awad Odeh for additional signs at 16W260 83<sup>rd</sup> Street at the recommendation of staff until amendments to the Sign Ordinance are considered.

02/14/2018

## Permits Applied For January 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCAD-18-013	01/29/2018	7001 North Frontage Road	Flagg Creek Water Reclamatio	7001 North Frontage Rd. Burr Ridge IL 60527	Com Addition
JCMSC-18-006	01/16/2018	7001 North Frontage Road	Flagg Creek Water Reclamatio	7001 North Frontage Rd. Burr Ridge IL 60527	Commercial Miscellaneous
JPR-18-002	01/04/2018	5922 Elm St	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JPR-18-007	01/18/2018	681 Commerce St.	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JPR-18-008	01/02/2018	6900 Veterans Blvd.	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JPR-18-009	01/12/2018	280 Shore Dr.	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way
JPS-18-010	01/19/2018	7600 County Line Rd	South Water Signs	934 N. Church Rd. Elmhurst IL 60126	Sign
JRAL-18-004	01/12/2018	157 Lakewood Cir	Mak Remodeling LLC	754 Stockley Rd Downers Grove IL 60516	Residential Alteration
JRAL-18-011	01/22/2018	6706 Fieldstone Dr	Michael Chowanec	8425 Park Ave Burr Ridge IL 60527	Residential Alteration
JRAL-18-012	01/24/2018	601 Burr Ridge Club Dr	Look Sharp Construction	3515 Vernon Av Brookfield IL 60513	Residential Alteration
JRSF-18-001	01/02/2018	61 TOMLIN CIR	B & A Builders, Inc.	9901 W. 56th St Countryside IL 60525	Residential New Single Family
JRSF-18-003	01/15/2018	8390 Waterview CT	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
JRSF-18-014	01/29/2018	8310 Waterview CT	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
<b>TOTAL:</b>	<b>13</b>				

02/15/2018

## Permits Issued January 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JELV-17-272	01/23/2018	160 Tower Dr	HMS Elevator & Home Mobili	5239 Thatcher Rd Downers Grove IL 60515	Elevator	
JGEN-17-287	01/03/2018	140 TOWER DR	Berglund Construction	111 E Wacker Dr. 2450 Chicago IL 60601	Generator	
JGEN-17-355	01/08/2018	34 Lancaster Ct	Pro Electric, Inc.	2600 Warrenville Rd Downers Grove IL 60515	Generator	
JGEN-17-361	01/09/2018	15W 241 81st St.	Homeowner	Burr Ridge IL 60527	Generator	
JGEN-17-372	01/11/2018	3 Navajo Ct	ABS Electric, Inc.	6328 Fairmount Downers Grove IL 60517	Generator	
JPF-17-321	01/11/2018	16W 321 93rd PL	Homeowner	Burr Ridge IL 60527	Fence Permit	
JPF-17-375	01/25/2018	6751 Fieldstone Dr	Cedar Mountain Fence Co.	13940 Bambridge Circle Plainfield IL 60544	Fence Permit	
JPR-17-282	01/22/2018	8361 Park Ave	Lemont Paving Company	11550 Lemont Ave. Lemont IL 60439	Right-of-Way	
JPR-18-002	01/09/2018	5922 Elm St	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way	
JPR-18-007	01/18/2018	681 Commerce St.	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way	
JPR-18-008	01/18/2018	6900 Veterans Blvd.	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way	
JPS-17-374	01/04/2018	224 Shore Ct	Sign Outlet	5516 Cal Sag Rd Alsip IL 60803	Sign	
JRAL-18-004	01/31/2018	157 Lakewood Cir	Mak Remodeling LLC	754 Stockley Rd Downers Grove IL 60516	Residential Alteration	
JRES-17-377	01/04/2018	8512 Walredon Ave	Mark Torkelson	8512 Walredon Ave. Burr Ridge IL 60527	Residential Miscellaneous	
JRSF-17-288	01/10/2018	6330 County Line Rd	Smart Construction Group, LT	11 W. College Dr Arlington Heights IL 60004	Residential New Single Family	
JTRLR-17-346	01/31/2018	16W 301 91st St	Weis Builders	8420 W. Bryn Mawr Av Chicago IL 60631	Construction Trailer	

02/15/2018

## Permits Issued January 2018



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

02/15/18

## Occupancy Certificates Issued January 2018



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF18001	01/02/18	Thomas & Elizabeth Moog	6280 Grant St
OF18004	01/24/18	Tim Tack	8385 Waterview Ct.
OF18005	01/30/18	Design Bar	880 Villlage Center Dr.
OF18006	01/26/18	William & Julie Petty	6130 Elm St
OF18007	01/25/18	William & Mary Ryan	304 Burr Ridge Club Dr.



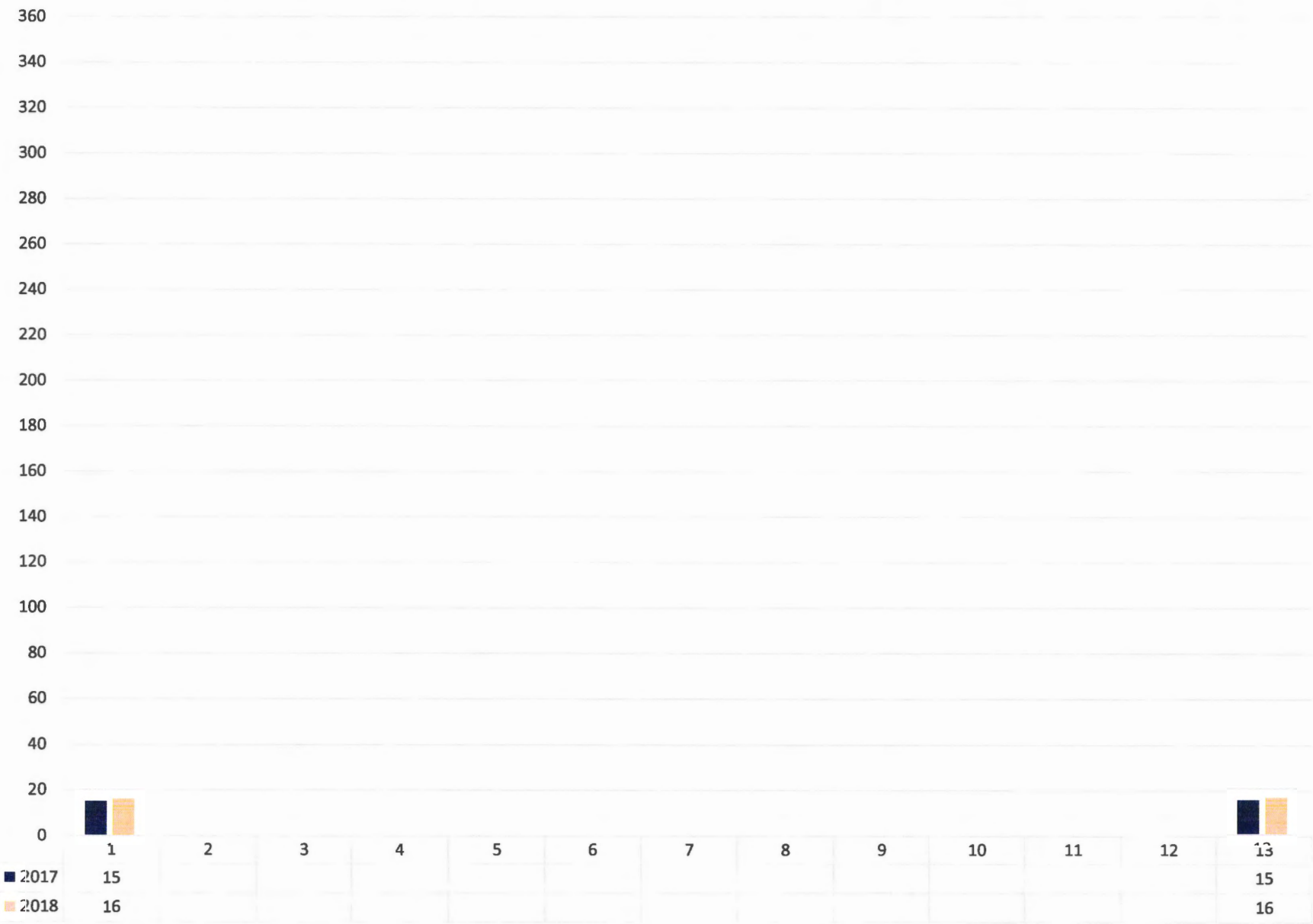
## MONTHLY SURVEY OF BUILDING PERMITS - 2018

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$1,541,700	\$44,100			\$1,585,800
	[1]	[1]			
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
<b>2017 TOTAL</b>	<b>\$1,541,700</b>	<b>\$44,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,585,800</b>
	[1]	[1]			



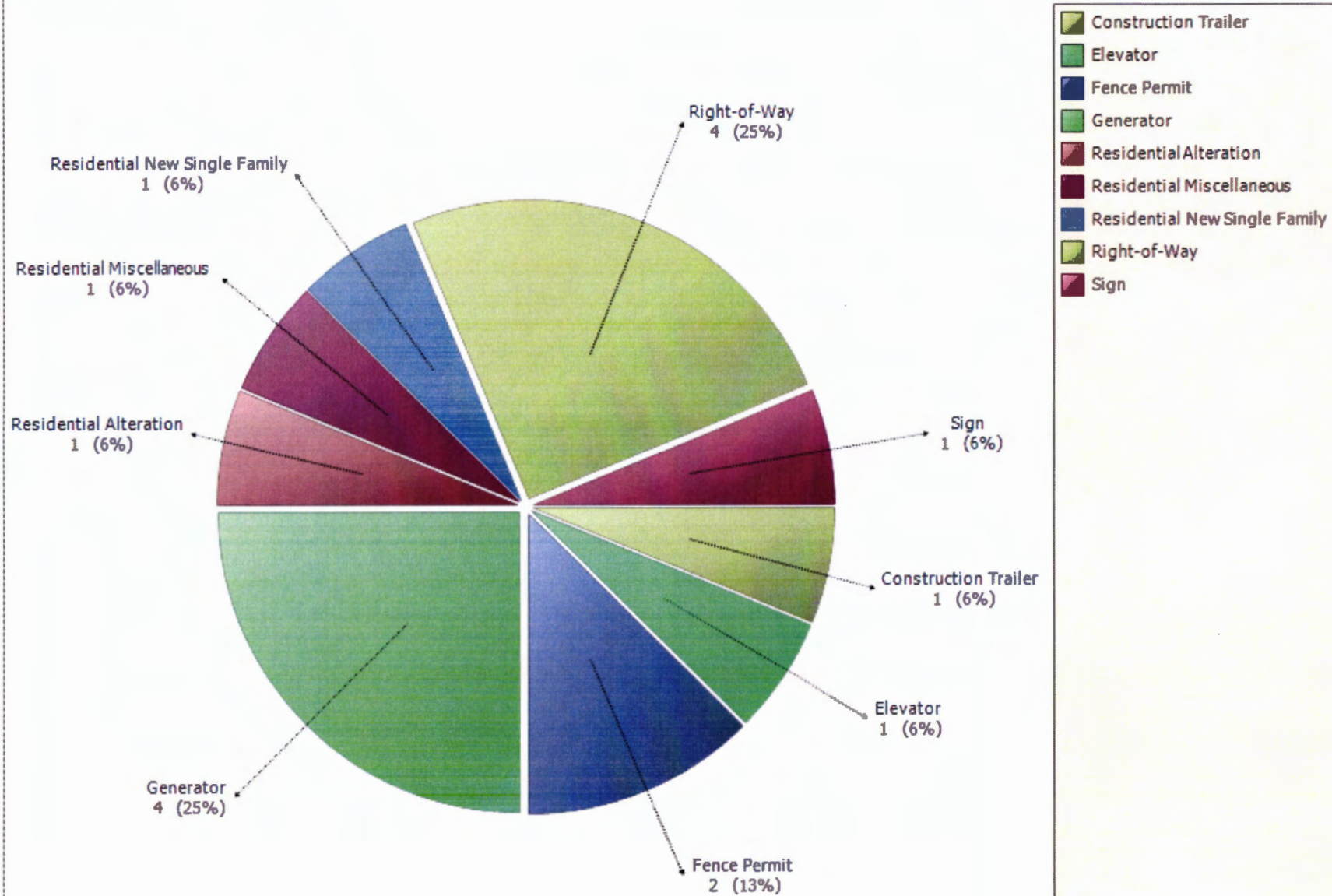
Village of Burr Ridge Building Permits Issued 2017 Compared to 2018



## Village of Burr Ridge New Housing Permits 2017 Compared to 2018

## Breakdown of Permits by Project Type

## Permits Issued January 2018







VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

# Zoning District Map

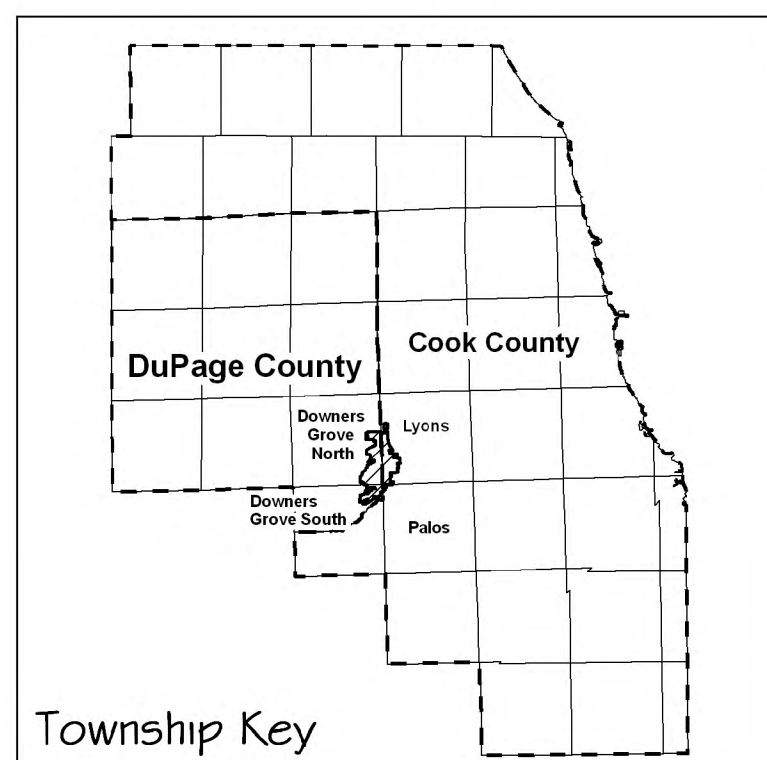
Prepared for the Burr Ridge Board of Trustees on February 12, 2018

## Zoning District Classifications

- R-1: Single Family Residence 5.0 Acres
  - R-2: Single Family Residence 2.0 Acres
  - R-2A: Single Family Residence 40,000 ft<sup>2</sup>
  - R-2B: Single Family Residence 30,000 ft<sup>2</sup>
  - R-3: Single Family Residence 20,000 ft<sup>2</sup>
  - R-4: Single Family Residence 20,000 ft<sup>2</sup> or PUD
  - R-5: Residential District (80 Ac. Minimum)
  - R-6: Residential and Congregate Care
  - B-1: Retail Business
  - B-2: General Business
  - T-1: Transitional
  - R-A: Research-Assembly
  - L-1: Light Industrial
  - G-1: General Industrial
  - O-1: Small Scale Office District
  - O-2: Office & Hotel
  - Planned Unit Development
  - Pre-Annexation Agreement
- Burr Ridge Corporate Limits
- Other Village Limits
- County Boundary
- Surface Water

0 0.25 0.5 0.75 1 Miles

Properties abutting County Line Rd are subject to the County Line Rd Overlay Regulations: Sec. VI.G of the Burr Ridge Zoning Ordinance.



Revisions	UNINCORPORATED
1/97	Base Map Update
3/98	Base Map Update
5/99	Base Map Update
7/00	Base Map Update
7/01	Base Map Update
4/02	Base Map Update
5/03	Base Map Update
7/04	Base Map Update
7/05	Base Map Update
7/06	Base Map Update
7/07	Base Map Update
7/08	Base Map Update
4/09	Base Map Update
7/10	Base Map Update
7/12	Base Map Update
7/13	Base Map Update
7/14	Base Map Update
7/15	Base Map Update
7/16	Base Map Update
7/17	Base Map Update
7/18	Base Map Update





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Evan Walter, Assistant to the Village Administrator

**DATE:** February 8, 2018

**RE:** PC-04-2018; 7656 Wolf Road; Request for Private Sanitary Sewer System

The petitioner is Vilmantas Venclovas, owner of the property at 7656 Wolf Road. Mr. Venclovas has applied for a permit for a new home to be built on the property which would be served by a private sanitary sewer system. Section IV.L of the Burr Ridge Zoning Ordinance requires all new homes "*shall be served by public or community sewer and water systems.*" For properties in areas that are not served with public sewers, private or individual sewage disposal (septic) systems may be permitted subject to review by the Plan Commission and approval by the Board of Trustees. Section IV.L further states that approval to build a new home with a private sanitary sewer system may be recommended by the Plan Commission and approved by the Board of Trustees if it is determined "*that it is impractical to extend public or community sewer...to serve the area, and (b) there is an irrevocable commitment by the owners of the lot that connections shall be made to a public or community sewer ....system not less than six months after any such system has been installed or extended to serve the lot.*" This section of the Zoning Ordinance also requires that lots with private sewer systems be at least 150 feet wide and one acre in area.

The Village Engineer has reviewed the petitioner's request and submitted a report regarding the proposal (Exhibit A). The Village Engineer had originally requested that the petitioner attempt to gain an easement from the neighboring property at 11310 W. 77<sup>th</sup> Street to connect to the public system on 77<sup>th</sup> Street. Staff concurs with the petitioner's assertion that a good faith effort was made to do so, but the neighboring property owner has stated that they are not interested in such an agreement. Because the petitioner was unable to obtain an easement from a neighboring property, no connection to a gravity-fed public sanitary system staff is possible within 1000 feet of the property. The petitioner's property meets both the size and width requirements for installing a private sanitary sewer, and the petitioner has already received a permit from the Cook County Department of Health for this endeavor (included in Exhibit B). In considering each of these factors, staff has no objection to the proposed private septic system design at 7656 Wolf Road.

#### Appendix

Exhibit A – Report from Village Engineer

Exhibit B – Petitioner's Materials

M E M O

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**To:** Evan Walter, Assistant Community Development Director  
**From:** David Preissig, P.E., Director of Public Works & Village Engineer  
**Date:** February 14, 2018  
**Subject:** Septic System Concurrence for 7656 Wolf Road (PIN 18-30-401-015-000)  
Permit No. 17-236

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The following is an assessment of the private sanitary sewer system proposed at 7656 Wolf Road, Burr Ridge, Cook County, Illinois:

Existing and Proposed Conditions:

1. Proposed residence would be a four-bedroom house constructed on a 2.52 acre lot.
2. The existing T/F is 630.50, and proposed would be 643.0.
3. The nearest sanitary sewer maintained by the Village of Burr Ridge is on 77th Street, beginning 450 feet west of Wolf Road, having a rim elevation approximately 649.0.
4. The lot is encumbered by floodway and floodplain from Flagg Creek.

Per the request of the Village Engineer, the permit applicant proposed an easement and agreement to the homeowner at 11310 W. 77th Street that would be necessary to construct a sewer connection to the Village sanitary sewer along 77th Street. The property owner at 11310 W. 77th Street has stated that they are not interested in this arrangement.

Therefore, no gravity-fed connection to a municipal sanitary system is possible within 1000 feet of the proposed residence. The Village of Burr Ridge does not have plans to provide a sanitary sewer along Wolf Road in this area in the near future.

Costs notwithstanding, the above statements support the concurrence from the Engineering Division to install a private sanitary septic system for the proposed new residence at 7656 Wolf Road. A statement should be recorded with the property that will require connecting to a municipal sanitary sewer system whenever such a facility is constructed to service this property.

Please contact Village Engineer David Preissig, P.E. if you have any questions regarding the above at (630) 323-4733, extension 6000.

February 7th, 2018

Evan Walter  
Village of Burr Ridge  
7660 County Line Rd  
Burr Ridge, IL 60527

RE: 7656 Wolf Road – Installation of a Private Sanitary Sewer System

Mr. Walter,

I am currently in the stage of obtaining permits and final approvals for the demolition of my existing home and construction of a new home on the same lot at 7656 Wolf Road, Burr Ridge, IL 60527. At this point, the current home is on a private septic system. The plan for the new home will be to abandon and eliminate the existing private septic system and to add a new private septic system to support the new home. The reason for installing a new septic system and not connect to the public sewer system is due to the location of the closest public sewer system in relation to my property.

The closest public sewer connection point to my property is located up on the hill at 77<sup>th</sup> St, which is approximately 680 lft from my property and we do not have direct access to 77<sup>th</sup> St. To tie into this system, I would be required to install 680 lft of sewer pipe **going through our neighbor's private property**, along with a new sanitary lift station to pump the sewage up the hill to the existing sewer connection.

Without getting in to the cost of this process (which is 4 times higher than proposed private septic system) I would like to state that we were not able to acquire access easement through our neighbor's property at 11310 W 77<sup>th</sup> Street. After detail explanations of our intentions and few weeks of negotiations with Russell and Linda Meyers (owners of 11310 W 77<sup>th</sup> St.) they decided to deny our request for the access easement. Mr. Russell Meyers sent an email directly to Mr. David Preissig stating his decision.

Furthermore our new septic system (designed by Carl's Septic Service, Inc.) is already approved by Cook County Department of Public Health and MWRD.

Therefore I am requesting to grant me a permission to install new private septic system, which will service the new home.

If at any point the Village installs a new sewer system along Wolf Rd, which runs in front of my property, I will commit to abandoning my private septic system and will connect to the public sewer system within 6 months of the new system being installed.

Sincerely,

Vilmantas Venclovas  
7656 Wolf Road  
Burr Ridge, IL 60527  
708-789-0029

**Carl's Septic Service, Inc.**  
**COMPLETE ONSITE WASTE WATER SOLUTIONS**  
**FROM CONCEPT...TO COMPLETION**

October 23, 2017

Village of Burr Ridge  
7660 County Line Rd  
Burr Ridge, IL 60527

RE: 7656 Wolf Road, Burr Ridge, IL  
Onsite Waste Water Treatment System

To whom it may concern

The proposed system has been designed in accordance with the I.D.P.H. Private Sewage Dispersal Licensing Act and Section 905.20(g) of the Private Sewage Disposal Code. The designed system has been approved by Cook County Health Department on 8/17/17 Approval # 17-027.

System consists of

- 1-Bio Barrier 1.0 NSF 350 membrane reactor and
- 2-210 SQFT effluent receiving beds totaling 420 SQFT
- 1-60 SQFT water softener regeneration discharge trench

The location of the receiving beds was chosen directly from the results of the soil evaluation report, supplied by Applied Land Analysis Inc on 5-29-2017.

Soil boring #2 & #3 have a significant thicker aerobic zone 27" & 26" respectively than borings #1, #4, #5 & #6 which range from 16" to 10". The placement of the receiving bed in soils with higher permeability aid in the overall performance and longevity of the dispersal system.

In this design the receiving bed bottom is 10"-12" above the saturated S.H.W.T. which allows for vertical movement plus horizontal movement of the treated effluent away from the dispersal beds even in times of high precipitation.

In closing the dispersal area chosen gives the highest overall performance utilizing best managed practices is the design of Onsite Waste Water systems.

Respectfully submitted

Kevin J Dominick  
Carl's Septic Service, Inc.

20 W 335 S Frontage Road Lemont, Illinois 60439  
800-479-1495 630-739-1495  
Fax 630-739-5464  
[www.carlsepticsevice.com](http://www.carlsepticsevice.com)



COOK COUNTY DEPARTMENT OF PUBLIC HEALTH  
ENVIRONMENTAL HEALTH SERVICES UNIT  
2121 EUGLIO AVE. ROOM 250  
ROLLING MEADOWS, ILLINOIS 60008-1500  
TELEPHONE (847) 818-2843  
FAX (847) 818-2842

For application fee, refer to Fee Schedule  
for Environmental Health Programs.

Incorporated: ☒  
Unincorporated: ☐  
New System: ☒  
Repair: ☐

Form Reviewed August 8, 2012

**APPLICATION FOR APPROVAL OF SEWAGE DISPOSAL SYSTEM**

17-027

Location: Township Name: LYONS Section No. 30  
Name of Subdivision: COUNTY CLERK'S Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_  
Street address: 7556 WOLF Rd.  
Owner: Name: VILMANTAS VENCLOVAS Telephone# Home: 708-789-0029 Work: \_\_\_\_\_  
Present Address: 12616 S. 83rd STREET City & Zip code: PALOS PARK, IL 60464  
Lot: (1.) Area: 109,593.4136 Ft<sup>2</sup> (2.) Frontage: 165.94 Ft (3.) Depth: 660.14 Ft  
Water: Describe Source: PUBLIC WATER SUPPLY Type of well pump: \_\_\_\_\_  
Building: Use: RESIDENTIAL Number of bedrooms: 4 Number of employees: \_\_\_\_\_  
Basement: Will basement be provided? Yes ☒ No ☐ Plumbing fixtures in basement Yes ☒ No ☐  
# Floor Drains: 2 # Laundry Tubs: \_\_\_\_\_ # Lavatories: 1 # Toilets: 1 # Sump Pumps: 1

PLEASE NOTE: FOOTING DRAINAGE MUST NOT BE DISCHARGED TO SEPTIC SYSTEM

Public Facilities: Distance to nearest water supply: ON PROPERTY Ft. Distance to nearest sanitary sewer: > 300 Ft.  
Septic Tanks: Number of and liquid capacity of tank or tanks: 1-750 gal Est: 1-1500 gal

ACCESS OPENING MUST BE PROVIDED OVER BOTH INLET AND OUTLET BAFFLES AND MUST BE EXTENDED TO WITHIN 12 INCHES OF THE FINISHED FINAL SURFACE GRADE.

Aeration System: Manufacturer of aeration system and Treatment Capacity Gals: BIOBARRIER 1.0 NSF 350  
Distribution System: Number of Boxes: \_\_\_\_\_ # Outlets: \_\_\_\_\_ # Drop Boxes: 2  
Seepage Field Trench: Bottom area: 75' x 6' Linear feet: 70 LF. TOTAL Sq. Ft: 420 SQ FT  
Maximum Depth: 16" Inches. Are there any creeks, ditches, or farm drainage tile located within 25 Ft. of seepage system? Yes ☐ No ☒ Is this lot in known flood plain? Yes ☒ No ☐  
Will the existing grade in seepage field area be changed? Yes ☐ No ☒ If grade is to be raised, specify type and amount of fill: \_\_\_\_\_

IF MORE THAN 12 INCHES TO FILL, GIVE COMPLETE DETAILS ON PLOT PLAN.

CUTS OF MORE THAN 6 INCHES WILL NOT BE APPROVED.

Soil: Indicate how surface water will be diverted from seepage field area: AS PER grading PLAN.  
Average results of six percolation tests: \_\_\_\_\_ Min/inch Date of tests: MAY 29, 2017  
Tests witnessed by Cook County Department of Public Health Personnel? Yes ☐ NO ☒

Description of soil in 4 foot test boring.

Top: SEE SOIL TEST BY Inches \_\_\_\_\_  
Next: APPLIED LAND ANALYSIS Inches \_\_\_\_\_  
Bottom: \_\_\_\_\_ Inches \_\_\_\_\_

Depth of ground water in 48 inch deep x 4 inch diam. Test boring (Reading to be taken 12 hours or more after boring of hole) \_\_\_\_\_ If none, check here \_\_\_\_\_

Is existing top soil suitable for seepage trench backfill? Yes ☒ No ☐ If so, specify max. depth: 16"  
Limit of soil that could be used for trench backfill: 16" If not, specify type and amount of soil that must be delivered to lot for trench backfill: \_\_\_\_\_

(Over)

\*PLOT PLAN: PLOT PLAN, SHOWING DATA LISTED BELOW, IS ATTACHED HERETO AND MADE PART OF THE APPLICATION APPROVAL.

- A. Location and Dimensions of Lot Lines, Buildings, Septic Tanks, Catch Basins or Grease Traps, Distribution Boxes, Seepage Tile Lines, Sewers, Wells, Water Pipes, Dry Wells, Drain Tiles and Ditches or Creeks if located within 25 feet of seepage field.
- \*B. Location of all Sewage Disposal and Water Supply Facilities on adjoining lots within 150 feet from facilities on subject lot. In addition, if using an ATP with surface discharge, indicate that there are no other surface discharges within a 118 foot radius from the proposed discharge point in all directions. If no other sewage disposal systems, water supply facilities, or discharging ATPs are present, so indicate.
- C. Construction material of Sewers, Drains and Water Pipes.
- D. Amount and direction of ground slope on lot. If there is more than 12 inches variation in elevation in the lot area, topographic contour lines at one-foot intervals must be shown and a permanent type benchmark must be indicated. All required invert elevations shall be related to said benchmark.
- \*E. Show location of percolation test holes and soil boring. Holes must be in proposed seepage field
- F. Show direction of surface water flow on lot by directional arrows.

PLOT PLAN MUST BE DRAWN TO SCALE AND FULLY DIMENSIONED.  
\*SIGNIFICANT IMPORTANCE

Notes: 1. The plot plan is not to be detached from this application. If system is not installed within 12 months, plans must be returned to the health department for approval. 2. If for any reason this proposed sewage disposal system cannot be installed as per the approved plan, or if the homeowner should desire a change, it will be necessary to obtain an approved revision prior to beginning construction of the system. 3. All fill used in the seepage field area and for backfilling trenches shall consist of finely divided porous top soil containing little or no clay. 4. Provide barrier around proposed seepage field to prevent vehicular soil compaction during construction

THIS AREA FOR DESIGNER OR ENGINEER USE ONLY

I hereby certify that I have designed this sewage disposal system with due regard to topography, character and porosity of soil prevailing on this lot in accordance with the Private Sewage Disposal Act and Code of the Illinois Department of Public Health. I further certify that I consider this system adequate to serve the building on this lot.

SIGNED:

*Kenneth Dominick*

DATE:

*8-3-2017*

License Number:

*IL # 049-005739.*

Or Seal:

THIS AREA IS FOR HEALTH DEPARTMENT USE ONLY.

THE PROPOSED SEWAGE DISPOSAL SYSTEM AS DESCRIBED IN THIS APPLICATION IS HEREBY APPROVED.

APPROVAL BY THE COOK COUNTY DEPARTMENT OF PUBLIC HEALTH OF THESE PLANS FOR THIS PROPOSED SEWAGE DISPOSAL SYSTEM IS NOT A WRITTEN GUARANTEE THAT IT WILL PROVIDE TROUBLE FREE SERVICE. PROPER INSTALLATION, MAINTENANCE, AND USE WILL DECREASE THE POSSIBILITY OF FAILURE.

Form Reviewed August 8, 2012

APPROVAL DATE

AUG 17 2017

COOK COUNTY DEPARTMENT  
OF PUBLIC HEALTH

BY *[Signature]* LEHP

THIS APPLICATION APPROVAL

17 - 027

MUST REMAIN ATTACHED TO  
THE APPROVED SITE PLAN  
COOK COUNTY DEPT. OF PL. & HEALTH

17-027

# Applied Land Analysis, Inc.

## **SOIL EVALUATION REPORT**

**Project Site:**

**7656 Wolf Road  
Lyons Township, Cook County, Illinois**

**Prepared for:**

**Carl's Septic Service, Inc.  
20W335 South Frontage Road  
Lemont, Illinois 60439**

**May 29, 2017**

## INTRODUCTION AND BACKGROUND

The subject property was investigated on May 23, 2017, to describe and classify existing soils on the site for the purpose of installing an individual sewage disposal system for a proposed home. The property investigated lies west of Wolf Road in Lyons Township (SE 1/4 of Section 30, T38N, R12E), Cook County, Illinois.

## METHODS

The on-site soil evaluation was conducted in accordance with the 2013 *Private Sewage Disposal Licensing Act and Code* (State Code) issued by the Illinois Department of Public Health. Six soils were examined on the property, with the sampling locations shown on Figure 1. Boring locations were marked in the field with flags. Detailed soil profile descriptions collected at each boring location are given at the end of this report. These descriptions include sewage loading rates for each soil horizon observed, as defined by the State Code. Soils observed were correlated to the soil legend used in the 1979 *Soil Survey of DuPage and Parts of Cook Counties, Illinois*.

## RESULTS

The soils examined most closely resemble the somewhat poorly drained Beecher (Borings 1 and 4) and Blount (Borings 5 and 6) series, and the Elliott series that is moderately well drained because it is buried by alluvial overwash (Borings 2 and 3). These soils formed in loess overlying silty clay loam till. The seasonal high water table 10 to 27 inches below the surface is the limiting layer in these soils. A summary of depths to important soil features observed at the site is given below.

Feature	Boring #1	Boring #2	Boring #3	Boring #4	Boring #5	Boring #6
Seasonal high water table	16"	27"	26"	13"	12"	10"
Observed water table	23"	42"	45"	15"	26"	26"
Bedrock	>60"	>60"	>60"	>60"	>60"	>60"
Mod. slow or slower permeability	16" - 22" 28" - 60"	27" - 60"	26" - 60"	20" - 60"	12" - 60"	10" - 60"

Parcel: 7656 Wolf Road  
Lyons Township, Cook County, Illinois

BORING # 3 SOIL SERIES: Elliott, buried DRAINAGE CLASS: Moderately well  
DEPTH TO LIMITING LAYER: 26" (seasonal high water table) ASPECT/SLOPE: East / 2%

HORIZON	DEPTH (Inches)	DMNT. COLOR MUNSELL	REDOX FEATURES	COATINGS	STRUCTURE	TEXTURE	CONS.	SOIL GROUP/ DSGN GROUP	LDG RATE / Keat (g./s. f./d) / (in./hr.)
A	0 - 17	10YR 3/2	--	--	2mabk	scl overwash	fr	8D/II	0.62 / 0.20
Ab	17 - 21	10YR 2/1	--	--	1mgr	sil	fr	5B/VI	0.69 / 0.25
Btb1	21 - 26	10YR 4/3	2d 2.5Y 5/2	fd 10YR 3/2	2mabk	scl	fr	8D/II	0.62 / 0.20
Btb2	26 - 41	10YR 5/4	2d 2.5Y 5/2, 10YR 4/6	cd 10YR 4/2	2fpr/2mabk	heavy scl	fr	7D/IX	0.45 / 0.15
2Btb3	41 - 48	10YR 5/3	2d 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	1mpr/2mabk	scl	fi	8I/X	0.40 / 0.12
2Cg	48 - 60	2.5Y 5/2	m2p 10YR 5/6	--	0ma	scl	fi	8O/XII	NR / NR

REMARKS: Water table observed at 45 inches

SAMPLING METHOD: Core

BORING # 4 SOIL SERIES: Beecher taxadjunct DRAINAGE CLASS: Somewhat poorly  
DEPTH TO LIMITING LAYER: 13" (seasonal high water table) ASPECT/SLOPE: Northeast / 3%

HORIZON	DEPTH (Inches)	DMNT. COLOR MUNSELL	REDOX FEATURES	COATINGS	STRUCTURE	TEXTURE	CONS.	SOIL GROUP/ DSGN GROUP	LDG RATE / Keat (g./s. f./d) / (in./hr.)
A	0 - 7	10YR 3/1	--	--	1mgr	sil	fr	5B/VI	0.69 / 0.25
BA	7 - 13	10YR 5/3	2d 2.5Y 5/2	--	2fsbk	heavy sil	fr	5D/V	0.75 / 0.30
Bt1	13 - 20	10YR 5/3	2d 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	2mabk	scl	fr	8D/II	0.62 / 0.20
2Bt2	20 - 32	10YR 5/3	2d 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	1mpr/2mabk	scl	fi	8I/X	0.40 / 0.12
2Cg	32 - 60	2.5Y 5/2	m2p 10YR 5/6	--	0ma	scl	fi	8O/XII	NR / NR

REMARKS: Water table observed at 15 inches

SAMPLING METHOD: Core

SOIL CLASSIFIER:	Todd A. Soukup	PHONE #:	815-439-6774
ADDRESS:	P.O. Box 851, Plainfield, IL 60544	DATE:	05/29/17
SIGNATURE:	<i>Todd A. Soukup</i>	ISCA CERT. #	64



Parcel: 7656 Wolf Road  
Lyons Township, Cook County, Illinois

BORING # 5		SOIL SERIES: Blount				DRAINAGE CLASS:		Somewhat poorly	
DEPTH TO LIMITING LAYER:		12" (seasonal high water table)				ASPECT/SLOPE:		East / 2%	
HORIZON	DEPTH (Inches)	DMNT. COLOR MUNSELL	REDOX FEATURES	COATINGS	STRUCTURE	TEXTURE	CONS.	SOIL GRD DSGN GR	LDG RATE / Keat (g./s. f./d) / (in./hr.)
A	0 - 2	10YR 3/1	—	—	1mgr	sil	fr	5B/VI	0.89 / 0.25
BE	2 - 12	10YR 5/4	2d 2.5Y 5/2	fd 10YR 6/3	1fsbk	heavy sil	fr	5B/VI	0.89 / 0.25
B1	12 - 18	10YR 5/4	2d 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	2msbk	heavy silt	fr	7D/IX	0.45 / 0.15
2B1/2	18 - 31	10YR 5/3	2d 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	1mpr/2msbk	silt	fi	6I/X	0.40 / 0.12
2Cg	31 - 60	2.5Y 5/2	m2p 10YR 5/8	—	0ma	silt	fi	6O/XII	NR / NR


REMARKS: Water table observed at 26 inches

SAMPLING METHOD: Core

BORING # 6		SOIL SERIES: Blount				DRAINAGE CLASS:		Somewhat poorly	
DEPTH TO LIMITING LAYER:		10" (seasonal high water table)				ASPECT/SLOPE:		East / 2%	
HORIZON	DEPTH (Inches)	DMNT. COLOR MUNSELL	REDOX FEATURES	COATINGS	STRUCTURE	TEXTURE	CONS.	SOIL GRD DSGN GR	LDG RATE / Keat (g./s. f./d) / (In./hr.)
A	0 - 1	10YR 3/1	—	—	1mgr	sil	fr	5B/VI	0.89 / 0.25
8E	1 - 10	10YR 5/4	2d 2.5Y 5/2	fd 10YR 6/3	1fsbk	heavy sil	fr	5B/VI	0.89 / 0.25
B1	10 - 19	10YR 5/4	2d 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	2msbk	heavy sld	fr	7D/IX	0.45 / 0.15
2B1/2	19 - 28	10YR 5/3	2d 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	1mpr/2msbk	sld	fi	6I/X	0.40 / 0.12
2Cg	28 - 60	2.5Y 5/2	m2p 10YR 5/8	—	0ma	sld	fi	6O/XII	NR / NR

REMARKS: Water table observed at 26 inches

SAMPLING METHOD: Core

SOIL CLASSIFIER:	Todd A. Soukup	PHONE #:	815-439-8774
ADDRESS:	P.O. Box 651, Plainfield, IL 60544	DATE:	05/29/17
SIGNATURE:		ISCA CERT. #	64



Scale: 1" = 40'

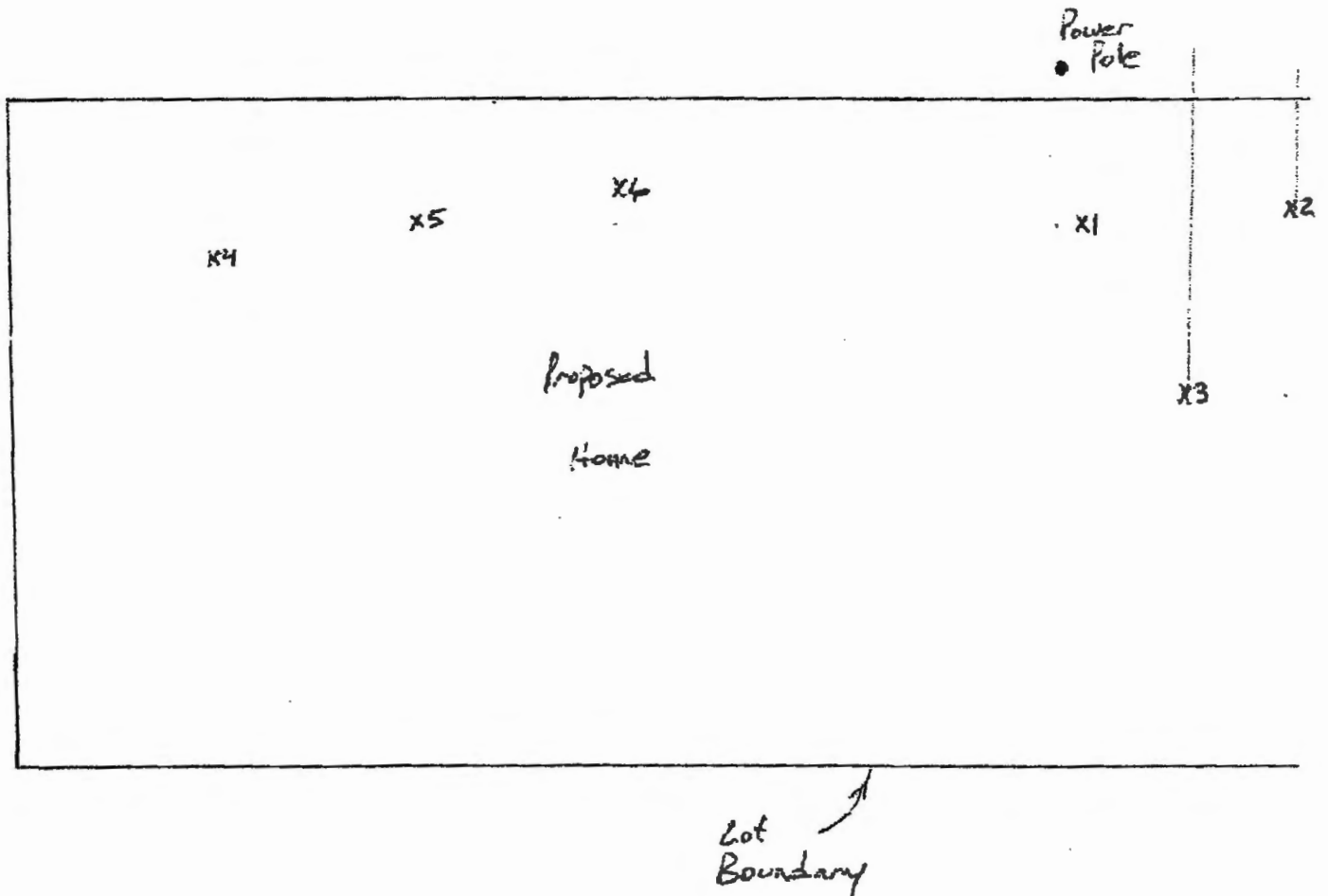
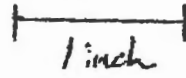


Figure 1. Approximate locations of soil borings on the subject property.

Parcel: 7656 Wolf Road  
Lyons Township, Cook County, Illinois

BORING # 1 SOIL SERIES: Beecher taxadjunct DRAINAGE CLASS: Somewhat poorly  
DEPTH TO LIMITING LAYER: 16" (seasonal high water table) ASPECT/SLOPE: East / 3%

HORIZON	DEPTH (Inches)	DMNT. COLOR MUNSELL	REDOX FEATURES	COATINGS	STRUCTURE	TEXTURE	CONS.	SOIL GROUP/ DSGN GROUP	LDG RATE / Keat (g./s. f./d) / (in./hr.)
A	0 - 8	10YR 3/1	--	--	1mgr	sl	fr	5B/VI	0.69 / 0.25
BA	8 - 16	10YR 4/3	--	fd 10YR 3/2	2msbk	light sici	fr	6D/VI	0.62 / 0.20
Bt1	16 - 22	10YR 5/4	cd 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	1mpr/2msbk	heavy sici	fr	7D/IX	0.45 / 0.15
2Bt2	22 - 28	10YR 5/4	cd 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	1mpr/2msbk	sici	fr	6H/VIII	0.52 / 0.15
2Bt3	28 - 40	10YR 5/4	cd 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	1mpr/2msbk	sici	fi	6I/X	0.40 / 0.12
2C	40 - 60	10YR 5/4	cd 2.5Y 5/2, 10YR 4/6	--	0ma	sici	fi	6O/XII	NR / NR

REMARKS: Water table observed at 23 inches

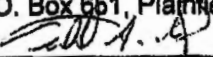
SAMPLING METHOD: Core

BORING # 2 SOIL SERIES: Elliott, buried DRAINAGE CLASS: Moderately well  
DEPTH TO LIMITING LAYER: 27" (seasonal high water table) ASPECT/SLOPE: East / 3%

HORIZON	DEPTH (Inches)	DMNT. COLOR MUNSELL	REDOX FEATURES	COATINGS	STRUCTURE	TEXTURE	CONS.	SOIL GROUP/ DSGN GROUP	LDG RATE / Keat (g./s. f./d) / (in./hr.)
A	0 - 10	10YR 3/1	--	--	1msbk	sl overwash	fr	5B/VI	0.69 / 0.25
Ab	10 - 27	10YR 2/1	--	--	1mgr	sl	fr	5B/VI	0.69 / 0.25
Btb1	27 - 35	10YR 4/2	--	md 10YR 2/1	1mpr/2msbk	heavy sici	fr	7D/IX	0.45 / 0.15
2Btb2	35 - 46	10YR 5/3	cd 2.5Y 5/2, 10YR 4/6	fd 10YR 4/2	1mpr/2msbk	sici	fi	6I/X	0.40 / 0.12
2Cg	46 - 60	2.5Y 5/2	md 10YR 5/6	--	0ma	sici	fi	6O/XII	NR / NR

REMARKS: Water table observed at 42 inches

SAMPLING METHOD: Core

SOIL CLASSIFIER:	Todd A. Soukup	PHONE #:	815-439-6774
ADDRESS:	P.O. Box 651, Plainfield, IL 60544	DATE:	05/29/17
SIGNATURE:		ISCA CERT. #	64





VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**S-02-2018: 7600 County Line Road (Shirley Ryan Ability Lab); Requests conditional sign approval pursuant to Section 55.05.B to approve a ground and wall sign in a T-1 Transitional District.**

**HEARING:**

February 19, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Shirley Ryan Ability Lab

**PETITIONER STATUS:**

Property Owner

**PROPERTY OWNER:**

Shirley Ryan Ability Lab

**EXISTING ZONING:**

T-1 Transitional District

**LAND USE PLAN:**

Recommends Offices

**EXISTING LAND USE:**

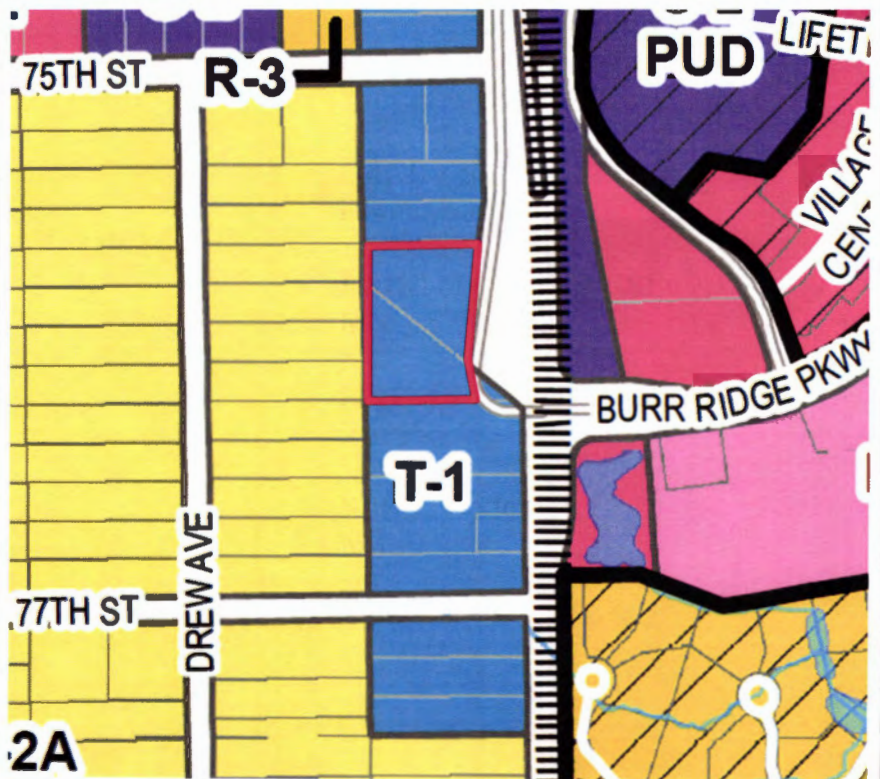
Medical Clinic

**SITE AREA:**

2.61 Acres

**SUBDIVISION:**

None



The petitioner is the Shirley Ryan Ability Lab, owner of a medical clinic currently under construction at 7600 County Line Road. The petitioner is requesting conditional sign approval for a ground sign and wall sign in a T-1 Transitional District. The Sign Ordinance states ground and wall signs in Transitional Districts are subject to conditional approval by the Plan Commission and the Board of Trustees. The Sign Ordinance states that *one [ground] 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, while one [wall] 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.* The wall and ground sign both comply with all aspects of the Sign Ordinance and requires only conditional approval.

The Plan Commission [may] recommend approval of a Conditional Sign [if] 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.

### **Public Hearing History**

In 2016, the Shirley Ryan Ability Lab was granted several variations related to building setbacks and parking lot design along with a special use for a medical office in a Transitional District. Signage was not considered at this hearing.

### **Findings of Fact and Recommendation**

If the Plan Commission chooses to recommend conditional approval of the ground and wall signs, they should be made subject to compliance with the submitted plans.

### **Appendix**

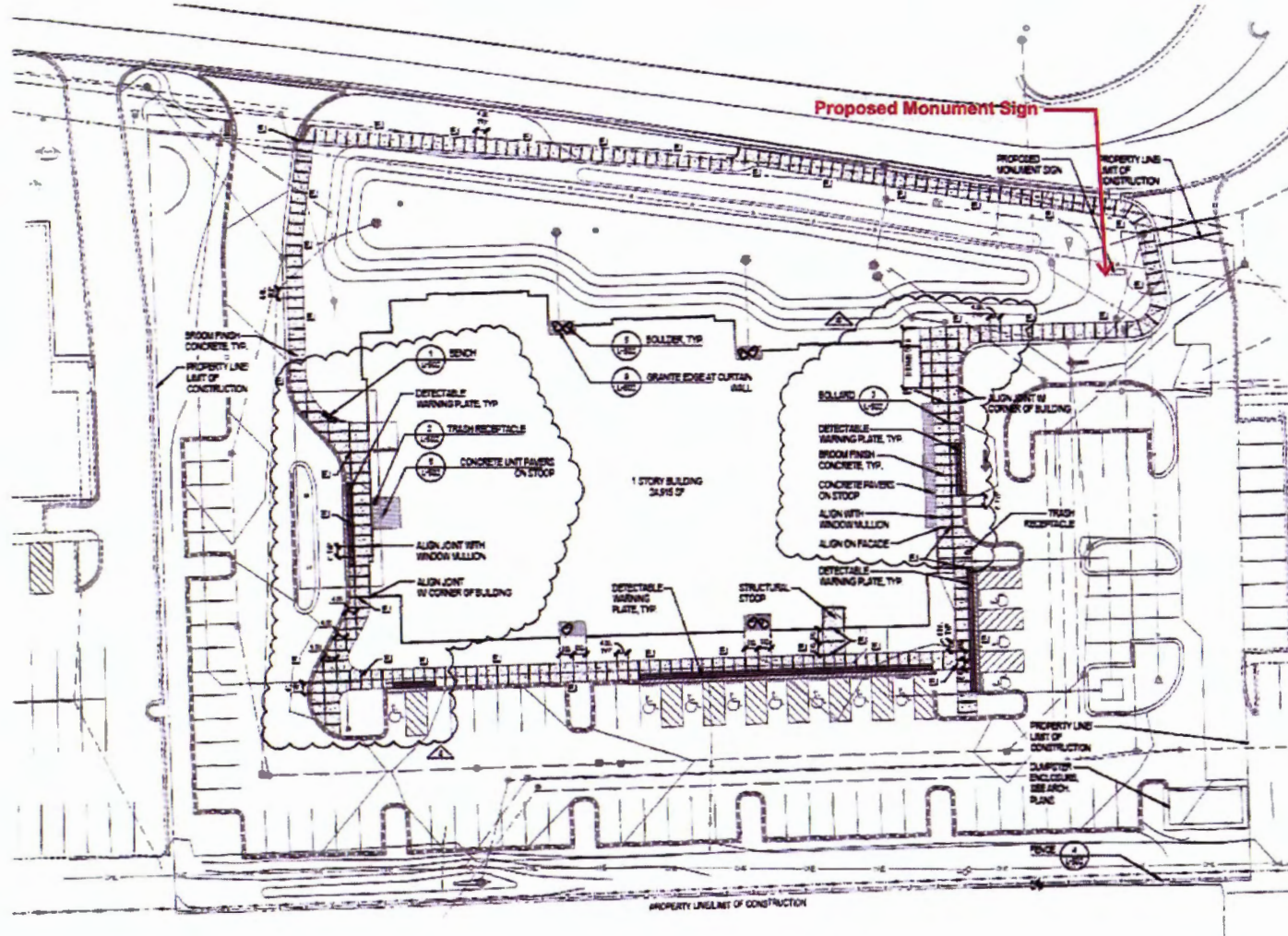
Exhibit A – Proposed Sign Elevations

Exhibit B – Petitioner's Materials



# EXHIBIT A

Site Map



Client  
Arcadis - Ability Lab - Burr Ridge

Project Name & Location  
7630 S. Frontage Road  
Burr Ridge, IL

Date  
01.03.18

Revisions  
01.12.18 MR

Customer Approval

Job Number  
7024313

Drawn By  
TJR

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ARE RESERVED BY  
SOUTH WATER SIGNS.





### Non-Illuminated Monument Sign

1/2" = 1'

D/S Fabricated Aluminum angle cabinet with laminated .125 aluminum bleed faces painted white, fabricated reveal painted std. black

"Shirley Ryan" - 1/4" Th painted acrylic FCO

"Abilitylab" - 1/2" Th painted acrylic FCO

"Outpatient..." - Applied vinyl graphics

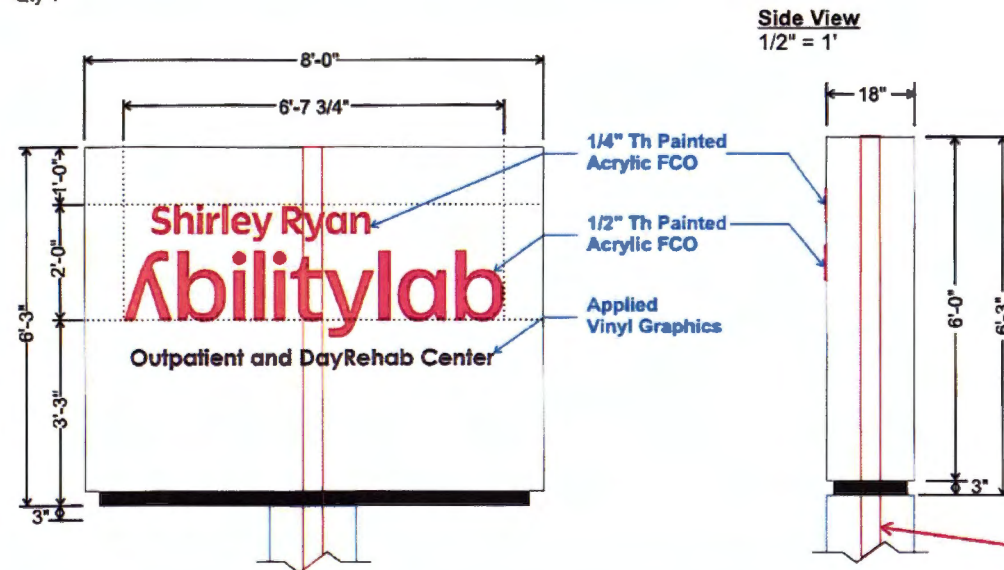
All FCO letters mechanically mounted flush to monument face

Removable side panels with counter-sunk screws for install and future access. Lifting provisions on top of sign for installation.

Single steel support welded to steel plates inside cabinet in field

\*\*Exact mounting and foundation details TBD based on field conditions

Qty 1



### Colors to Match

Red  
PMS 185C

Orange  
PMS 2018C

Vinyl to Match  
PMS Cool Gray 8C

MP 32071  
Wonder White  
Std. Black



Client  
Arcadis - Ability Lab - Burr Ridge

Project Name & Location  
7630 S. Frontage Road  
Burr Ridge, IL

Date  
01.03.18

Revisions  
01.12.18 MR

Customer Approval

Job Number  
7024313

Drawn By  
BT

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**Non-Illuminated FCOs**

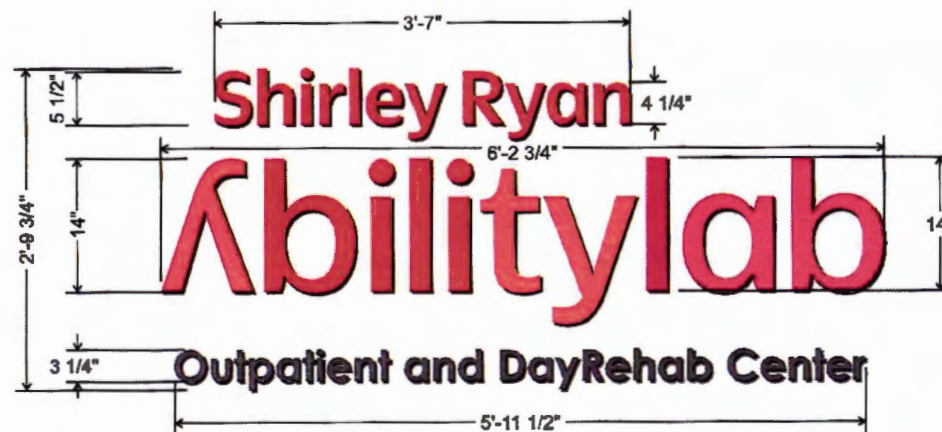
1" = 1'

1/4" thick acrylic FCO letters painted with  
respective colors

To be pin mounted flush to building exterior  
with clear silicone adhesive

Qty 1

**\*Visual of sign placement on next page**



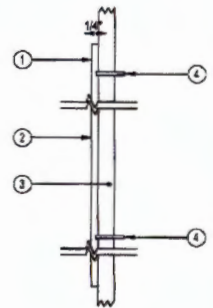
**Colors to Match**

Red  
PMS 185C

Orange  
PMS 2018C

PMS Cool Gray 8C

**INDIVIDUALLY PIN-MOUNTED  
LETTERSET and LOGO**



1. ALUMINUM F.C.O. LETTER/LOGO
2. PAINTED TO MATCH (AS SPECIFIED)
3. EXISTING WALL AREA
4. PIN MOUNTED FASTENERS - AS REQUIRED



Client  
Arcadis - Ability Lab - Burr Ridge

Customer Approval

Project Name & Location  
7630 S. Frontage Road  
Burr Ridge, IL

Job Number  
7024313

Date  
01.03.18

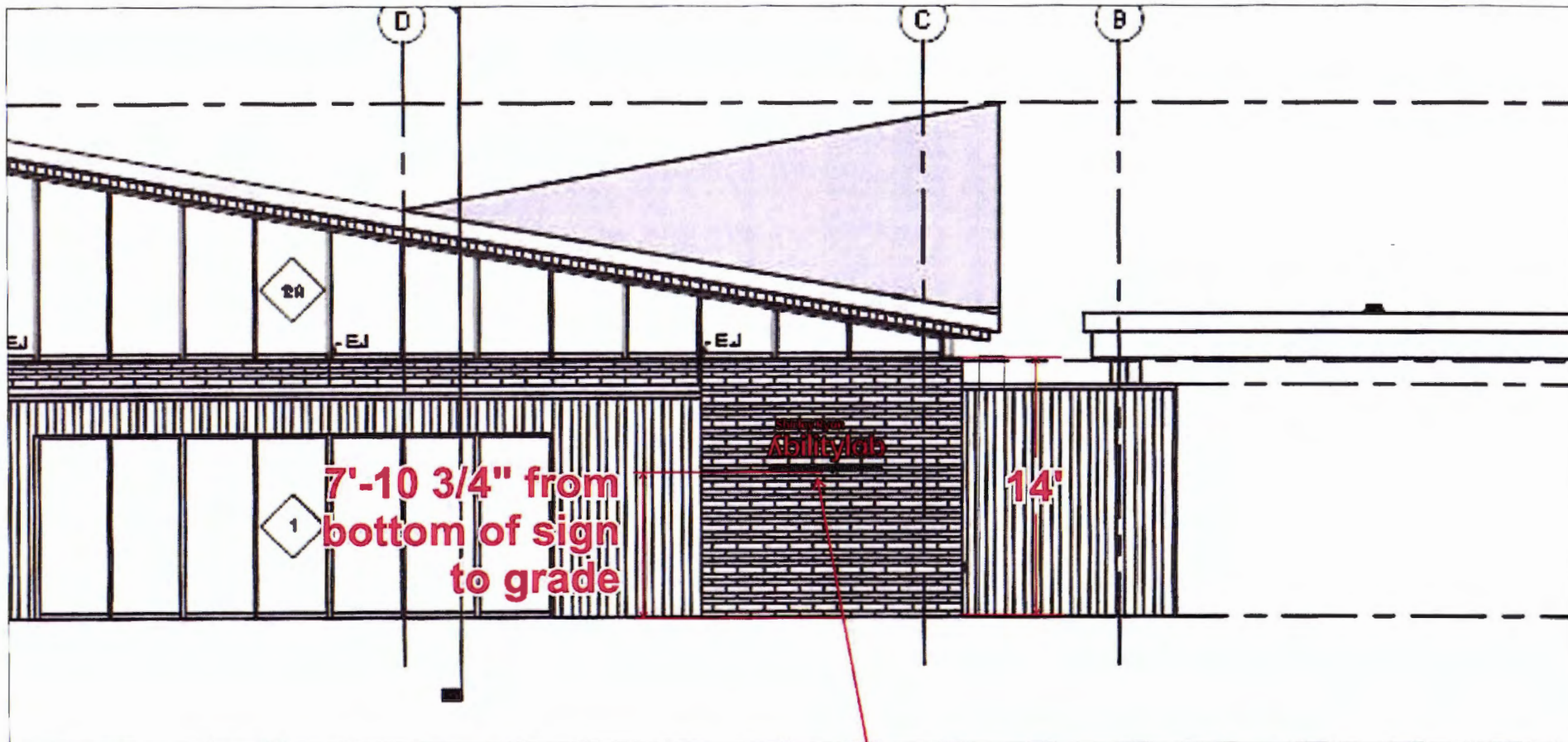
Drawn By  
TJR

Revisions  
01.12.18 MR

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SOUTH WATER SIGNS







East Building Elevation

Sign to be centered left to right on brick wall



Client  
Arcadis - Ability Lab - Burr Ridge

Customer Approval

Project Name & Location  
7630 S. Frontage Road  
Burr Ridge, IL

Job Number  
7024313

Date  
01.03.18

Drawn By  
MR

Revisions  
01.12.18 MR

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## EXHIBIT B



# 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](http://www.burr-ridge.gov)

Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

J. Douglas Pollock  
Village Administrator

Dear Petitioner:

Attached is a description of the procedures and the required forms relative to a request for sign variation or conditional sign approval. The Village of Burr Ridge Community Development Department has prepared these documents to allow you to proceed through the Village's public hearing process with the least amount of procedural difficulties. These documents are intended for your review but do not replace the need to consult with the Community Development staff throughout the public hearing process.

If you have any questions regarding your request for a sign variation or conditional sign approval, please contact the following Community Development staff during regular Village Hall hours;

Village of Burr Ridge  
Monday through Friday  
8 A.M. to 5 P.M.

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

The Community Development Department staff is available to provide information and guidance throughout the process. A copy of the Village's Sign Ordinance and more information about the Community Development Department is available on our web site at [www.burr-ridge.gov](http://www.burr-ridge.gov). Your cooperation is greatly appreciated.

Sincerely,

*Evan B. Walter*

Evan Walter  
Assistant to the Village Administrator





## **VILLAGE OF BURR RIDGE PLAN COMMISSION**

### **PROCEDURES FOR SIGN VARIATIONS AND CONDITIONAL SIGN APPROVAL**

The Village of Burr Ridge Plan Commission is responsible for reviewing and making recommendations to the Board of Trustees regarding sign variations and conditional sign approvals. The Plan Commission typically meets the first and third Mondays of each month. The procedures for review of sign variations and conditional sign requests are as follows:

1. **Pre-Application Review - Three Weeks Prior to Meeting:** At least three weeks prior to the Plan Commission's consideration of a sign variation or conditional sign, the proposed sign elevations and a survey or plan indicating sign locations must be submitted to the Community Development Department for pre-application review.
2. **Submittal of Request - Two Weeks Prior to Meeting:** A sign variation or conditional sign approval application, a \$200 sign fee, 25 copies of a Plat of Survey, 25 copies of the sign elevations, and other appropriate supporting information must be received by the Community Development Department at least two weeks prior to the Plan Commission meeting. The Plan Commission meets on the first and third Mondays of each month. All oversized plans must be folded, collated, and accompanied by a reduced copy.
3. **Staff Summary:** Approximately 3 to 5 days prior to the public meeting, a staff summary and report will be published. The summary will be provided to the Plan Commission and to the applicant. At the Plan Commission meeting, the applicant should be prepared to discuss the issues described in the staff summary.
4. **Plan Commission Consideration:** At a regularly scheduled meeting, the Plan Commission will consider the request. The Plan Commission's recommendation is based upon compliance with standards established by the Sign Ordinance (see attached Findings of Fact – please complete Findings for a sign variation and/or conditional sign approval as may be appropriate to your request – check with Village staff if you are not sure).
5. **Board of Trustees Final Decision:** The Plan Commission's recommendation will be scheduled for final consideration by the Board of Trustees at the next regularly scheduled Board meeting (usually one week after the Plan Commission meeting). The Board of Trustees has sole authority to grant or deny a sign variation or a conditional sign.
6. **Proceedings After Approval:** Upon approval of a sign variation or conditional sign, any authorized representative of the property owner may submit an application for a sign permit consistent with the Board of Trustees approval. If the Board denies the request, no further action is needed.





# VILLAGE OF BURR RIDGE

## PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 7600 S. County Line Rd PIN # 09-25-402-019

### GENERAL INFORMATION

PETITIONER: Rehabilitation Institute of Chicago d/b/a Shirley Ryan AbilityLab Attn: Peggy Kirk

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 355 E. Erie Chicago, Illinois 60611

PHONE: 312-238-1000

EMAIL: pkirk@sralab.org

PROPERTY OWNER: MED Properties, LLC STATUS OF PETITIONER: Owner

OWNER'S ADDRESS: 40 Skokie Blvd. Northbrook, Illinois 60062 PHONE: 847-897-7301

### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 2.613 acres 113856 sq ft EXISTING ZONING: T-1 Trans District

EXISTING USE/IMPROVEMENTS: Commercial

SUBDIVISION: Robert Bartlett Hinsdale Countryside

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)

Requests conditional approval for two signs in a transitional district.

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.

**Robert Merkel**

Petitioner's Signature

Digitally signed by Robert Merkel  
Date: 2018.02.08 14:47:44 -06'00'

**February 8, 2018**

Date Petition 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 55.39 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.

Correct

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

Correct

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

Correct

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

Correct

(Please transcribe or attach additional pages as necessary)



FINDINGS OF FACT  
FOR CONDITIONAL SIGN APPROVAL 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 55.41 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 conditional sign request is in harmony with the general purpose and intent of the Sign Ordinance.

Correct

- b) The sign will not adversely impact or be a detriment to the surrounding area.

Correct

- c) The sign will be in character with the site design and building architecture of the property on which it is located.

Correct

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

Correct.

(Please transcribe or attach additional pages as necessary)



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Evan Walter  
Assistant to the Village Administrator

**DATE:** February 19, 2018

**RE:** **PC-05-2018; Consideration of Amendments to the Sign Ordinance**

The purpose of this discussion is to consider amendments to the Burr Ridge Sign Ordinance through feedback received by Village businesses. These businesses have not filed official requests for text amendments; rather, this petition is staff-led. These requests have centered on portions of the Sign Ordinance in which variations may be required for certain businesses to put up any sign, as well as requesting some additional flexibility for the businesses in deciding how to sign their properties.

#### **Guaranteed Signage Allotments**

In Office and Manufacturing Districts, all lots containing buildings with less than 100,000 square feet of space are permitted to have one wall sign not exceeding 100 square feet per street frontage. There are very few buildings that exceed 100,000 square feet of area in the Village, most of which have already received sign variations to accommodate their larger footprints-this analysis will exclude said properties. Currently, no regulations exist guaranteeing each tenant in a multi-tenant property a sign. For example, if a business erected a wall sign on a vacant building with two office suites, a business seeking to occupy the second suite would be required to petition for a variance to put up any signage. The Plan Commission could amend the Sign Ordinance to guarantee a certain number of businesses with private entrances a dedicated amount of square footage for a sign. This could be done by dividing the number of private entrances by 100 square feet; for example, if the building had three suites, each with private exterior entrances, each suite would be dedicated 33 square feet for a wall sign. Such an arrangement would guarantee each business a permitted amount of signage while also shrinking the overall size of signs. Staff recommends adding a cap on the number of tenants that could receive guaranteed wall signage if this type of amendment is desired.

#### **Ground and Wall Sign Mixture**

In Office and Manufacturing Districts, all lots containing buildings with less than 100,000 square feet of space are permitted to have one wall sign not exceeding 100 square feet per street frontage. These regulations are unique from other communities in that the Village only permits



one sign per parcel, as well as permitting a large amount of signage for said sign. There are few small, affluent communities in the region like Burr Ridge who permit signs greater than 50 square feet in Office and Manufacturing Districts, making Burr Ridge especially generous in terms of sign allowance. From the analysis of sign petitions and permit applications, almost no petitions were filed to allow for one sign larger than 100 square feet, but rather to permit two signs, usually a wall and a ground sign together, that generally totaled less than 100 square feet together. The Plan Commission could recommend a mixture of wall and ground signs be permitted, with the caveat that each be reduced in size. For example, a lot containing a building with less than 100,000 square feet of space could be permitted to have one ground sign per lot and one wall sign per street frontage, each not exceeding 50 square feet.

### **Larger, Premium Ground Signs**

A well-maintained building with high-quality amenities increases the real and perceived value of the property. A recent trend in sign regulations is to permit larger ground signs if the sign is surrounded by year-round landscaping. Currently, Burr Ridge does not require ground signs to be landscaped in any form. For example, Glenview states that a ground sign in a commercial district may be 120 square feet, but permits the sign to be up to 160 square feet if it is surrounded by 2 square feet of landscaping per 1 square foot of the side with the largest sign area (Figure 1). Glenview also mandates that signs taking advantage of this additional square footage must be externally illuminated with focused, ground-installed white LED lights. Additionally, a larger sign could be required to be made of premium materials, such as stone or brick, and be of a premium signage style, such as a backlit sign (Figure 2). The businesses would benefit from having a larger sign on premises, while the village and property owner would benefit from having a high-quality sign where a cheaper sign may have stood.





#### **Clarification of Color Restrictions**

The Sign Ordinance presently requires signs with more than three colors to receive conditional approval by the Plan Commission and Board of Trustees; however, there is no specific language stating if any colors are excluded from this regulation. Standard practice by staff has been to exclude white from color counts. While staff is not proposing that the limit on colors be changed from three, staff is requesting clarification as to which colors, if any, should be expressly excluded from this regulation. This change would provide specificity to this section to the Sign Ordinance and allow for the Village and businesses to have a clear understanding as to what does and does not require conditional approval.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Evan Walter  
Assistant to the Village Administrator

**DATE:** February 12, 2018

**RE:** **PC-06-2018; Annual Zoning Review**

Listed below are summaries of all actions considered by the Plan Commission in 2017. Staff is presenting this information for the annual Zoning Ordinance review. The annual zoning review is an opportunity to identify areas where the Zoning Ordinance may need to be updated to remain consistent with the Village's Comprehensive Plan, to keep up with property trends, to resolve conflicts, or address unintended consequences of zoning regulations.

#### **Variations**

##### **V-06-2016: 7383 Madison Street (Gofis)**

- Sought variations to permit the construction of a driveway gate on a smaller lot than the required 2 acres and with gates located within the required setback of 30 feet.
- Recommended denial 6-0.

##### **V-01-2017: 1333 Burr Ridge Parkway (InSite Real Estate)**

- Sought variations to permit parking to be located encroaching in the front yard setback and to permit additional parking between the building and the corner side lot line.
- Recommended approval 6-0.

##### **V-02-2017: 10S650 Oak Hill Court (Berliner)**

- Sought a variation to permit a fence in an interior side yard.
- Recommended approval 7-0.

##### **V-03-2017: 9S155 Madison Street (Piska)**

- Sought a variation to permit a closed, six-foot tall fence in an interior side yard.
- Recommended denial 5-0.

### **Special Uses**

#### **Z-01-2017: 555 Village Center Drive (Cruickshank)**

- Peak Running requested that the special use they were granted in 2016 be transferred to a new address within the Village Center.
- Recommended approval 4-0.

#### **Z-03-2017: 60 Shore Drive (Restani)**

- Sought a special use for an automobile sales business in a Manufacturing District.
- Recommended approval 6-0.

#### **Z-04-2017: 705 Village Center Drive (Hampton Social)**

- Sought a special use for a restaurant with service of alcoholic beverages and live entertainment in the Village Center.
- Recommended approval 5-0.

#### **Z-06-2017: 16W260 83<sup>rd</sup> Street (Odeh)**

- Sought special uses for an automobile sales business and for outside storage/display of automobiles for sale.
- Recommended indoor sales for approval 5-0/recommended outdoor storage for denial 5-0.

#### **Z-07-2017: 208 Burr Ridge Parkway (County Wine Merchant)**

- Also requested a text amendment; sought to include *Wine Boutique with ancillary service of wine and beer by the glass, with service of pre-packaged food for consumption on-site, and with live entertainment* as a special use, and a special use approval under the amendment.
- Recommended approval 7-0.

#### **Z-08-2017: 101 Tower Drive (Global Luxury Imports)**

- Sought a renewal of a temporary special use for an automobile sales business in a L-I Light Industrial District. The Plan Commission recommended a modification of conditions.
- Recommended approval 7-0.

#### **Z-10-2017: 412 Rockwell Court (Spencer)**

- Sought a special use to permit outdoor, overnight parking of commercial vehicles on the property. The Plan Commission permitted 40 vehicles to be parked outdoors with the condition that the petitioner fence the parking lot.
- Recommended approval 7-0

#### **Z-11-2017: 15W308 North Frontage Road (VIP Paws)**

- Sought a special use for a kennel in a B-2 Business District. The petitioner withdrew the request before a vote was taken.



**Z-12-2017: 280 Shore Drive (Windy City Curling)**

- Also sought a text amendment to amend an existing special use to *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*, and a special use approval under the amendment to permit a curling facility in a G-I General Industrial District.
- Recommended approval 5-0.

**Z-13-2017: 15W455 79<sup>th</sup> Street (St. Mark Christian Montessori Preschool)**

- Sought a special use to install a fence in a corner side yard in a residential district.
- Recommended approval 5-0.

**Amendments**

**Z-15-2016: Personal Wireless Service Facilities**

- Discussed amendments that would limit the location of small cell wireless antennas.
- Recommended approval 6-0.

**Z-05-2017: Permeable Pavers and Rear Lot Coverage**

- Discussed amendments that would alter the permitted amount of rear lot coverage if permeable surfaces were used for accessory structures. Recommended no alterations to the Zoning Ordinance but sought to encourage use of permeable pavers in lieu of non-permeable systems.
- Recommended approval 6-0.

**Z-09-2017: Permitted and Special Uses in the B-1 District (Garber)**

- Petitioner sought to amend the B-1 District to include all special uses as permitted uses.
- Recommended denial 7-0.

**S-03-2017: Non-Commercial Sign Regulation**

- Discussed amendments to the Sign Ordinance which would remove regulations based on the content of non-commercial, temporary signage.
- Recommended approval 6-0.

**Z-14-2017: 11650 Bridewell Drive (McNaughton Development)**

- Discussed permitting a PUD for 44 single-family homes on 19.76 acres instead of 20 acres.
- Recommended approval 6-0.

**PC-08-2017: Short-Term Rentals in Residential Districts**

- Discussed potential amendments to the Zoning Ordinance to define short-term rentals. The Plan Commission felt that the Zoning Ordinance was appropriate as-is.

## **Re-Zoning**

### **Z-02-2017: 15W069 and 15W081 91<sup>st</sup> Street (Pacocha)**

- A property owner sought to annex and re-zone the subject property to a compatible Zoning District, which was recommended to be the R-2B District.
- Recommended approval 6-0.

### **Z-15-2017: 15W110 83<sup>rd</sup> Street (Olguin)**

- Sought re-zoning of five lots from R-2 Residential to R-2B Residential. The Plan Commission recommended that the southern portion of the property be re-zoned as requested.
- Recommended approval 5-0.

### **Z-16-2017: 15W110 87<sup>th</sup> Street (Provencal)**

- Sought re-zoning of a 10-acre property from R-2A Residential to R-3 Residential.
- Recommended denial 5-0.

## **Signs**

### **S-01-2017: 16W115 83<sup>rd</sup> Street (RCM Data)**

- Sought conditional approval for a sign with more than three colors.
- Recommended approval 6-0.

### **S-02-2017: 7425 Wolf Road (Pleasantdale Park District)**

- Sought conditional approval for a sign in a residential district.
- Recommended approval 7-0.

### **S-04-2017: 705 Village Center Drive (Hampton Social)**

- Sought variations to permit two wall signs exceeding 100 square feet in total area.
- Recommended approval 5-0.

### **S-05-2017: 775 Village Center Drive (Kohler)**

- Sought a variation to permit a wall sign exceeding 50 square feet.
- Recommended approval 6-0.

### **S-08-2017: 7020 County Line Road (Busey Bank)**

- Sought a variation to permit the increase in the amount of signage to 418 square feet and permit a wall sign in addition to existing ground signs.
- Recommended approval 5-0.

### **S-09-2017: 880 Village Center Drive (Design Bar)**

- Sought a variation to permit storefront signs outside of the established sign zone and to use signs that are not individual letters attached directly to the building.
- Recommended approval 4-0.

**S-10-2017: 16W361 South Frontage Road (Balsitis)**

- Sought a variation to permit a second ground sign on the property.
- Recommended denial 5-0.

**Other Petitions**

**Z-12-2016: 7600 County Line Road (Rehabilitation Institute of Chicago)**

- The proposed use for a medical clinic was subject to final review of stormwater plans and architectural materials and colors.
- Recommended approval 4-0.

**PC-02-2017: 6200 County Line Road (Burr Ridge Club)**

- This consideration for a subdivision fence sought to replace an old, solid wood fence partially with another solid wood fence and partially with an open metal fence.
- Recommended approval 7-0.

**PC-04-2017: 9900 S. Route 83 (DuPage County ZBA Hearing – Lorig)**

- The Plan Commission adopted a recommendation to the Village Board objecting to a conditional use for an asphalt plant.
- Recommended approval 7-0.

**PC-08-2017: 6330 County Line Road (Gibbons)**

- Sought approval to construct a private sanitary system.
- Recommended approval 5-0.

**Balac Preliminary Plat of Subdivision**

- Recommended approval 6-0.

After review of all public hearing petitions for 2017, staff has identified four items for further consideration. First, Section IV.J.1.e of the Zoning Ordinance states that “*all fences in residential districts shall be at least 50 percent [open]*” (paraphrased), while Section IV.J.1.d states that “*solid...fences...are specifically prohibited.*” Staff’s interpretation of these regulations is that there is a procedural conflict regarding solid fences. It is the opinion of the Village Attorney that variations may not be granted for prohibited items, while variations may be granted to permit fences that are less than 50 percent open, including potentially solid fences.

Second, staff has also received requests by residents to amend the Zoning Ordinance to prohibit spike-top fences in the Village. There have been several incidents in the Village where large animals became impaled on such fences after they attempted to scale them. Staff recommends that further consideration be given to amending the Zoning Ordinance to clarify the regulations regarding closed fences and consider regulations regarding spike top-fences.

Third, the Village currently lists “*Sporting goods stores with less than 7,000 square feet of floor area*” as a permitted use and “*Sporting goods stores with more than 7,000 square feet of floor area*” as a special use in the B-1 District, and “*Sporting goods stores*” as a special use in the B-2 District. Staff suggests adding a special use in each of these Zoning Districts called “*Gun sales*”

*and gun clubs.”* This would allow for a narrower definition for primarily gun-oriented uses, and give the Village more authority on regulating such uses. Staff recommends that further consideration be given to amending the Zoning Ordinance to include “*Gun sales and gun clubs*” as a special use in Business Districts.

Finally, Section IV.H.9.a of the Zoning Ordinance states that “*the combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building.*” This calculation is made by dividing the area of all accessory structures behind the rear wall of the building by the rear lot area. For interior lots, the rear yard is calculated from both interior property lines, whereas corner lots may only take advantage of the rear yard towards the corner side yard setback, thus limiting the potential size of their rear yard. Figure 1 demonstrates a comparison of permitted land-use between a corner lot and an interior lot. Many accessory structures that are permitted in the rear yard are not permitted in the corner side yard, such as an outdoor fireplace. Staff recommends that further consideration be given to amending the Zoning Ordinance to include the corner side yard area behind the rear wall of a home as permitted area for accessory structures on corner lots.

**Figure 1 – Example Context of an Interior and Corner Rear Yard**

