



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

**September 17, 2018  
7:00 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A. August 20, 2018 Plan Commission Regular Meeting

**III. PUBLIC HEARINGS**

- A. **V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact; Remanded from the Board of Trustees**

Requests a variation pursuant to Section VI.D.7 of the Burr Ridge Zoning Ordinance to reduce the required rear yard setback at a property in the R-2A Residential District from 60 feet to 45 feet.

- B. **Z-20-2018: 16W020 79<sup>th</sup> Street (Dodevski); Text Amendment, Special Use, and Findings of Fact**

Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit a chain link fence on the subject property.

- C. **V-04-2018: 150 Shore Drive (Petrov); Variations and Findings of Fact**

Requests a variation from Section XI.C.11.a of the Burr Ridge Zoning Ordinance to eliminate the requirement for a perimeter landscape area on the rear lot line of a property and for a variation from Section IV.I.2 to permit parking spaces within a required 8-foot side yard setback, or, in lieu thereof, a variation from Section XI.C.13.d(6) to permit a commercial building without the required number of parking spaces.

- D. **Z-22-2018: Annual Zoning Review; Text Amendments**

Requests the following text amendments to the Zoning Ordinance: an amendment pursuant to Section IV.J to clarify the language regarding fences less than 50 percent open and to consider prohibiting spike-top fences in the Village; an amendment to Section VIII.B. and VIII.C to add "gun sales and gun clubs" as a special use in Business Districts; and an amendment to Section IV.H.9.a to include the corner side yard area behind the rear wall of a home as permitted area for accessory structures on corner lots.

**IV. CORRESPONDENCE**

- A. Board Report – August 27, 2018 and September 10, 2018
- B. Building Report – July and August 2018

**V. OTHER CONSIDERATIONS**

- A. **PC-05-2018: Amendments to the Sign Ordinance**
- B. **S-06-2018: 7600 Grant Avenue – Sign Variations and Conditional Sign Approvals**

**VI. FUTURE SCHEDULED MEETINGS**

**October 1, 2018**

- A. **V-05-2018: 15W069 & 15W081 91<sup>st</sup> Street (Cattaneo); Variations and Findings of Fact**

Requests variations from Section IV.H.8 and IV.H.10 of the Burr Ridge Zoning Ordinance to permit a detached accessory structure taller than 15' in mean height and greater than 2,500 square feet in area on a property in the R-2B Residential District.

- B. **Z-23-2018: Zoning Ordinance Amendment (Grasso); Amendment and Findings of Fact**

Requests amendment to Section XI of the Burr Ridge Zoning Ordinance to permit a shared parking computation method for determination of required parking at multi-use shopping centers in the Village.

**October 15, 2018**

- A. **Z-21-2018: 690 Village Center Drive (Tramontana); Text Amendment, Special Use, and Findings of Fact**

Requests an amendment to the Village Center PUD to permit “co-working office” as a special use on the first floor of Buildings 1 and 6 and requests special use approval as per the amended Village Center PUD to permit a “co-working office” at the subject property.

- B. **Z-24-2018: 15W599 89<sup>th</sup> Street (Thalamarla); Re-Zoning and Findings of Fact**

Requests re-zoning from the R-1 Residential District to the R-2A Residential District as per Section VI of the Burr Ridge Zoning Ordinance.

**VII. ADJOURNMENT**

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All Plan Commission recommendations are advisory and are submitted to the Board of Trustees for final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Board of Trustees for consideration at their September 24, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Irwin is currently scheduled for the September 24, 2018 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF AUGUST 20, 2018**

**I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 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:** 8 – Hoch, Irwin, Petrich, Broline, Praxmarer, Farrell, Stratis, and Trzupek

**ABSENT:** 0 – None

Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter were also present as well as Trustee Guy Franzese. At this time, Chairman Trzupek noted that two new Plan Commissioners were present: Janine Farrell and Joe Petrich, who would serve as the alternate.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to approve the minutes of the July 16, 2018 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Hoch, Praxmarer, Broline, Irwin, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 3 – Stratis, Farrell, Petrich

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

**III. PUBLIC HEARINGS**

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

**Z-18-2018: 8400 Oak Knoll Drive (Marshah); Re-Zoning upon Annexation and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Reem Marshah, who is seeking to annex a property into the Village of Burr Ridge and zone the property as R-2A Residential. It is the practice of the Village to consider appropriate zoning for a property before or concurrent to annexation. The subject property is approximately 5 acres in size and has adequate street frontage to be classified as R-2A Residential without any variations. A single-family home is presently located on the subject property.

There was no discussion or public comment on the consideration.

At 7:39 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Irwin, Broline, Praxmarer, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees approve a re-zoning upon annexation to the R-2A Residential District for the property at 8400 Oak Knoll Drive.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Irwin, Broline, Praxmarer, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

**Z-19-2018: 324 Burr Ridge Parkway (Grasso); Special Use, Variation, and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Gary Grasso, representative of Capri Ristorante, located at 324 Burr Ridge Parkway. The petitioner requests approval as per Section VIII.B.2.x to amend the conditions of an existing special use to expand the seating capacity of a permitted sidewalk dining area as well as add an additional sidewalk dining area and a variation from Section XI.C.13 to permit an expansion of a restaurant without the required number of parking spaces at Capri. Capri currently has a special use for a restaurant with outdoor seating and sidewalk dining, the latter of which is limited to four tables and eight chairs to the left of the front door. This petition requests to amend the current special use to expand the restaurant by 280 square feet, all contained within a new sidewalk dining area, with four tables and sixteen chairs in each sidewalk dining area. The expansion would add an additional four tables and 24 total chairs all located in sidewalk dining areas.

Gary Grasso, representative for Capri, presented the plan for an amended sidewalk seating area and discussed history of parking at the shopping center.

Mark Thoma, 7515 Drew, said that the parking had gotten out of hand at the property, especially in the winter, and that the request should be denied or additional parking be added.

Commissioner Stratis asked if any crime occurred at the property. Mr. Walter said that no issues exist at the property. Commissioner Stratis asked if the property owner had ever attempted to purchase additional land to add parking. Mr. Walter said that he was unaware of any such attempt. Commissioner Stratis said that it was his impression that the property owner was not interested in solving the parking problem, and that if variations were approved, there would be less incentive for the issue to be addressed.

Commissioner Farrell asked how outdoor seating was managed in the winter. Mr. Grasso said that there was no winter outdoor seating. Commissioner Farrell asked if any other businesses were utilizing the PACE lot for parking. Mr. Walter said that no other business had access to the property.

Commissioner Praxmarer asked if Capri had inquired about using the TCF Bank property to park cars. Mr. Grasso said that TCF Bank has not been amenable to such an arrangement.



Commissioner Broline asked when the impact of parking would be most saliently observed if the restaurant were expanded. Mr. Grasso said that evening hours would be the most logical time to see additional traffic.

Commissioner Petrich asked how fully the PACE lot was utilized. Mr. Grasso said that valet routinely uses the lot to store cars and the business requires their staff to keep staff cars in this location as well.

Commissioner Irwin said that the additional tables would alleviate some parking issues due to additional capacity being available and tables turning over faster.

Commissioner Hoch said that she was disappointed that the property owner was not present and asked staff about the Village's authority to enforce traffic laws on the property. Mr. Walter said that the recently expired agreement had been renewed but most of the signage that the Village needs to enforce the laws are either not compliant with State law or non-existent. Commissioner Hoch said that she was not able to support a parking variation until the parking was addressed.

Chairman Trzupek said that he also could not support a parking variation until and unless the parking addressed.

Some discussion occurred regarding the responsibility of the property owner to the tenants to provide parking.

Mr. Walter said that other tenants near Capri had spoken to him regarding an overall parking plan. Mr. Walter suggested the concept of a PUD to the property owner in that it would allow for a blank slate to be applied solely to the property at County Line Square.

Commissioner Stratis asked how many requests for parking variations had been received, and if they were for new uses. Mr. Walter said that two total requests have been received, Capri and Cyclebar and that only Cyclebar was a new use, which was granted on the basis that the subject location had been vacant for a very long time.

Mr. Walter explained that with an approved special use amendment Capri would be permitted to expand the left sided outdoor seating area from 8 to 24 seats without a parking variation. Mr. Grasso said that it was the preference of the business owner to pursue both the special use and variation.

At 8:27 p.m. a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Praxmarer to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Praxmarer, Broline, Hoch, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request by Capri Ristorante for an amended special use to permit four tables and 16 chairs in two separate outdoor seating areas and for a parking variation to permit a 280 square foot expansion of a restaurant without the required parking spaces subject to the following special use and variation conditions:

1. The special use is limited to four tables and sixteen chairs located within each enclosed area as depicted on the submitted site plan.
2. The tables and chairs shall match other sidewalk tables and chairs in County Line Square as depicted in the submitted photographs attached hereto.
3. The outdoor dining areas shall be located and shall be enclosed with aluminum fences or railings as shown on the submitted site plan and photograph.
4. All fences or railings surrounding outdoor seating areas shall have matching elevations and colors.
5. All furniture shall be removed during the winter season.
6. There shall be no advertising, signs, or leaflets on the tables, chairs, fences, or railings.
7. An emergency gate shall be provided for the outdoor dining areas as required by Section VIII.A.5 of the Zoning Ordinance.
8. Tables shall be cleaned promptly after use.
9. The outdoor dining area shall have hours not extending beyond the hours of the restaurant.
10. Failure at any time to comply with these regulations shall deem this special use approval null and void.

1. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.
2. Signs shall be posted and enforced in the parking lot stating that parking is for County Line Square customers only and that violators will be towed.
3. That valet parking shall be provided each and every night that the restaurant is open and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
4. That four spaces shall be designated in the parking lot for staging of valet parking.
5. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Irwin, Broline, and Praxmarer

**NAYS:** 4 – Hoch, Farrell, Stratis, and Trzupek

**MOTION FAILED** by a vote of 4-3.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request by Capri Ristorante for an amended special use to permit four tables and 16 chairs in two separate outdoor seating areas subject to the following conditions:

1. The special use is limited to four tables and sixteen chairs located within each enclosed area as depicted on the submitted site plan.
2. The tables and chairs shall match other sidewalk tables and chairs in County Line Square as depicted in the submitted photographs attached hereto.
3. The outdoor dining areas shall be located and shall be enclosed with aluminum fences or railings as shown on the submitted site plan and photograph.
4. All fences or railings surrounding outdoor seating areas shall have matching elevations and colors.

5. All furniture shall be removed during the winter season.
6. There shall be no advertising, signs, or leaflets on the tables, chairs, fences, or railings.
7. An emergency gate shall be provided for the outdoor dining areas as required by Section VIII.A.5 of the Zoning Ordinance.
8. Tables shall be cleaned promptly after use.
9. The outdoor dining area shall have hours not extending beyond the hours of the restaurant.
10. Failure at any time to comply with these regulations shall deem this special use approval null and void.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Irwin, Broline, Praxmarer, Hoch, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request by Capri Ristorante for a parking variation to permit a 280 square foot expansion of a restaurant without the required parking spaces.

1. That all employee vehicles shall be parked in the PACE parking lot after 5:30 PM each and every night that the restaurant is open.
2. Signs shall be posted and enforced in the parking lot stating that parking is for County Line Square customers only and that violators will be towed.
3. That valet parking shall be provided each and every night that the restaurant is open and overflow valet parking shall utilize the west end of the shopping center or the PACE parking lot.
4. That four spaces shall be designated in the parking lot for staging of valet parking.
5. That the restaurant operator shall diligently and faithfully enforce all terms of this parking variation.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Irwin, Broline, and Praxmarer

**NAYS:** 4 – Hoch, Farrell, Stratis, and Trzupek

**MOTION FAILED** by a vote of 4-3.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees deny a request for a parking variation to permit a 280 square foot expansion of a restaurant without the required parking spaces and to direct staff to prepare Findings of Fact.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Hoch, Farrell, and Trzupek

**NAYS:** 3 – Irwin, Broline, and Praxmarer

**MOTION CARRIED** by a vote of 4-3.

**Z-04-2018: 7950 Drew Avenue (Patera); PUD, Variation, and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Nick Patera, representative of the property owner of 7950 Drew Avenue. The petition was originally filed as a PUD containing nine units on a private street, but has since been revised to reduce the number of homes from nine to eight. Mr. Walter described several aspects of the revised site plan, including the engineering plan, architectural concepts, and home sizes.

Nick Patera, Teska Associates, provided a brief overview of the revised plan.

Chairman Trzupek asked for public comment.

Sandra Szynal, 7819 Drew, provided several questions to the petitioner regarding flooding, wetland buffers, and density, objecting to the PUD plan. Mr. Patera said that wetland buffers could be built upon and were a 50' average, not a strict border. Mr. Walter said that the petitioner has met with the County on this matter and has received instruction on how to mitigate their impact on the buffer should any occur.

Angelo Lazzara, 7519 Drew, asked if the HOA would be responsible for maintaining the wetlands. Mr. Patera said that the HOA would be legally required to maintain the wetland area in a manner consistent with County regulations.

Joanne Palmisano, 15W230 79<sup>th</sup> Street, objected to the engineering plan in that she felt it would direct water onto her property. Bill Zalewski, Advantage Engineering, described the grading plan and showed that no water would be artificially directed onto the neighboring property, as the practice was not permitted per Village code.

Sharon Charneia, 1 Jack Pine Lane, said that the new development would negatively impact her property due to additional flooding.

Ilya Dinkin, 8005 Drew Avenue, objected to the PUD and by-right plan, saying neither plan provided any community value. Mr. Dinkin said that there was no such development in the area. Mr. Patera said that there were several other detached cluster developments in the vicinity that were denser and provided less setback from neighbors than what was proposed in the PUD.

Gary Charneia, 1 Jack Pine Lane, objected to the development in that it would negatively impact the natural areas in the vicinity of his property.

Alice McGuire, 120 79<sup>th</sup> Street, said that the PUD option was preferred to the by-right plan, but the by-right plan was not viable and objected to the amount of units in either plan.

Joan Lewis, 7725 Drew Avenue, said that the PUD should be denied on the basis that it did not meet the 40-acre standard.

Alice Krampits, 7515 Drew, said that she opposed the PUD and objected to the plan.

Jesus Davila, 124 79<sup>th</sup> Street, asked why the petitioner was trying to develop an 8-unit PUD. Mr. Patera said that the zoning permits for 8 lots on the property.

Mr. Dinkin asked if the Village would be able to re-zone the property. Staff said that this would be a taking and the Village would be forced to compensate the property owner for such an action.

Commissioner Hoch said she felt the by-right subdivision was not marketable. Commissioner Hoch asked what the next steps would be for the PUD proposal. Mr. Walter explained that on top

of the Village engineering review, the County, State Department of Natural Resources, Army Corps of Engineers would also have jurisdiction over the plan. Mr. Walter explained that whatever was approved on a site and engineering basis would be carried with the land in perpetuity.

Chairman Trzupek asked what options were currently available to the Plan Commission. Mr. Walter said that the PUD could be continued as many times as was necessary, but in discussion with the property owner, there was only so much more revision that could be done to the PUD before they elected to build the by-right subdivision. Mr. Walter said that if the Plan Commission preferred a PUD to the by-right plan but had issues with particular elements of it, that specific direction would be helpful so that staff could work to solve those issues with the petitioner.

Commissioner Irwin said that a PUD plan was clearly preferred to the by-right subdivision, but requested that the PUD's unit count be reduced from eight to six.

Commissioner Petrich asked staff to clarify what was left to approve regarding the by-right subdivision. Mr. Walter provided an explanation.

Commissioner Broline said that a PUD is compelling in that a single HOA would have control over wetland maintenance, and supported an 8-unit PUD subdivision.

Commissioner Praxmarer supported an 8-unit PUD subdivision and liked having more control over all aspects of the planning, including architectural concepts, through a PUD.

Commissioner Farrell said that a PUD plan was preferred in that it was more creative and enhances flexibility on a property with wetland area.

Commissioner Stratis said that the PUD plan was preferred to the by-right plan, but a reduction in units would not make any difference in the quality of the plan and supported it as-is. Commissioner Stratis said that he did not feel that property values would be materially impacted by the PUD due to the equitable home values that presently exist in the area and felt that the comparisons to Lake Ridge Club and Savoy Club on a density basis were compelling. Commissioner Stratis said that the neighbors would be less satisfied with the by-right subdivision, as the property would be clear cut with a sight line of the entire street.

Chairman Trzupek said that the petitioner had improved the plan in terms of accommodating the neighbor to the south but neglected to add plantings on the west. Mr. Patera said that the tree line did not extend as far to the western property line compared to the southern property line, but would work with staff if a PUD was approved to add plantings to the west side as a screening method. Chairman Trzupek said that if such a commitment were made, he could support the PUD.

Commissioner Hoch asked if a lookout or walking path would be able to be added. Mr. Walter said that since the entire property would be controlled by an HOA, any public access would be trespassing without an easement, and that it would be an additional expense to maintain.

At 11:14 PM **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Irwin, Farrell, Hoch, Broline, Praxmarer, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees adopt the petitioner's findings of fact and approve a request for a Planned Unit Development as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to permit eight single-family homes on the subject property and for a variation from Section VI.F.3.b(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres with the following conditions:

1. Additional landscaping be added on the western property line.
2. Anti-monotony standards be incorporated in terms of building elevation and garage orientation.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Farrell, Hoch, Broline, Praxmarer, and Trzupek

**NAYS:** 1 – Irwin

**MOTION CARRIED** by a vote of 6-1.

After the PUD was motioned for approval, Mr. Patera withdrew the request for a preliminary plat of subdivision for an 8-unit by-right subdivision on the subject property, which was acknowledged.

#### **IV. CORRESPONDENCE**

#### **V. OTHER CONSIDERATIONS**

##### **PC-09-2018: 8600 County Line Road (Camarena); Private Sanitary Sewer System for New Home**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Romaldo Camarena, owner of the property at 8600 County Line Road. Mr. Camarena 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. Mr. Walter stated that staff from both Community Development and Engineering had no objection to the request from the petitioner and that the property owner would be required to disconnect the private sewer system and connect to a public system within six months of occurrence should one become available adjacent to the property.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request a private sanitary sewer at 8600 County Line Road, with the condition that the property owner abandon the private sewer within six months should a public system become available.

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Hoch, Broline, Irwin, Praxmarer, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 7-0.

##### **PC-10-2018: DuPage County ZBA Hearing; Z18-048; 15-Unit Townhome Development; 8601 Route 83, Burr Ridge, IL**



As directed by Chairman Trzupek, Mr. Walter described this consideration as follows: a legal notice from the DuPage County Zoning Board of Appeals. The notice is for a proposed 15-unit townhome development at 8601 Route 83. The property is located within the planning area of Burr Ridge in an unincorporated area. The petition seeks re-zoning from single-family housing to multi-family housing under the DuPage County Zoning Ordinance. Staff has determined that the property does not meet the density standards for a multi-family housing development in the R-5 District; permitted multi-family uses in the R-5 District are required to have no more than 4.2 units per acre, while the proposed development is proposed to have slightly more than 5 units per acre. The property also does not meet the standards for a Planned Unit Development in that it is 2.87 acres in area instead of the 20 acres as presently required.

It was the consensus of the Plan Commission that no official comment should be submitted to DuPage County but that it should be put on record that if the property were to be annexed into the Village after development that the property was not developed to Village R-5 zoning standards.

## **VI. FUTURE SCHEDULED MEETINGS**

### **September 17, 2018**

#### **A. Z-18-2018: V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact; Remanded from the Board of Trustees**

Requests a variation pursuant to Section VI.D.7 of the Burr Ridge Zoning Ordinance to reduce the required rear yard setback at a property in the R-2A Residential District from 60 feet to 45 feet.

#### **B. Z-20-2018: 16W020 79<sup>th</sup> Street (Dodevski); Text Amendment, Special Use, and Findings of Fact**

Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit a chain link fence on the subject property.

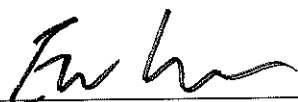
### **October 1, 2018**

There is no business currently scheduled for this meeting. If none is scheduled by September 17, this meeting should be cancelled.

## **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to **ADJOURN** the meeting at 11:35 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 11:35 p.m.

Respectfully  
Submitted:

  
\_\_\_\_\_  
Evan Walter, Assistant to the Village Administrator



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

**V-03-2018: 8200 Steepleside Drive (Bart); Requests a variation from Section VI.D.7.a.(1) of the Zoning Ordinance to permit a rear yard setback of 45 feet rather than the permitted 60 feet to accommodate a new single-family residential home; remanded from the Board of Trustees.**

**HEARING:**

September 17, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Chris Bart

**PETITIONER STATUS:**

Property Owner

**EXISTING ZONING:**

R-2A Residential

**LAND USE PLAN:**

Recommends Single-Family  
Residential

**EXISTING LAND USE:**

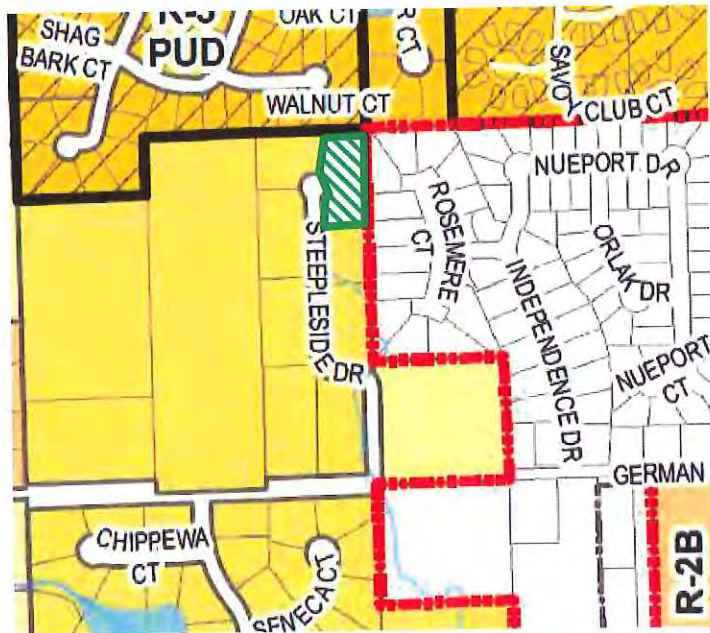
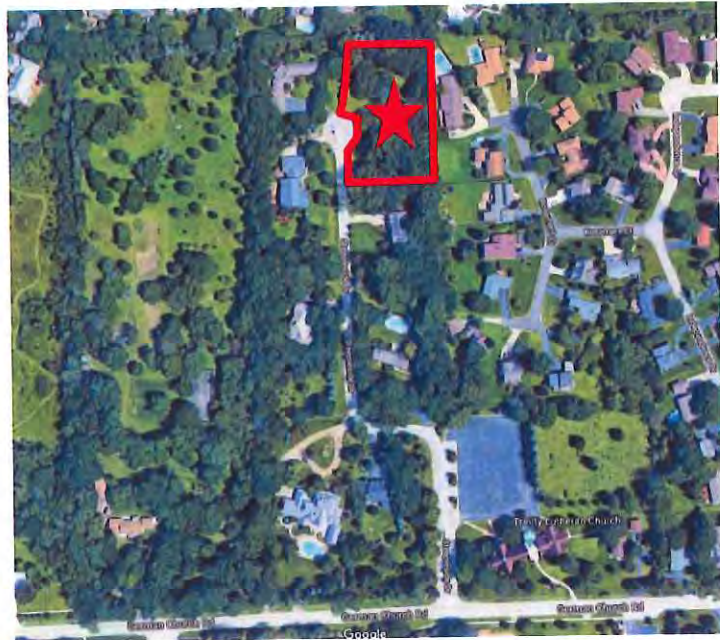
Vacant Single-Family Residential

**SITE AREA:**

1.25 Acres

**SUBDIVISION:**

Ted's Steepleside Resubdivision



## Staff Report and Summary

V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact; Remanded from the Board of Trustees

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This petition was remanded from the Board of Trustees to the Plan Commission at the request of the petitioner. The petitioner has amended their previous petition and requests a variation from Section VI.D.7.a.(1) of the Zoning Ordinance to permit a rear yard principal building setback of 45 feet rather than the permitted 60 feet to accommodate a new single-family residential building. A rear-yard setback reduction of 15 feet is equal to the additional front-yard setback that has been added due to the presence of the drainage easement. Research on neighboring parcels yielded the finding that the property to the south, while also impacted by the same drainage easement in the subject property, had a narrower building pad depth yet was successfully developed with a single-family home several years ago.

### **Public Comment**

No additional public comment was received regarding the revised petition.

### **Applicable Zoning Ordinance Section(s)**

Section VI.D.7.a.(1) of the Burr Ridge Zoning Ordinance defines the front yard setback for a principal building in the R-2A Residential District as 50 feet and the rear yard setback as 60 feet.

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

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings.

### **Appendix**

Exhibit A – Petitioner's Materials



# EXHIBIT A



## VILLAGE OF BURR RIDGE

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

ADDRESS OF PROPERTY: 8200 STEEPLESIDE DR PIN # 18-31-103-021-0000

#### GENERAL INFORMATION

PETITIONER: TED BART CHRIS BART  
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 536 RIDGEMOOR DR WILLOWBROOK, IL 60527

PHONE: 630 673-2666 / 630 863-3829

EMAIL: chris@bartindustries.com

PROPERTY OWNER: TED BART STATUS OF PETITIONER: OWNER

OWNER'S ADDRESS: SAME PHONE: SAME

#### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 1.25 AC. EXISTING ZONING: R-2A

EXISTING USE/IMPROVEMENTS: VACANT LAND

SUBDIVISION: TED'S STEEPLESIDE

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)

REAR SETBACK REDUCTION

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.

Ted Bart  
Petitioner's Signature

6/18/2018  
Date Petition is Filed











## **Findings of Fact**

### **Variation from the Village of Burr Ridge Zoning Ordinance**

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

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

Due to the presence of a drainage easement in the front of the property, an owner's use of the property is restricted if front and rear yard setbacks of 65' and 60', respectively, are enforced. This leaves little room to build a salable home.

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

Due to possible building size restriction, this will cause a financial loss to the property owner.

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

Correct. This property is most affected by the presence of the drainage easement within the subdivision.

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

The request is to ensure that the buildable area is equal to other comparable lots in the subdivision, not to increase it beyond all others.

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

The Ordinance and/or physical features of the lot that all parties wish to protect have created this issue.

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

**The variance will not affect any other property or public area.**

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

**The variance for setback reduction will enhance the neighborhood due to the flexible layout it would grant the property.**

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

**The variance will seek to allow natural flow of water throughout the property.**

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

**The proposed variance is in keeping with the spirit of the Comprehensive Plan to design lots with adequate setbacks protecting natural areas.**

(Please transcribe or attach additional pages as necessary.)

July 6, 2018

Village of Burr Ridge  
Plan Commission/Zoning Board of Appeals  
7660 County Line Rd.  
Burr Ridge, IL. 60527

Re: Variation Request  
8200 Steepleside Drive

My name is Thomas J. Schwertman. My wife, Cathy, and I are the owners of 8115 Rosemere Court, Willow Springs. Our home is immediately to the east of the above-cited property. We received notice that a Mr. Chris Bart has submitted a petition to reduce the required rear yard setback from 60 feet to 35 feet at the subject property. We oppose approval of this petition for the following reasons:

1. The reduced setback would clearly allow a larger structure to be built, thereby increasing the builder's profit. Village Standards for Variations concisely state that variations shall not be granted "based primarily upon the desire to increase financial gain."
2. Village Standards also state that a proposed variation will not "impair natural drainage or create drainage problems on adjacent properties". As you know, there is a creek that runs through the property. Re-routing the creek would certainly "impair natural drainage" and could create drainage problems on our land and home.
3. Likewise, Village Standards require that "the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located." Permitting this variation would certainly injure our property and reduce its value. Granting the variation would, in effect, be a taking of real property without just compensation.

We respectfully request that you deny this Variation Request.

Sincerely,



Thomas J. Schwertman

8115 Rosemere Court  
Willow Springs IL. 60480  
(708) 839-1867



#### **IV. CORRESPONDENCE**

Commissioner Wott asked about the "Other Notes" comment regarding the Pierson Subdivision in the Subdivision Report. Commissioner Wott stated that the sentence was incomplete. Mr. Pollock stated that the note that appears in the database is not represented in its entirety when the report was printed out. Mr. Pollock stated that the developer failed to complete the improvements, and the Village took over the letter of credit and finished the improvements. Mr. Pollock indicated that the Village is now responsible for the maintenance of the subdivision. Commissioner Wott asked about the status of the homes in Cabernet Court. Commissioner Wott indicated that one of the homes has a chimney that does not have any brick on it. Mr. Pollock indicated that the subdivision is complete but that the homes may not be complete. Mr. Pollock stated that staff will look into if the homes are in violation of any building codes and the status of the building permits. Commissioner Wott stated that there should be a time frame for completion of those homes. Mr. Pollock stated that the Village could revoke the permit and require a new permit in order to continue work but that the Village cannot make the property owner make the home look nice if the building permit is expired. Mr. Pollock indicated that all of the homes in the Cabernet Court Subdivision were started prior to the adoption of the one-year time frame so they are not subject to that regulation.

#### **V. OTHER CONSIDERATIONS**

##### **A. Preliminary Plat: Steepleside Drive Resubdivision #1; 8100 Steepleside Drive**

Mr. Pollock indicated that at the last Plan Commission meeting there was consideration given to the preliminary plat for resubdivision at 8100 Steepleside Drive. Mr. Pollock indicated that at that meeting the Plan Commission continued the consideration to allow the developer to submit a site plan and a tree survey. Mr. Pollock indicated that the property owner submitted a site plan indicating a home with a three car garage would fit on the property and what impact such a home would have on specific trees on the property.

Commissioner Trzupek asked if the trees located within the footprint of the property would be replaced or would they be lost. Mr. Pollock indicated that the Village does not have a requirement regarding the loss of trees during the construction of a home. Mr. Pollock stated that the Subdivision Ordinance has tree preservation requirements, but they have been applied to subdivision improvements such as the location of streets and the location of utilities. Commissioner Trzupek stated that there was conversation regarding the trees near the south lot line and how they would be affected by the construction of a home on the property. Mr. Pollock indicated that his recollection of the issue was the concern that the developer would pursue a variation in order to construct the home based upon the location of trees. Mr. Pollock indicated that the site plan shows that a home can be built on the property without the need for zoning relief. Commissioner Trzupek asked if at this time there are requirements for tree preservation. Mr. Pollock stated that there are requirements for tree preservation but they are generally limited to subdivision improvements. Commissioner Trzupek stated that the driveway falls and rises approximately 4 to 5 feet through the drainage easement. Commissioner Trzupek asked at what point does the Village Engineer review and make comments regarding this and similar issues.

Mr. Pollock stated that at the time of the building permit review, the Village Engineer would become involved. Commissioner Trzupek stated that the footprint of the home is different. Commissioner Trzupek asked if the developer is comfortable with the ability to locate a home within the setbacks on the property.

Chairman Grela stated that the last representation of a home on the property as well as the footprint shown on the current site plan is simply to demonstrate that a home can be placed within the setbacks on the property.

Commissioner Sperlak stated that the home presented at the last meeting was the home that was going to be constructed but this footprint is different. Mr. Ted Bart, the developer of the property, stated that they are still working on the design of the home. Commissioner Sperlak asked what the square footage of the home is. Mr. Bart stated that he did not know.

Commissioner McTigue asked under which set of donation requirements is Mr. Bart held to. Commissioner McTigue asked if the donations required at the time the plat is recorded could be mandated. Mr. Pollock stated that counsel would have to comment on the legality of such a requirement. Mr. Pollock indicated that later on the agenda for the meeting is a consideration for the new donation requirements. Mr. Pollock stated that the impact fees are required at the time of the recording of the final plat. Mr. Wagner stated that the time which the impact fees would be calculated is based upon the language found in the Subdivision Ordinance. Mr. Pollock stated that a clause could be added to read that the fees would be calculated according to the current rates at the time of the recording of the final plat.

Commissioner Wott asked if the developer had architectural plans for the home. Chairman Grela stated that Mr. Bart has indicated that the architect is still working on the design of the home. Mr. Bart presented Commissioner Wott with a set of plans. Commissioner Wott stated that the home appears to be somewhat small in size. Mr. Pollock stated that the footprint appears to be approximately 3,000 to 4,000 square feet. Commissioner Wott asked if the home is going to be a spec home. Mr. Bart indicated that he is not certain at this time. Commissioner Wott stated that she is concerned about the turnaround of the cul-de-sac and if it is wide enough. Commissioner Wott indicated that she is concerned about the ability of a school bus being able to turn around. Commissioner Wott stated that she is concerned about any children having to walk to 83<sup>rd</sup> for the bus and that she does not like that her children have to walk to a busy street in order to get on the bus. Mr. Bart stated that a school bus uses the church parking lot to pick up children which is not too far away from the subject property. Chairman Grela indicated that the staff report recommended the preliminary plat be approved with some conditions and the expanding of the cul-de-sac is not one of them. Chairman Grela stated that other properties would be affected by the expansion of the cul-de-sac and not just the subject property. Commissioner Wott would like information on how difficult it would be to expand the cul-de-sac. Chairman Grela stated that the subdivision was initially approved with the dimensions of the current cul-de-sac. Commissioner Wott stated that there are a limited number of other properties that would be impacted. Mr. Pollock stated that on the turnaround there would be three lots with frontage along the cul-de-sac.



Commissioner Franzese stated that the turning radius of a bus should be investigated prior to requiring the developer to expand the turnaround. Commissioner Franzese stated that the previous plat indicated a 65-foot drainage easement, and the submitted topographical survey indicates a 65-foot side yard setback. Mr. Pollock stated that the topographical survey inaccurately labels the drainage easement versus the side yard setback.

Commissioner Cronin asked if the developer could add a patio to the east of the principal structure. Mr. Pollock stated they could install a patio under the requirement found in the general regulations section of the Zoning Ordinance.

Chairman Grela stated that the Plan Commission had asked the developer to demonstrate that a home could be built without the need for a variation. Chairman Grela asked the developer if he is still comfortable that this could take place. Mr. Bart stated that he still feels a home can be built without requesting a variation. Chairman Grela asked Mr. Bart if he realizes that any concerns by the Village Engineer due to the drainage easement could halt the development of the property. Mr. Bart indicated that he is aware of this.

Chairman Grela asked if the Village Engineer would be able to provide the Village Board with the turning radius of a school bus or should the applicant provide that information. Mr. Pollock stated that staff can look into the information but that the developer should also research that information and provide it to the Village.

A **MOTION** was made by Commissioner McTigue and **SECONDED** by Commissioner Franzese to approve the preliminary plat subject to the following conditions:

- A. Execution by the appropriate parties of all Certificates shown on the Preliminary Plat of Subdivision.
- B. Waiver of the required street and sidewalk improvements as per Section VIII of the Subdivision Ordinance in lieu of the existing street improvements.
- C. Payment of the required school impact fee prior to recording the final plat of subdivision as per Section XI of the Subdivision Ordinance. The amount of the school impact fee to be calculated at the time of Board approval of the final plat.
- D. Payment of the required park impact fee prior to recording the final plat of subdivision as per Section X of the Subdivision Ordinance. The amount of the park impact fee to be calculated at the time of Board approval of the final plat.
- E. Submittal of a tree preservation plan with the final engineering plans and compliance with all tree preservation requirements of the Subdivision Ordinance.
- F. Approval by the Village Engineer of final engineering plans including an engineer's cost estimate for all required improvements.
- G. Payment of all outstanding reimbursable fees, including but not limited to legal, engineering, and forestry fees prior to recording of the final plat of subdivision.
- H. Application for a final plat of subdivision within one year or the preliminary plat approval shall be considered null and void.1. Payment of the required school impact

ROLL CALL VOTE was as follows:

AYES: 7 - McTigue, Franzese, Cronin, Wott, Walsh, Sperlak, and Grela  
NAYS: 0 - None





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

**Z-20-2018: 16W020 79<sup>th</sup> Street (Lyons Truck Sales); Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in non-residential districts and requests a special use as per the amended Section IV.J to permit a chain link fence on the subject property.**

**HEARING:**

September 17, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Sandra Dodevski

**PETITIONER STATUS:**

Property Owner

**EXISTING ZONING:**

G-I General Industrial

**LAND USE PLAN:**

Recommends Industrial Uses

**EXISTING LAND USE:**

Commercial Business

**SITE AREA:**

3.35 Acres

**SUBDIVISION:**

None





The petitioner is Lyons Truck Sales, a truck sales and service business located at 16W020 79<sup>th</sup> Street. The petitioner requests an amendment to Section IV.J of the Zoning Ordinance to permit a chain link fence as a special use in non-residential districts and requests a special use as per the amended Section IV.J to permit a chain link fence on the property. Chain link is a prohibited fencing material in all zoning districts under the Zoning Ordinance. Two fences currently exist on the property (Figure 1). The red line represents a solid 4' wood fence, while the yellow line represents an 8' chain link fence topped with barbed wire. There is no documentation in staff's possession that indicates the chain link fence is legally non-conforming or was granted as part of a previous petition, and thus must be brought into compliance either by Village approval or by removal of the structure.

### **Public Hearing History**

In 1980, an amendment to establish *truck sales business* as a special use was granted to the original owner, along with a special use for outside storage, with the condition that a 4' fence be erected along Madison Street and 79<sup>th</sup> Street. This fence was erected soon after and replaced in 1998. In 2015, a special use was granted to Lyons Truck Sales for an *automobile and truck and equipment sales, rental and service* use with several conditions related to site improvements, all of which have been completed and sustained. In 2018, a petition to permit an electric fence on the property via an amendment and special use was recommended for approval by the Plan Commission but never considered by the Board of Trustees. In 2018, a previous petition to permit a chain link fence on the property was denied by the Plan Commission after no persons were present to represent the petition. This petition was also never considered by the Board of Trustees.

### **Public Comment**

No public comment was received for the petition.

Figure 1 – Current Fencing on Property



**Applicable Zoning Ordinance Section(s)**

Section IV.J.1.d of the Zoning Ordinance states:

- *Chain link, solid, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited [in residential districts].*

Section IV.J.2.c of the Zoning Ordinance states:

- *The location, height, design, and type of fence [in non-residential districts] shall comply with the standards for residential fences contained in Section IV.J.1 above, except as may be specifically authorized by conditions for approval of the special use.*

**Findings of Fact and Recommendation**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of an amendment to create a special use for chain link fences, the following addition is suggested:

***Section IV.J.2.d: Fences made of chain link shall be considered special uses in Manufacturing Districts on lots with a minimum size of 3 acres and shall be no taller than 8' in height.***

If the Plan Commission chooses to recommend approval of a special use per the amended Zoning Ordinance, it should be approved subject to the site plan.

**Appendix**

Exhibit A – Petitioner's Application





# VILLAGE OF BURR RIDGE

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

ADDRESS OF PROPERTY: 16W020 79th Street PIN # 09-26-405-001

### GENERAL INFORMATION

PETITIONER: Sandra Dodevski  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS 16W020 79th Street Burr Ridge, IL 60527  
PHONE: (708) 526-2150 ext. 300  
EMAIL: sandra@lyonstrucksales.com  
PROPERTY OWNER: LDD Properties, LLC STATUS OF PETITIONER: Property Owner  
OWNER'S ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 3.35 Acres EXISTING ZONING: G-1 General Industrial  
EXISTING USE/IMPROVEMENTS: Commercial truck sales business with two-story building  
SUBDIVISION: None

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 a text amendment to Section IV.B of the Zoning Ordinance to permit chain link fence as a special use in Manufacturing Districts and special use to retain chain link fence at subject property.

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.

7/16/18

Petitioner's Signature

Date Petition is Filed



**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

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

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

Due to the presence of a drainage easement in the front of the property, an owner's use of the property is restricted if front and rear yard setbacks of 65' and 60', respectively, are enforced. This leaves little room to build a salable home.

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

Due to possible building size restriction, this will cause a financial loss to the property owner.

(Please transcribe or attach additional pages as necessary)





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

Address: \_\_\_\_\_

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

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

The chain link fence acts as a safety barrier for our business.

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

Correct; the chain link fence is a safety barrier which reduces incidence of crime.

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

Correct; chain link is a primarily industrial material.

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

Correct

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

Correct

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

Already in place

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

Correct


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

Correct



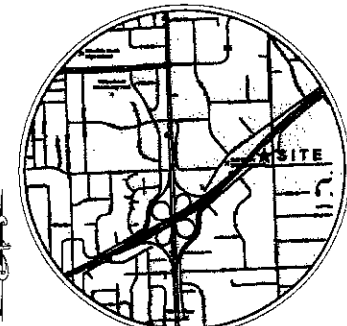
§

LAND IS KNOWN AS: 15W020 79TH STREET  
BURR RIDGE, L 60527

GRAPHIC SCALE  
  
 ( IN FEET )  
 1 inch = 40 ft.  
 BASE OF BEARINGS IS THE  
 MINNESOTA PLANE COORDINATE SYSTEM  
 EAST ZONE (NAD83)

LEGEND

- [illegible]



**SITE LOCATION MAP**  
NOT TO SCALE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY  
 LEO PROPERTIES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS TABLE A BACKLOG.

FIELD WORK COMPLETED: 1-27-2016

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

LEADS PROFESSIONAL LAYO DURING MY LICENSE EXPIRES 11-30-2016  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED

REVIEWS			
IN	DATE	DESCRIPTION	BY
<b>RT</b>		<b>Ruetzger, Tonelli &amp; Associates, Inc.</b> Designer/Engineer/Project Manager/Architect/Engineer 181 CAPITAL CENTER - PROGRESSVILLE, OHIO 44871 PH 419-746-6600 FAX 419-746-6601 Website: www.rtaonline.com	
<b>DATE</b>	1-30-2003	SCALE: 1" = 40'	DRAWN BY: ECH CHECKED BY: EAH
<b>PREPARED FOR:</b>	FORIANO LAW 1921 S. LO PRANZO ROAD PERRIS, CALIFORNIA 92570		FIELD BOOK: 28-41 PAGE: 22 OF 22 DRAWING NO. 315-0079-A

FOR BUREAU USE AND OTHER AGENCIES: List below logical needs to your research, needs, contracts and other organizations.



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

August 31, 2018

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

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

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Sandra Dodevski for an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link as a permitted fence type and requests a special use as per the amended Section IV.J to permit a chain link fence on the subject property. The petition number and property address is **Z-20-2018: 16W020 79<sup>th</sup> Street** and the Permanent Real Estate Index Number is: **09-26-405-001**.

A public hearing to consider this petition is scheduled for:

**Date:** Monday, September 17, 2018  
**Time:** 7:00 P.M. or as soon thereafter as the matter may be heard.  
**Location:** Village of Burr Ridge  
Board Room  
7660 South County Line Road  
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

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

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

Timothy Masters  
7855 Quincy Street  
Willowbrook, IL 60527  
PIN 09-26-404-018

Chicago Title  
7882 Quincy Drive  
Willowbrook, IL 60527  
PIN 09-26-402-011

Shurgard Income Property 12  
801 Joliet Road  
Willowbrook, IL 60527  
PIN 09-26-401-002

BCL Gemini LLC  
60 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-203-004

American National  
500-80 Joliet Road  
Willowbrook, IL 60527  
PIN 09-26-404-027

Ronald Siegel  
535 Joliet Road  
Willowbrook, IL 60527  
PIN 09-26-401-006

Tapan & Bani Biswas  
15W675 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-36-100-009

HPM Investments Inc.  
15W719 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-36-100-007

1<sup>st</sup> Illinois Bank and Trust #9632  
15W705 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-36-100-008

James Starha  
15W759 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-36-100-003

Butterfield Ridge #2  
15W760 Frontage Road  
Burr Ridge, IL 60527  
PIN 09-25-000-013

Lutgarda Mical  
15W733 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-36-100-001

Ms. Tracy Murphy  
School District No. 62  
7941 Madison Street  
Burr Ridge, IL 60527  
PIN 09-36-100-012

Mars Snackfood LLC  
15W660 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-25-302-025

Shore 114 LLC  
116 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-206-001

Midland Management  
760 North Frontage Road  
Willowbrook, IL 60527  
PIN 09-26-400-015

Randolph Properties LLC  
51 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-205-002

Tuschall Family Limited  
60 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-25-302-023

MMH LLC  
525 Executive Drive  
Willowbrook, IL 60527  
PIN 09-26-404-011

Montgomery & Macy Moy  
15W749 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-36-100-004

Barbara Holding Co  
640 Joliet Road  
Willowbrook, IL 60521  
PIN 09-26-404-019

Patrick Rhea  
645 Joliet Road  
Burr Ridge, IL 60527  
PIN 09-26-401-001

TR Sliwinski  
15W737 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-36-100-005

Packaging Design Corp  
101 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-205-003

Aspen Investments  
15W727 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-36-100-006

7900 Madison LLC  
7900 Madison Street  
Burr Ridge, IL 60527  
PIN 09-35-205-023

Eric & JL Brucher  
7921 Madison Street  
Burr Ridge, IL 60527  
PIN 09-36-100-002

Layko Properties  
100 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-203-006

MBC 57 LLC  
7926 Madison Street  
Burr Ridge, IL 60527  
PIN 09-35-205-020

VIP Summerbrook LLC  
15W700 Frontage Road  
Burr Ridge, IL 60527  
PIN 09-25-302-014

Willowbrook 2012 LLC  
635 Joliet Road  
Willowbrook, IL 60516  
PIN 09-26-401-005

Flex Capital LLC  
15W776 North Frontage Road  
Burr Ridge, IL 60527  
PIN 09-25-300-015

Shore 114 LLC  
114 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-206-002



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

**Consent to Install Public Notice Sign**

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

Street Address of Subject Property:

166020 79th ST Burr Ridge IL 60527  
KDP Properties, LLC -

Property Owner or Petitioner:

Vic Dadeski - sole member  
(Print Name)

*[Signature]*  
(Signature)





**NOTICE**

Village of Burr Ridge

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

For further information,  
please call or visit:

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

Ask for Information Re: Z-20-2018

Further details are available at:

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

(see Public Hearing/Plan  
Commission Agenda)





## NOTICE

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

For further information, please call or visit:

Eurr Ridge Village Hall  
7660 County Line Road  
(630) 554-8181, Extension

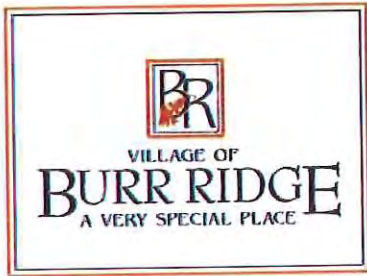
Ask for information Re: V-04-2018

Further details are available at:

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

or Public Hearing/Plan  
Commission Agenda





**V-04-2018: 150 Shore Drive (Petrov); Requests a variation from Section XI.C.11.a of the Burr Ridge Zoning Ordinance to eliminate the requirement for a perimeter landscape area on the rear lot line of a property and for a variation from Section IV.I.2 to permit parking spaces within a required 8-foot side yard setback, or, for a variation from Section XI.C.13.d to permit a commercial building without the required number of parking spaces.**

**HEARING:**  
September 17, 2018

**TO:**  
Plan Commission  
Greg Trzupek, Chairman

**FROM:**  
Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**  
Ivan Petrov

**PETITIONER STATUS:**  
Property Owner

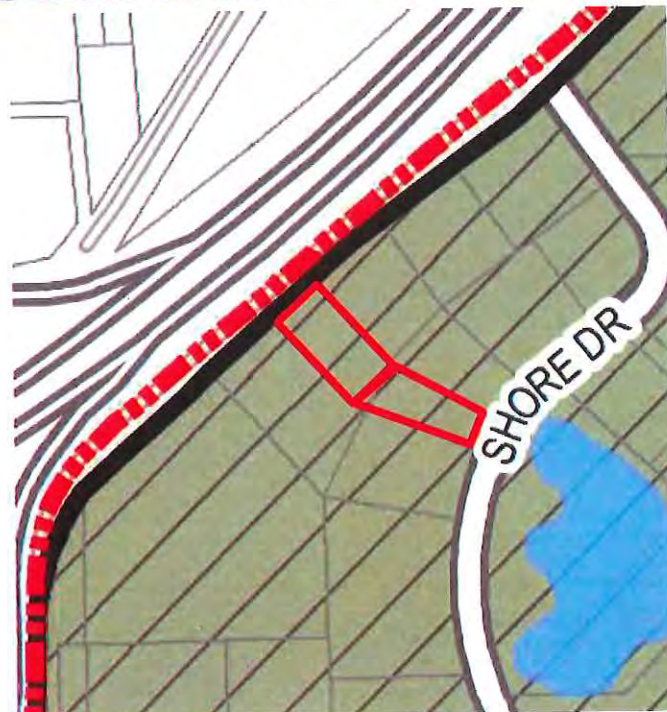
**EXISTING ZONING:**  
G-I General Industrial

**LAND USE PLAN:**  
Recommends Industrial Uses

**EXISTING LAND USE:**  
Parking Lot/Industrial Building

**SITE AREA:**  
1.27 Acres (for two parcels)

**SUBDIVISION:**  
Hinsdale Industrial Park





## Staff Report and Summary

V-04-2018: 150 Shore Drive (Petrov); Variations and Findings of Fact

Page 2 of 2

The petitioner is Ivan Petrov, owner of two parcels in the Hinsdale Industrial Park. The petitioner requests a variation from Section XI.C.11.a of the Burr Ridge Zoning Ordinance to eliminate the requirement for a perimeter landscape area on the rear lot line of a property and for a variation from Section IV.I.2 to permit parking spaces within a required 8-foot side yard setback, or, for a variation from Section XI.C.13.d to permit a commercial building without the required number of parking spaces.

The petitioner is the owner of two legally separate but contiguous lots along Shore Drive and North Frontage Road running approximately east-to-west. The eastern lot is primarily occupied by an existing commercial building which houses the petitioner's roofing business, while the western lot is primarily occupied by a parking lot used by the roofing company's employees. The petitioner's intent is to construct a 5,800 square foot commercial building on the western lot, which would be used primarily as warehouse space but also contain a small amount of office space. The petitioner's plans show eight parallel spaces proposed on the western side lot line of the western property, which are located in a required 8-foot side-yard setback. The petitioner is requesting variations either to permit parking in this side-yard setback, or to permit the construction of the new building on the western property without the required number of parking spaces on the property. Access would be provided to the parking lot via North Frontage Road in a permitted location. The petitioner has stated that either method of development is acceptable to achieve the desired use of either property. The petitioner was previously granted a special use for outdoor parking in the existing parking lot and would continue to use the lot for such purposes under the conditions of this agreement.

### **Public Hearing History**

In 2010, the property owner received special use approval to permit the outside storage of 15 vehicles consisting of cargo vans and pickup trucks and a maximum of three dump trailers used for the roofing business owned by the petitioner. A condition of this special use is the construction of an 8' wrought iron fence and installation of landscaping around the perimeter of the outside storage area. All conditions have been followed to the best of staff's knowledge. No complaints have been received regarding the property or its special use.

### **Public Comment**

No public comment was received for this petition.

### **Applicable Zoning Ordinance Section(s)**

Section XI.C.11.a of the Zoning Ordinance states: "*[at non-residential uses], parking lot setbacks and landscape areas shall be provided along each side of a parking area...the setback from [a side lot line] shall be at least 8 feet.*"

Section XI.C.13.d of the Zoning Ordinance states: "*at office uses, one parking space per 250 square feet of floor area shall be provided*" and "*at warehouse uses four parking spaces plus one parking space for each 1,500 square feet of floor space over 4,500 square feet shall be provided.*"

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

The petitioner has provided Findings of Fact which may be adopted if the Plan Commission is in agreement with those findings.

### **Appendix**

Exhibit A – Petitioner's Materials



## VILLAGE OF BURR RIDGE

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

ADDRESS OF PROPERTY: 150 Shore Drive PIN # 09-35-203-023; 09-35-203

#### GENERAL INFORMATION

PETITIONER: Ivan Petrov  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS 9395 Madison Street Burr Ridge, IL 60527  
PHONE: 847-630-4050  
EMAIL: ivan@aplusroofingpro.com  
PROPERTY OWNER: Ivan Petrov STATUS OF PETITIONER: Property Owner  
OWNER'S ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

#### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 1.27 Acres EXISTING ZONING: G-1  
EXISTING USE/IMPROVEMENTS: Warehouse and Parking Lot  
SUBDIVISION: Hinsdale Industrial Park

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)

Variations to allow for parking in a side yard setback and eliminate perimeter landscape requirement

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.

[Signature]  
Petitioner's Signature

8/21/18

Date Petition is Filed





## Findings of Fact

### Variation from the Village of Burr Ridge Zoning Ordinance

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

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

While two separate properties, the proposed use would not impact either property as they are owned by a common individual.

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

The property is somewhat narrow; strict adherence to the regulations would limit the amount of parking that can be placed on the property.

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

Yes; the property is uniquely located relative to other neighboring properties.

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

No; the variations are based solely on providing a coherent parking plan for the business.

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

**Correct**

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

**Correct; the area is generally populated by warehouses such as the proposed build-out.**

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

**Correct**

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

**Correct**

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

**Correct**

(Please transcribe or attach additional pages as necessary.)

OF:

PARCEL 2:  
LOT 1 IN PLAT OF RESUBDIVISION OF LOT 1 IN HINSDALE INDUSTRIAL PARK, UNIT TWO, BEING A RESUBDIVISION OF PART OF THE  
NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE  
PLAT THEREOF RECORDED OCTOBER 13, 1977, AS DOCUMENT R77-093414, IN DUPAGE COUNTY, ILLINOIS.



Area of Parcel 1: 23,607 Square Feet or 0.548 Acres (More or Less)  
Area of Parcel 2: 31,560 Square Feet or 0.724 Acres (More or Less)  
Total Area: 55,457 Square Feet or 1.272 Acres (More or Less)  
(Area Information for Reference Only)

1. THIS LAND TITLE SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 1401 \$00008016 DATED WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2010.

2. THIS PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT RECORDED JUNE 19, 1987 AS DOCUMENT #87-00337 (ITEM 24 IN SCHEDULE B).

3. PARCEL 2 IS SUBJECT TO RESTRICTIONS IN DEEDS RECORDED AS DOCUMENT #17-87129, DOCUMENT #17-87126 AND DOCUMENT #17-10082 (ITEM #8 IN SCHEDULE B).

4. PARCEL 2 IS SUBJECT TO A 30-FOOT PIPELINE EASEMENT BY WEST BAY PIPELINE COMPANY FOR DOCUMENT #17-26492. WE SHOW PIPELINE MARKERS AS PICKED UP IN THE FIELD, BUT DOCUMENT DOES NOT CLEAR AS TO EXACTLY WHERE THE

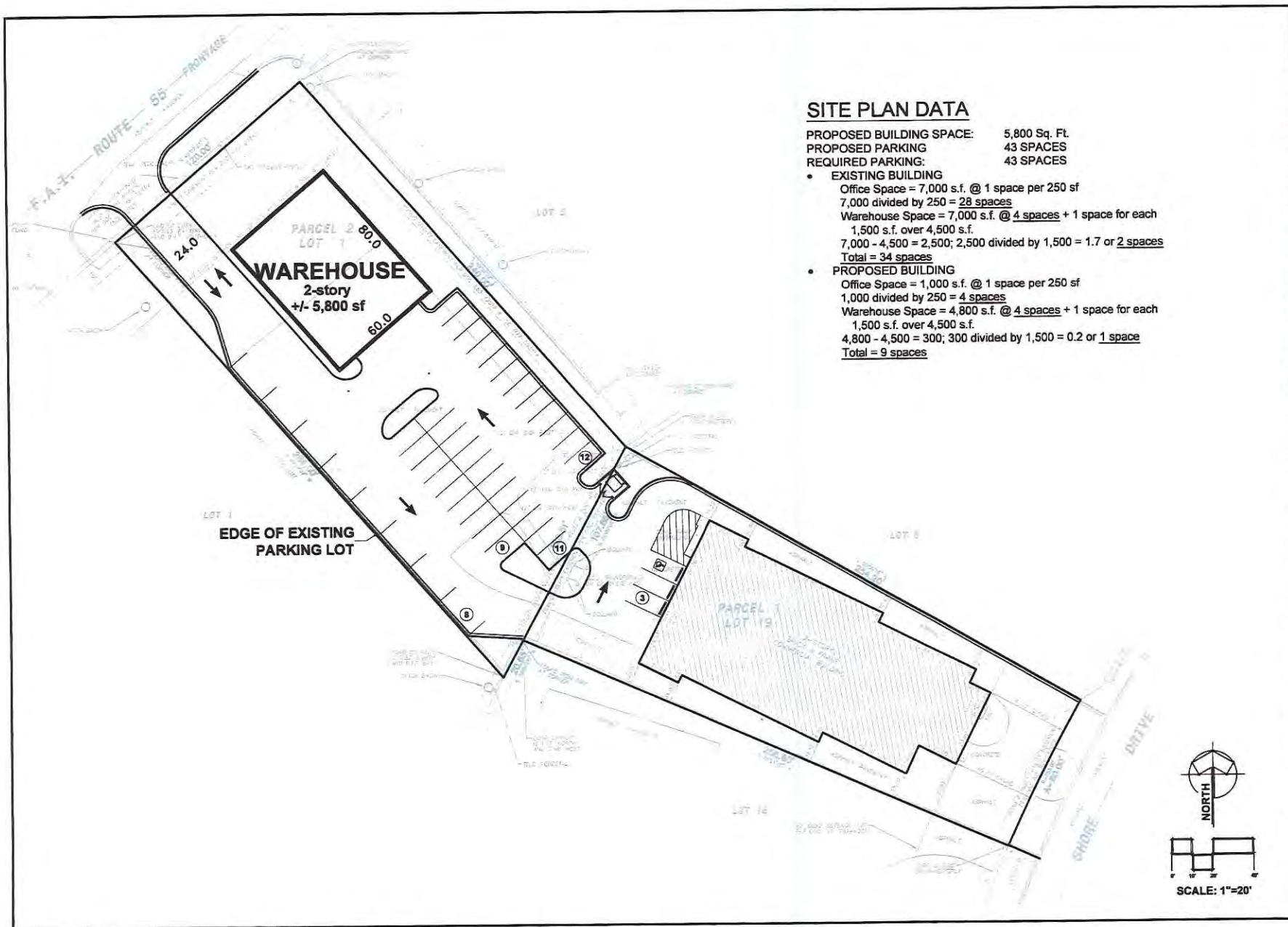
This is to certify that this map or plan and the survey in which it is contained were made in accordance with the Minimum Standards Development Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards adopted by ALTA and NSPS and in effect at the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Kansas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Thomas J. Cress  
CLINCKE PROFESSIONAL LAND SURVEYOR NO. 2295  
License Expiration Date: November 30, 2012  
Minnesota Professional Design Firm No. 184-002615



Ordered By: BRENT DeNOBLE





## SITE PLAN DATA

PROPOSED BUILDING SPACE: 5,800 Sq. Ft.

PROPOSED PARKING: 43 SPACES

REQUIRED PARKING: 43 SPACES

### EXISTING BUILDING

Office Space = 7,000 s.f. @ 1 space per 250 sf

7,000 divided by 250 = 28 spaces

Warehouse Space = 7,000 s.f. @ 4 spaces + 1 space for each

1,500 s.f. over 4,500 s.f.

7,000 - 4,500 = 2,500; 2,500 divided by 1,500 = 1.7 or 2 spaces

Total = 34 spaces

### PROPOSED BUILDING

Office Space = 1,000 s.f. @ 1 space per 250 sf

1,000 divided by 250 = 4 spaces

Warehouse Space = 4,800 s.f. @ 4 spaces + 1 space for each

1,500 s.f. over 4,500 s.f.

4,800 - 4,500 = 300; 300 divided by 1,500 = 0.2 or 1 space

Total = 9 spaces

REVISIONS

## A - 1 Roofing

150 Shore Drive  
Burr Ridge, IL

STAMP:



628 East Maple Street  
Lombard, Illinois 60148  
PH: 630.581.3003  
Email: metz\_landarch@comcast.net

TITLE  
SITE  
PLAN

PROJECT NO.:  
17-054

DATE: 01-03-18  
SCALE: 1"=20'

SHEET  
SP-1



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

August 31, 2018

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

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

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Ivan Petrov for a variation from Section XI.C.11.a of the Burr Ridge Zoning Ordinance to eliminate the requirement for a perimeter landscape area on the rear lot line of a property and for a variation from Section IV.I.2 to permit parking spaces within a required 8-foot side yard setback, or, in lieu thereof, a variation from Section XI.C.13.d(6) to permit a commercial building without the required number of parking spaces. The petition number and property address is **V-04-2018: 150 Shore Drive** and the Permanent Real Estate Index Numbers are: **09-35-203-023 and 09-35-203-009**.

A public hearing to consider this petition is scheduled for:

**Date:** Monday, September 17, 2018  
**Time:** 7:00 P.M. or as soon thereafter as the matter may be heard.  
**Location:** Village of Burr Ridge  
Board Room  
7660 South County Line Road  
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

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

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



Bronson & Bratton  
220 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-203-017

CTLTC MBOB 2929  
10 S. LaSalle St. Suite 2750  
Chicago, IL 60603  
PIN 09-35-205-004

Morgan Realty Partners  
10204 Werch Drive Suite 301  
Woodridge, IL 60517  
PIN 09-35-205-020

Shore 114 LLC  
116 Shore Drive Suite #2  
Burr Ridge, IL 60527

SSC Property Holdings  
Department PT-IL-08226  
PO Box 25025  
Glendale, CA 91201  
PIN 09-26-401-002

Zhengang Guo  
1413 Wesley Court  
Westmont, IL 60559  
PIN 09-26-402-011

Kent and Cynthia McCaig  
815 79<sup>th</sup> Street  
Willowbrook, IL 60527  
PIN 09-35-201-002

ALCO Sales and Service  
6851 High Grove Blvd  
Burr Ridge, IL 60527  
PIN 09-35-203-003

Betsy Ginger  
156 Deerpath Trail  
Burr Ridge, IL 60527  
PIN 09-35-203-010

Packaging Design Corp.  
101 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-205-003

Cook Financial, LLC  
5600 N. River Road Suite 150  
Rosemont, IL 60018  
PIN 09-35-205-005

7900 Madison LLC  
3100 Dundee Road Suite 116  
Northbrook, IL 60062  
PIN 09-35-205-023

Midlane Management  
760 N. Frontage Road  
Willowbrook, IL 60527  
PIN 09-26-400-015

Willowbrook 2012 LLC  
c/o Roy Dobrasinovic  
15W580 N. Frontage Rd Suite #1  
Burr Ridge, IL 60527  
PIN 09-26-401-005

Kling Corp  
800 79<sup>th</sup> Street  
Willowbrook, IL 60527  
PIN 09-26-402-031

Marine Trust & Investment  
LT 90-5085  
7900 Joliet Road  
Willowbrook, IL 60527  
PIN 09-35-201-004

BCL Gemini LLC  
450 Skokie Blvd Suite 6000  
Northbrook, IL 60062

Donald Lewandowski  
12231 S. Coach Road  
Palos Heights, IL 60463  
PIN 09-35-203-022

Randolph Properties  
51 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-205-001

Shore 114 LLC  
116 Shore Drive Suite #1  
Burr Ridge, IL 60527

Patrick Rhea  
1122 Timber Trails Road  
Downers Grove, IL 60516  
PIN 09-26-401-001

DRK Real Estate Invest  
19W451 Deerpath Lane  
Lemont, IL 60439  
PIN 09-35-201-003

LDD Properties  
16W020 79<sup>th</sup> Street  
Burr Ridge, IL 60527  
PIN 09-26-405-001

Karlyn Building Joint Venture  
10204 Werch Drive Suite 301  
Woodridge, IL 60517  
PIN 09-35-202-001

M.T. Real Estate Holdings  
136 Shore Drive  
Burr Ridge, IL 60527  
PIN 09-35-203-008



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

**Consent to Install Public Notice Sign**

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Street Address of Subject Property:

150 Shore Drive

Property Owner or Petitioner:

R  
(Print Name)

Ivan Petkov  
(Signature)

\_\_\_\_\_





## NOTICE

Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information Re: V-04-2018

Further details are available at:

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

(see Public Hearing, Plan Commission Agenda)





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

**Z-22-2018: Annual Zoning Review; Requests the following text amendments to the Zoning Ordinance: an amendment pursuant to Section IV.J to clarify the language regarding fences less than 50 percent open and to consider prohibiting spike-top fences in the Village; an amendment to Section VIII.B. and VIII.C to add “gun sales and gun clubs” as a special use in Business Districts; and an amendment to Section IV.H.9.a to include the corner side yard area behind the rear wall of a home as permitted area for accessory structures on corner lots.**

As part of the annual zoning review, staff has identified several portions of the Zoning Ordinance which require additional consideration. These considerations are as follows:

1. Clarification of the language regarding fences less than 50 percent open
2. Consideration of prohibition of spike-top fences
3. Add “gun sales and gun clubs” as special use in Business Districts
4. Inclusion of the corner side yard behind the rear wall of a home as permitted area for accessory structures on corner lots

The staff report will examine each of these considerations separately to provide clarity and context. Village staff is considered as the petitioner for this petition but adoption of the Findings of Fact should still be considered as a necessity to recommend any of the proposed amendments for final consideration by the Village Board.

**Consideration #1 – Clarification of the language regarding fences less than 50 percent open**

**Consideration #2 – Prohibition of Spike-Top Fences**

Section IV.J.1.d of the Zoning Ordinance states that “*solid...fences...are specifically prohibited*”, while Section IV.J.1.e states that “*all fences in residential districts shall be open fences...open fences are defined as a fence...which has...50 percent of the surface area in open spaces which afford direct views through the fence.*” Staff’s interpretation of these regulations is that there may be a procedural conflict regarding the permissibility of granting variations for fences less than 50 percent open. It is the opinion of the Village Attorney that variations may not be granted for any use specifically listed as “prohibited” by the Zoning Ordinance. By eliminating the prohibition on solid fences, petitioners would then be clearly permitted to request a variation for a solid fence, while the Plan Commission would retain its right to consider each request on its own merits.

Several residents have also contacted staff regarding the potential prohibition of spike-top fences in the Village. According to the residents who have contacted staff on this matter, the primary motive for such an amendment is animal safety, as it is possible for an animal to be impaled upon the top of a fence as it scales the structure if such elements are present. Such regulations are present in other Chicagoland municipalities, such as Libertyville, Schaumburg, and Lockport. The proposed prohibition would not be retroactive in nature, meaning that any existing fence with such an elevation would be legally non-conforming and not permitted to be replaced as-is. Examples of such elevations are shown in the pictures below.





If such amendments regarding fencing were desired, staff recommends the following language (Section IV.J.1.d): “Chain link, ~~solid~~, barbed wire, and fences which are electrically charged to produce a shock when touched are specifically prohibited. No fence shall have any sharp, dangerous, or impaling members.”

### **Consideration #3 – “Gun Sales and Gun Clubs” Special Use**

In review of the Village’s presently permitted special uses, it was discovered that no such use exists specific to gun sales and/or gun clubs in any zoning district. Staff recommends that the Plan Commission consider adding “gun sales and gun clubs” as a special use in the B-1 Business District. Such an amendment would allow for a narrower definition for primarily gun-oriented uses, give the Village more authority on regulating such uses, and provide for narrower geographic potential for the location of such uses. Currently, “sporting goods stores with less than 7,000 square feet of floor area” is listed as a permitted use in the B-1 District, while “sporting goods stores with more than 7,000 square feet of floor area” is listed as a special use in the B-1 District. Such uses are very broad in definition, as gun sales often occur in tandem with more benign retail offerings. By preemptively adding “gun sales and gun clubs” as a special use, the Village would permit a greater degree of scrutiny to these uses under its approval process by creating a more specific use category, as well as provide for legal protection from an applicant wishing to bring a gun sales and gun club use in a non-B-1 zoning district. For example, the Village of Willowbrook was recently able to successfully defend a decision to deny the approval of a text amendment to permit a gun club in a B-4 Business District because they had a comparable use already listed as a special use in the B-3 Business District and would not rezone a property to accommodate the use.

### **Consideration #4 – Inclusion of Side Yards in Rear Yard Calculations on Corner Lots**

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 up to the corner side yard setback, thus limiting the potential use of their rear yard. Furthermore, many residential uses that are permitted in a rear yard are not permitted in a corner side yard, such as



# Staff Report and Summary

Z-22-2018: Annual Zoning Review Hearing; Text Amendments and Findings of Fact

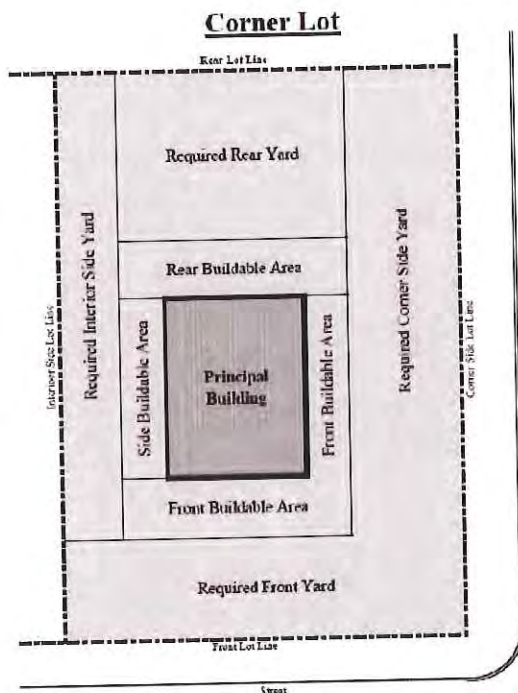
Page 3 of 3

detached accessory structures, sport courts, outdoor fireplaces and kitchens, and swimming pools (a use-by-use listing is available in Section IV.I of the Zoning Ordinance). The aerial photo to the right provides a comparison of presently permitted land-use between a corner lot and an interior lot. The white line represents the current definition of the rear yard on an interior property, while the yellow and red lines represent the rear and corner yards on a corner property.

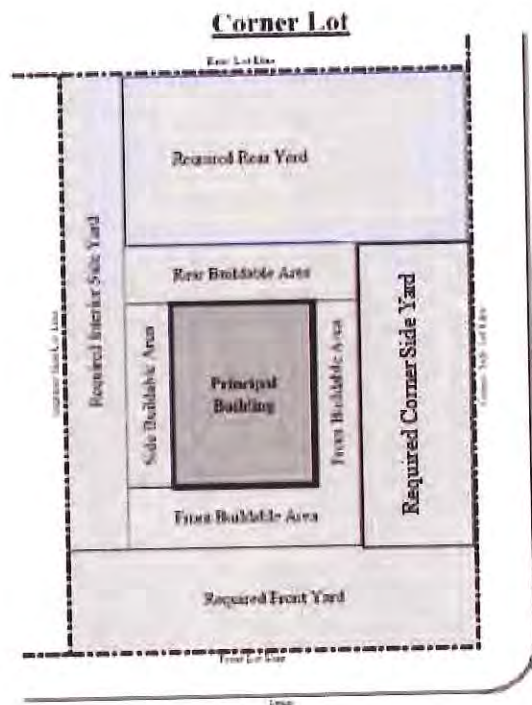


If such amendments regarding the permissible use of the corner rear yard were desired, staff would recommend amending the map found below as shown:

## CURRENT



## PROPOSED





**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

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

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

*The amendments are intended to bring certain portions of the Zoning Ordinance in line with the rest of the document.*

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

*The amendments are intended to offer more clarification and ease of use for users.*

(Please transcribe or attach additional pages as necessary)



08/24/2018

## Permits Applied For July 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-18-182	07/16/2018	775 Village Center Dr.	Clarion Construction, Inc	1000 Oak Creek Dr Lombard IL 60148	Com Alteration
JCA-18-191	07/23/2018	7025 Veterans Blvd.	Delaware Construction	6370 W Emerald Pkwy 110 Monee IL 6049	Com Alteration
JCA-18-197	07/30/2018	281 Shore Dr	Colina, Inc.	3575 W. Kemper Rd. Cincinnati OH 45251	Com Alteration
JELV-18-183	07/17/2018	800 Burr Ridge Pkwy	Schindler Elevator	853 N Church Ct. Elmhurst IL 60126	Elevator
JPAT-18-205	07/31/2018	8053 Shag Bark Ln	County Wide Landscaping	42W891 Beith Rd. Elburn IL 60119	Patio
JPCT-18-202	07/27/2018	7101 Garfield Av	P & D Antenna Services	5305 E. Boy Scout Rd. Saint Anne IL 60964	Cell Tower
JPF-18-176	07/10/2018	3 Morgan Ct	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit
JPF-18-178	07/09/2018	8001 Drew Ave	Chicago Title Trust	PO Box 251 Western Springs IL 60558	Fence Permit
JPF-18-187	07/17/2018	8115 Park Ave	Northwest Cedar Products	15537 S. Weber Road Lockport IL 60441	Fence Permit
JPF-18-193	07/24/2018	7330 Hamilton Ave	Homeowner	Burr Ridge IL 60527	Fence Permit
JPR-18-000	07/10/2018	16W 301 91st St	Comcast	5N301 Medinah Rd. Addison IL 60101	Right-of-Way
JPR-18-169	07/06/2018	28 Hidden Lake Dr	Community Asphalt Paving	5224 Walnut Av. Downers Grove IL 60515	Right-of-Way
JPR-18-177	07/11/2018	11400 Burr Oak Ln	Hammer Prospect Developmen		Right-of-Way
JPR-18-184	07/13/2018	7621 Ridgewood Ln	De La Torre Concrete Inc.	751 Roppolo Dr Elk Grove Village IL 60007	Right-of-Way
JPR-18-194	07/25/2018	7803 Drew Ave	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	Right-of-Way
JPR-18-198	07/30/2018	6029 Woodcreek Dr	The Beauty of Concrete, Inc.	9 Elm St Darien IL 60561	Right-of-Way
JPR-18-199	07/20/2018	ROWs DuPage Locations	ComEd Engineering Dept.	1910 S. Briggs St. Joliet IL 60433	Right-of-Way

08/24/2018

## Permits Applied For July 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPR-18-200	07/05/2018	Lakeside Cir	Nicor Gas	90 N. Finley Rd. Glen Ellyn IL 60137	Right-of-Way
JPR-18-201	07/05/2018	Highland Fields Phase 3	Nicor Gas	90 N. Finley Rd. Glen Ellyn IL 60137	Right-of-Way
JPS-18-172	07/09/2018	7600 County Line Rd	South Water Signs	934 N. Church Rd. Elmhurst IL 60126	Sign
JPTR-18-189	07/12/2018	6101 County Line Rd	Bartlett Tree	751 N. Bolingbrook Dr Bolingbrook IL 60440	Tree Removal
JRAD-18-167	07/02/2018	8531 Walredon Ave	RG Construction, LLC	327 S. Westlawn Ave Aurora IL 60506	Residential Addition
JRAL-18-174	07/05/2018	163 Foxborough Pl	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-18-188	07/17/2018	101 Waterside Pl	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRDB-18-179	07/09/2018	8001 Drew Ave	Chicago Title Trust	PO Box 251 Western Springs IL 60558	Residential Detached Building
JRDB-18-181	07/12/2018	8385 Waterview Ct.	Stonecrest, Ltd.	375 W 83rd St. Burr Ridge IL 60527	Residential Detached Building
JRDB-18-195	07/26/2018	7200 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential Detached Building
JRDB-18-204	07/31/2018	250 Lakewood Cir	Ile Stojcevski	250 Lakewood Cir Burr Ridge IL 60527	Residential Detached Building
JRES-18-192	07/23/2018	7605 Ridgewood Ln	Lamantia Design & Constructi	20 Ogden	Residential Miscellaneous
JRES-18-196	07/26/2018	15W 591 83RD ST	Prairie Path Pavers	500 E. Cossitt Avenue LaGrange IL 60525	Residential Miscellaneous
JRPE-18-190	07/20/2018	125 Carriage Way Dr.	ABS Electric, Inc.	6328 Fairmount Downers Grove IL 60517	Res Electrical Permit
JRSF-18-168	07/03/2018	7355 Lakeside Circle	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-18-170	07/05/2018	7229 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-18-171	07/06/2018	7231 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family



08/24/2018

## Permits Applied For July 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRSF-18-173	07/09/2018	8250 County Line Rd	Riordan Signatures Homes		Residential New Single Family
JRSF-18-180	07/11/2018	6379 County Line Rd	Meridian REM, LLC	434 Woodland Pk Ct Hinsdale IL 60521	Residential New Single Family
JRSF-18-185	07/16/2018	6500 Elm St	Stillwater Architecture		Residential New Single Family
JRSF-18-186	07/17/2018	7295 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-18-203	07/30/2018	9161 Garfield Av	Moncy Chacko	6721 N. LeMai Ave. Lincolnwood IL 60712	Residential New Single Family
<b>TOTAL:</b>	<b>39</b>				

08/24/2018

## Permits Issued July 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-18-114	07/19/2018	412 Rockwell Ct	Sequoia General Contracting C	1585 Beverly Ct. Aurora IL 60502	Com Alteration	\$1,728,548 20,928
JDEK-18-147	07/10/2018	147 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck	
JELV-18-117	07/02/2018	15W 181 87th St.	DME Elevators & Lifts	1992 University Ln Lisle IL 60532	Elevator	
JELV-18-150	07/05/2018	8094 Garfield Ave 4-	Slip Proof Safety	320 Forest Av. Willow Springs IL 60480	Elevator	
JGEN-18-148	07/05/2018	12 PineTree Ln	Triple J Renovation LLC	9S612 Clarendon Hills Rd Willowbrook IL 60527	Generator	
JODK-18-126	07/13/2018	8417 Arrowhead Farm Dr	Grant & Power Landscaping In	700 E. Roosevelt Rd. West Chicago IL 60185	Outdoor Kitchen	
JPAT-18-142	07/10/2018	4 Hillcrest Ct	DDT Home Transformations	24121 W. Theodore St Plainfield IL 60586	Patio	
JPAT-18-154	07/13/2018	806 Kenmare Dr	Benito's Landcaping	P.O. Box 453 Westmont IL 60559	Patio	
JPAT-18-166	07/26/2018	11554 Ridgewood Ln	J & H Landscaping	289 Dogwood St Bolingbrook IL 60490	Patio	
JPF-18-162	07/26/2018	6549 Manor Dr	Maggie & Siju Chacko	6549 Manor Dr Burr Ridge IL 60527	Fence Permit	
JPF-18-176	07/25/2018	3 Morgan Ct	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit	
JPR-18-000	07/24/2018	16W 301 91st St	Comcast	5N301 Medinah Rd. Addison IL 60101	Right-of-Way	
JPR-18-131	07/12/2018	74 Deer Path Trail	O'Hanlon Concrete	8058 Duane Dr Frankfort IL 60423	Right-of-Way	
JPR-18-145	07/09/2018	7810 Circle Dr	Robert R. Andreas & Sons, Inc.	3701 S 61st Av. Cicero IL 60804-	Right-of-Way	
JPR-18-152	07/18/2018	7220 Park Ave	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way	
JPR-18-156	07/09/2018	11250 W 79Th St	ABC Contractors, Inc.	1116 Center St Joliet IL 60435	Right-of-Way	



08/24/2018

## Permits Issued July 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPR-18-163	07/02/2018	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	
JPR-18-164	07/30/2018	Ashton Dr.	Organic Sediment Removal	N9397 7th Ave S Necedah WI 54646	Right-of-Way	
JPR-18-169	07/23/2018	28 Hidden Lake Dr	Community Asphalt Paving	5224 Walnut Av. Downers Grove IL 60515	Right-of-Way	
JPR-18-199	07/20/2018	ROWs DuPage Locations	ComEd Engineering Dept.	1910 S. Briggs St. Joliet IL 60433	Right-of-Way	
JPR-18-200	07/20/2018	Lakeside Cir	Nicor Gas	90 N. Finley Rd. Glen Ellyn IL 60137	Right-of-Way	
JPR-18-201	07/20/2018	Highland Fields Phase 3	Nicor Gas	90 N. Finley Rd. Glen Ellyn IL 60137	Right-of-Way	
JPS-18-159	07/18/2018	308 Burr Ridge Pkwy	Infinity Signs	5350 East Ave. Countryside IL 60525	Sign	
JPS-18-172	07/27/2018	7600 County Line Rd	South Water Signs	934 N. Church Rd. Elmhurst IL 60126	Sign	
JPTR-18-189	07/26/2018	6101 County Line Rd	Bartlett Tree	751 N. Bolingbrook Dr Bolingbrook IL 60440	Tree Removal	
JRAD-18-132	07/25/2018	7240 Hamilton Ave	Village Carpentry	1065 Zygmunt Cir. Westmont IL 60559	Residential Addition \$46,950 507	
JRAL-18-112	07/03/2018	9020 Enclave Dr	Bart Industries, Inc.	536 Ridgemoor Dr Willowbrook IL 60527	Residential Alteration \$22,950 306	
JRAL-18-121	07/18/2018	8661 Dolfor Cove	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration \$18,000 240	
JRAL-18-128	07/10/2018	1205 Kenmare Dr	Tate Enterprises, Inc	113 Iroquois Dr Clarendon Hills IL 60514	Residential Alteration \$49,500 660	
JRAL-18-165	07/26/2018	105 Oak Ridge Dr.	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$35,025 467	
JRAL-18-174	07/26/2018	163 Foxborough Pl	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$18,000 240	
JRDB-18-157	07/16/2018	11315 W 72nd St	Roman Melmyk	11315 72nd St Burr Ridge IL 60527	Residential Detached Building	



08/24/2018

## Permits Issued July 2018



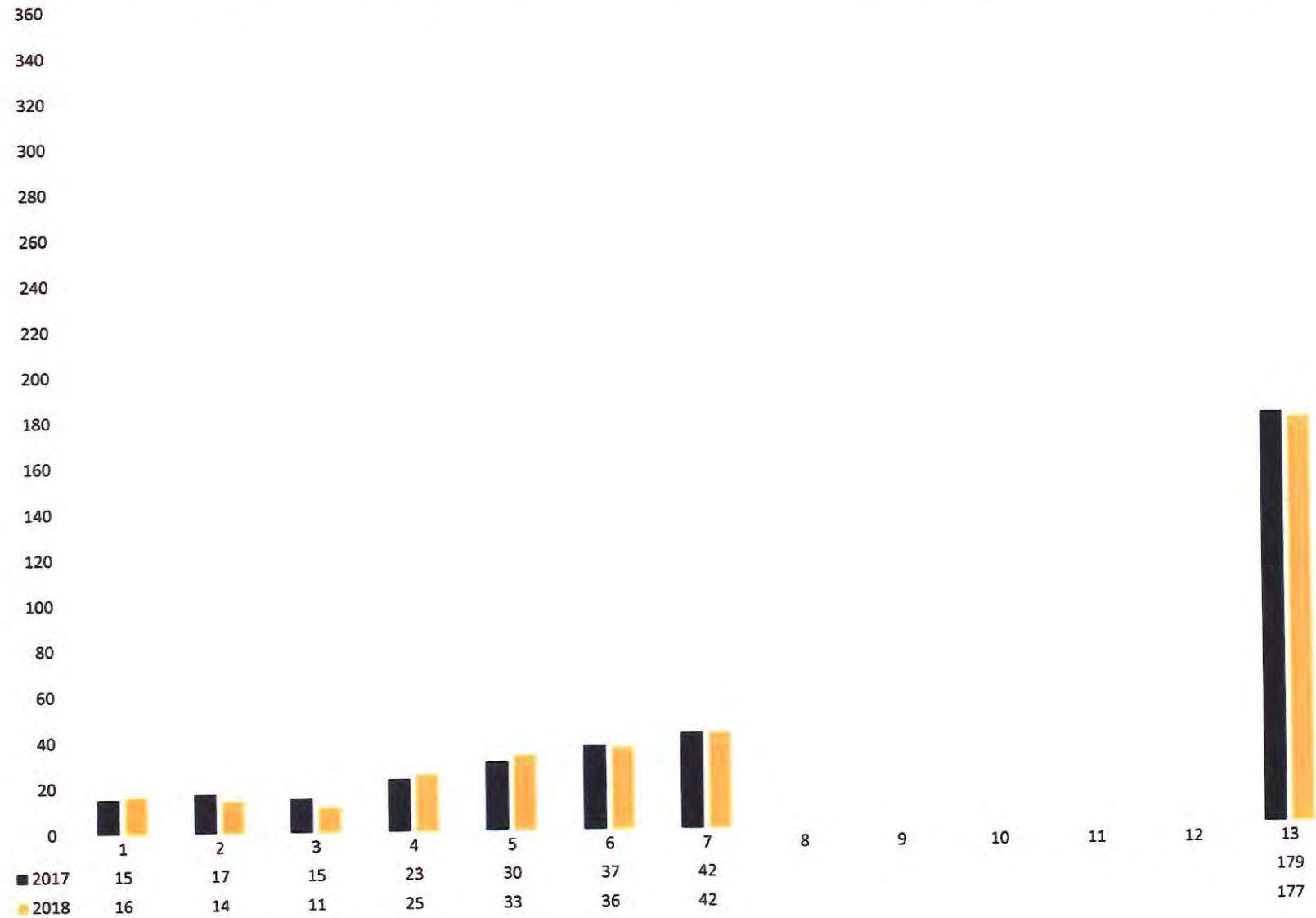
Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRES-18-149	07/19/2018	8467 Dolfor Cove	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Miscellaneous	
JRES-18-158	07/13/2018	7515 Hamilton Ave	Bud's Concrete Inc.	10537 Royal Porthcrawl Dr Naperville IL 60564	Residential Miscellaneous	
JRPF-18-083	07/11/2018	8385 Waterview Ct.	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Pool and Fence	
JRSF-18-035	07/13/2018	6587 Shady Ln	Provencal Construction Co.	50 Burr Ridge Pkwy. Burr Ridge IL 60527	Residential New Single Family \$1,200,000      8,000	
JRSF-18-044	07/05/2018	9476 Fallingwater Dr E	Dr. Madison & Jackie Sample	9624 S. Cicero Ave. #108 Oak Lawn IL 60453	Residential New Single Family \$954,300      6,362	
JRSF-18-057	08/06/2018	16W 370 93rd Pl	JD Builders	6501 W. 81st St Burbank IL 60459	Residential New Single Family \$409,950      2,733	
JRSF-18-099	07/25/2018	285 Forest Edge Ct	Charleston Building & Develo	PO Box 206 Naperville IL 60566	Residential New Single Family \$914,400      6,096	
JRSF-18-168	07/26/2018	7355 Lakeside Circle	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$738,900      4,926	
JRSF-18-170	07/26/2018	7229 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$305,850      2,039	
JRSF-18-171	07/26/2018	7231 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$349,950      2,333	
<b>TOTAL:</b>	<b>42</b>					

# CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2018

(Does not include miscellaneous Permits)

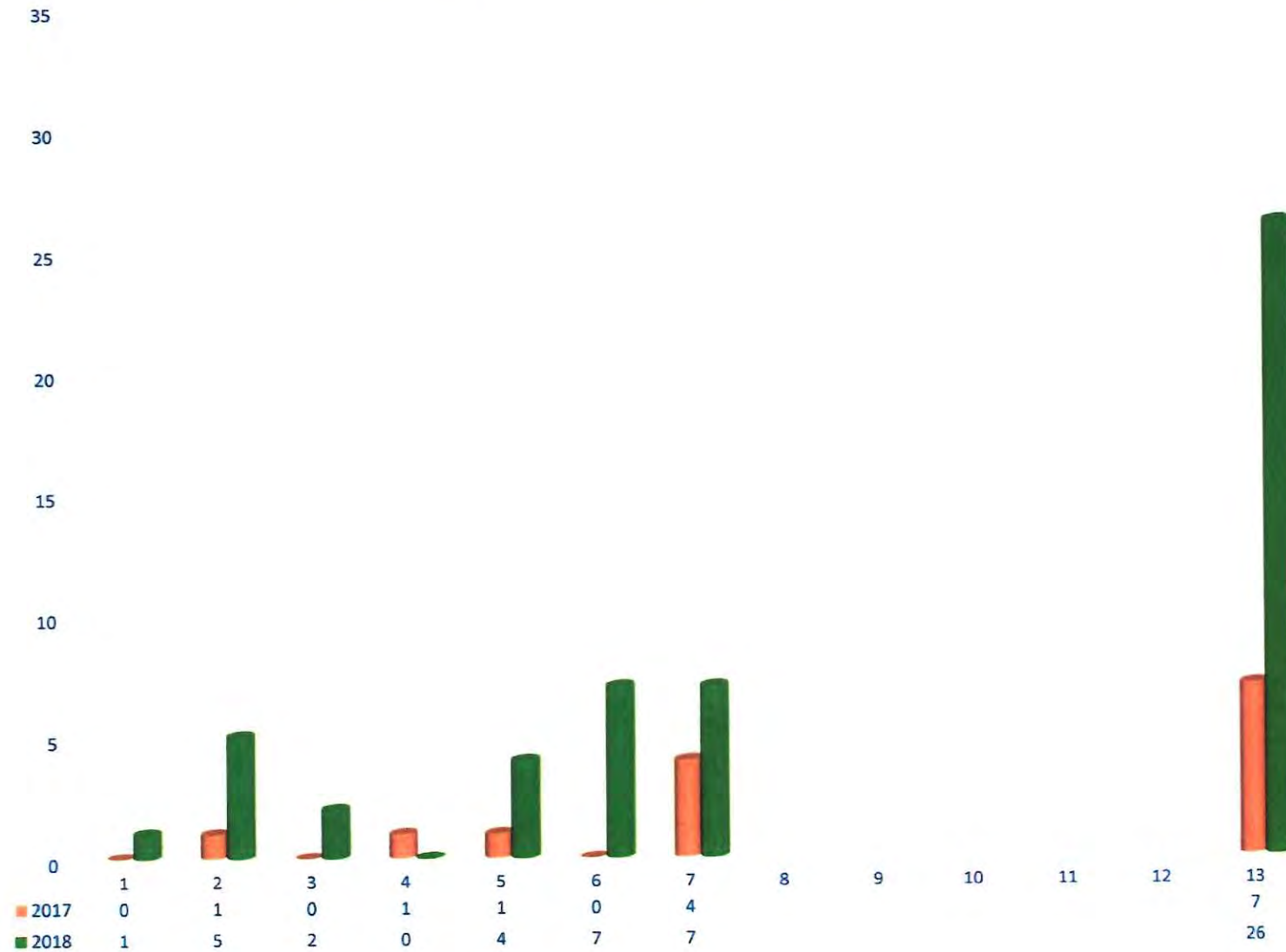
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$1,541,700	\$44,100			\$1,585,800
	[1]	[1]			
FEBRUARY	\$2,548,500	\$326,250			\$2,874,750
	[5]	[3]			
MARCH	\$1,471,350	\$225,825			\$1,697,175
	[2]	[2]			
APRIL		\$661,275			\$661,275
		[6]			
MAY	\$1,480,800	\$305,100		\$662,204	\$2,448,104
	[4]	[6]		[2]	
JUNE	\$3,012,450	\$69,225		\$1,746,719	\$4,828,394
	[7]	[1]		[2]	
JULY	\$4,873,350	\$190,425		\$1,728,548	\$6,792,323
	[7]	[6]		[1]	
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2017 TOTAL	\$14,928,150	\$1,822,200	\$0	\$4,137,471	\$20,887,821
	[26]	[25]		[5]	

## Village of Burr Ridge Building Permits Issued 2017 Compared to 2018



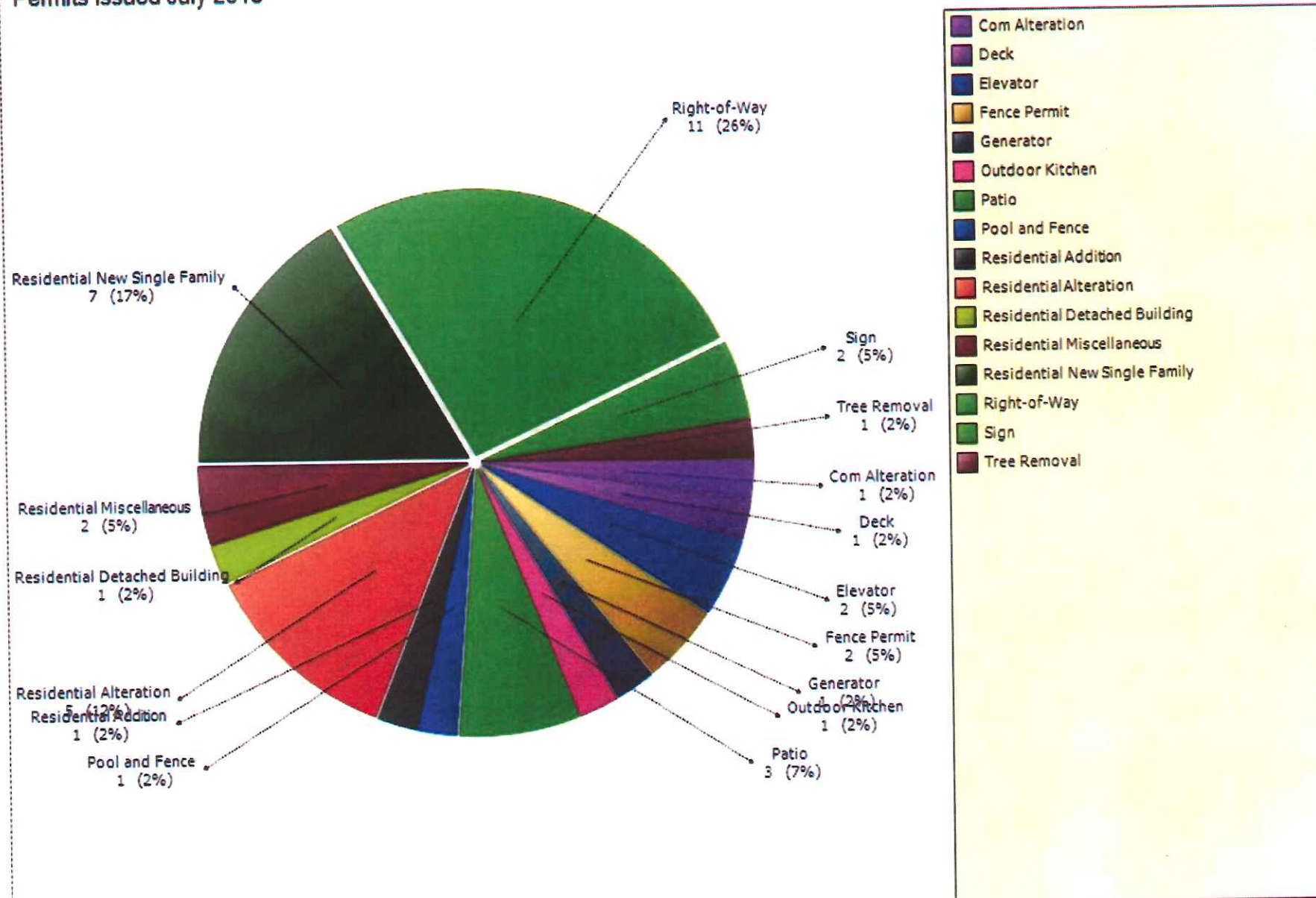


## Village of Burr Ridge New Housing Permits 2017 Compared to 2018



## Breakdown of Permits by Project Type

## Permits Issued July 2018



09/12/2018

## Permits Applied For August 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-18-221	08/16/2018	15W 455 79th St.	St. Mark Coptic Orthodox Chu	15W455 79th St Burr Ridge IL 60527	Com Alteration
JCMSC-18-231	08/30/2018	880 Villlage Center Dr.	Clarion Construction, Inc	1000 Oak Creek Dr Lombard IL 60148	Commercial Miscellaneous
JPAT-18-213	08/07/2018	7975 Savoy Club Ct.	Joe LaPorte		Patio
JPCT-18-224	08/27/2018	6900 Veterans Blvd.	SAC Wireless	635 E. Remington Rd., Ste. A Schaumburg IL 60173	Cell Tower
JPR-18-206	08/01/2018	8081 Woodside Ln	AL Masonry Inc.	1290 Durham Ln. Lemont IL 60439	Right-of-Way
JPR-18-207	08/01/2018	15W 218 87th St	D. Oxley Construction, Inc.	737 MacGregor Rd. Lockport IL 60441	Right-of-Way
JPR-18-209	08/01/2018	16 Ridge Farm Rd	Hinsdale Nurseries	7200 S. Madison St Hinsdale IL 60521	Right-of-Way
JPR-18-214	08/08/2018	7830 Circle Dr	Murphy Paving & Sealcoating,	16W235 83rd St. Burr Ridge IL 60527	Right-of-Way
JPR-18-217	08/10/2018	11555 Burr Oak Ln	Irish Castle Paving	9723 S. Kingsbury Ct Palos Hills IL 60465	Right-of-Way
JPR-18-219	08/13/2018	108 Oak Ridge Dr	Ubee's Brick Paving & Concret	2135 Newcastle Westchester IL 60154	Right-of-Way
JPR-18-220	08/14/2018	157 Carriage Way Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JPR-18-223	08/17/2018	15W 661 82ND ST	Finishing Touch Cement & Ma	2604 Sunnyside Ave Westchester IL 60154	Right-of-Way
JPR-18-230	08/29/2018	11440 W 79th St	Bogdan Pawlikowski	11440 79th St Burr Ridge IL 60527	Right-of-Way
JPS-18-208	08/01/2018	999 McClintock Dr	Signarama	946 N. Nelnor Blvd West Chicago IL 60185	Sign
JPS-18-210	08/01/2018	7600 Grant St	CNC Graphics	501 Frontier Way Bensenville IL 60106	Sign
JRAD-18-211	08/02/2018	8585 Timber Ridge Dr	Wtap, Inc.	520 N. Batavia Ave. Batavia IL 60510	Residential Addition
JRAD-18-212	08/03/2018	8005 Hamilton AVE	Monument Homes, Inc.	3816 Horizon Ct. Naperville IL 60564	Residential Addition



09/12/2018

## Permits Applied For August 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAD-18-228	08/27/2018	9041 Royal Dr	Property Logistics	10003 S. Roberts Rd Palos Hills IL 60465	Residential Addition
JRAD-18-229	08/28/2018	6843 Fieldstone Dr	Stonecrest, Ltd.	375 W 83rd St. Burr Ridge IL 60527	Residential Addition
JRAL-18-215	08/09/2018	8109 Garfield Ave	Stefan Construction, Inc.	3803 N. Olcott Ave. Chicago IL 60634	Residential Alteration
JRAL-18-218	08/13/2018	16W 253 93RD PL	Lemont Kitchen & Bath	106 Stephen St Lemont IL 60439	Residential Alteration
JRAL-18-222	08/16/2018	11240 72nd St	Prairie Home Remodelers	95 Trade St Aurora IL 60504	Residential Alteration
JRES-18-225	08/08/2018	15W 218 87th St	Don Slivensky	15W218 87th St Burr Ridge IL 60527	Residential Miscellaneous
JRES-18-226	08/20/2018	8500 Heather Dr	Gilkey Window Co.	10160 Virginia Ave Chicago Ridge IL 60415	Residential Miscellaneous
JRPF-18-216	08/09/2018	6330 County Line Rd	Platinum Poolcare Aquatech, L	300 Industrial Ln. Wheeling IL 60090	Pool and Fence
<b>TOTAL:</b>	<b>25</b>				

09/12/2018

## Permits Issued August 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	
					Value & Sq Ftg	
JCA-18-182	08/21/2018	775 Village Center Dr.	Clarion Construction, Inc	1000 Oak Creek Dr Lombard IL 60148	Com Alteration	
					\$154,650	2,062
JCA-18-197	08/16/2018	281 Shore Dr	Colina, Inc.	3575 W. Kemper Rd. Cincinnati OH 45251	Com Alteration	
					\$1,108,412	25,245
JELV-18-183	08/02/2018	800 Burr Ridge Pkwy	Schindler Elevator	853 N Church Ct. Elmhurst IL 60126	Elevator	
JPAT-18-213	08/31/2018	7975 Savoy Club Ct.	Joe LaPorte		Patio	
JPF-18-187	08/10/2018	8115 Park Ave	Northwest Cedar Products	15537 S. Weber Road Lockport IL 60441	Fence Permit	
JPF-18-193	08/13/2018	7330 Hamilton Ave	Homeowner		Fence Permit	
				Burr Ridge IL 60527		
JPR-18-155	08/20/2018	266 Lakewood Cir	Irish Castle Paving	9723 S. Kingsbury Ct Palos Hills IL 60465	Right-of-Way	
JPR-18-177	08/28/2018	11400 Burr Oak Ln	Hammer Prospect Developmen		Right-of-Way	
JPR-18-184	08/03/2018	7621 Ridgewood Ln	De La Torre Concrete Inc.	751 Roppolo Dr Elk Grove Village IL 60007	Right-of-Way	
JPR-18-194	08/27/2018	7803 Drew Ave	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	Right-of-Way	
JPR-18-198	08/07/2018	6029 Woodcreek Dr	The Beauty of Concrete, Inc.	9 Elm St Darien IL 60561	Right-of-Way	
JPR-18-206	08/14/2018	8081 Woodside Ln	AL Masonry Inc.	1290 Durham Ln. Lemont IL 60439	Right-of-Way	
JPR-18-207	08/28/2018	15W 218 87th St	D. Oxley Construction, Inc.	737 MacGregor Rd. Lockport IL 60441	Right-of-Way	
JPR-18-209	08/20/2018	16 Ridge Farm Rd	Hinsdale Nurseries	7200 S. Madison St Hinsdale IL 60521	Right-of-Way	
JPR-18-214	08/27/2018	7830 Circle Dr	Murphy Paving & Sealcoating,	16W235 83rd St. Burr Ridge IL 60527	Right-of-Way	
JPR-18-217	08/23/2018	11555 Burr Oak Ln	Irish Castle Paving	9723 S. Kingsbury Ct Palos Hills IL 60465	Right-of-Way	

09/12/2018

## Permits Issued August 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPR-18-220	08/23/2018	157 Carriage Way Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way	
JPR-18-227	08/29/2018	ROWs DuPage Locations	ComEd Engineering Dept.	1910 S. Briggs St. Joliet IL 60433	Right-of-Way	
JRAD-18-167	08/30/2018	8531 Walredon Ave	RG Construction, LLC	327 S. Westlawn Ave Aurora IL 60506	Residential Addition \$55,200	368
JRAL-18-122	08/02/2018	6 Hanover Ct	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration \$24,000	320
JRAL-18-188	08/01/2018	101 Waterside Pl	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alteration \$6,825	91
JRAL-18-218	08/31/2018	16W 253 93RD PL	Lemont Kitchen & Bath	106 Stephen St Lemont IL 60439	Residential Alteration \$33,075	441
JRDB-18-181	08/02/2018	8385 Waterview Ct.	Stonecrest, Ltd.	375 W 83rd St. Burr Ridge IL 60527	Residential Detached Building	
JRDB-18-195	08/02/2018	7200 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential Detached Building	
JRES-18-192	08/21/2018	7605 Ridgewood Ln	Lamantia Design & Constructi	20 E. Ogden Av Hinsdale IL 60521	Residential Miscellaneous	
JRES-18-196	08/20/2018	15W 591 83RD ST	Prairie Path Pavers	500 E. Cossitt Avenue LaGrange IL 60525	Residential Miscellaneous	
JRPE-18-190	08/15/2018	125 Carriage Way Dr.	ABS Electric, Inc.	6328 Fairmount Downers Grove IL 60517	Res Electrical Permit	
JRSF-18-057	08/06/2018	16W 370 93rd Pl	JD Builders	6501 W. 81st St Burbank IL 60459	Residential New Single Family \$409,950	2,733
JRSF-18-058	08/06/2018	16W 380 93rd Pl	JD Builders	6501 W. 81st St Burbank IL 60459	Residential New Single Family \$349,050	227
JRSF-18-101	08/06/2018	15W 260 PLAINFIELD RD	Oakley Home Builders	5216 Main St Downers Grove IL 60515	Residential New Single Family \$564,750	3,765
JRSF-18-102	08/02/2018	6415 Shady Lane	All Around Real Estate, Inc.	4824 W. Lake St Chicago IL 60644	Residential New Single Family \$1,219,350	8,129
JRSF-18-129	08/22/2018	6503 Hillcrest Dr.	Provencal Construction Co.	50 Burr Ridge Pkwy. Burr Ridge IL 60527	Residential New Single Family \$862,800	5,752



09/12/2018

## Permits Issued August 2018



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRSF-18-144	08/16/2018	367 Old Oak Ct	Elite Homes	15W671 74th St. Burr Ridge IL 60527	Residential New Single Family \$1,039,200	6,928
JRSF-18-186	08/06/2018	7295 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$477,750	3,185
<b>TOTAL:</b>	<b>34</b>					

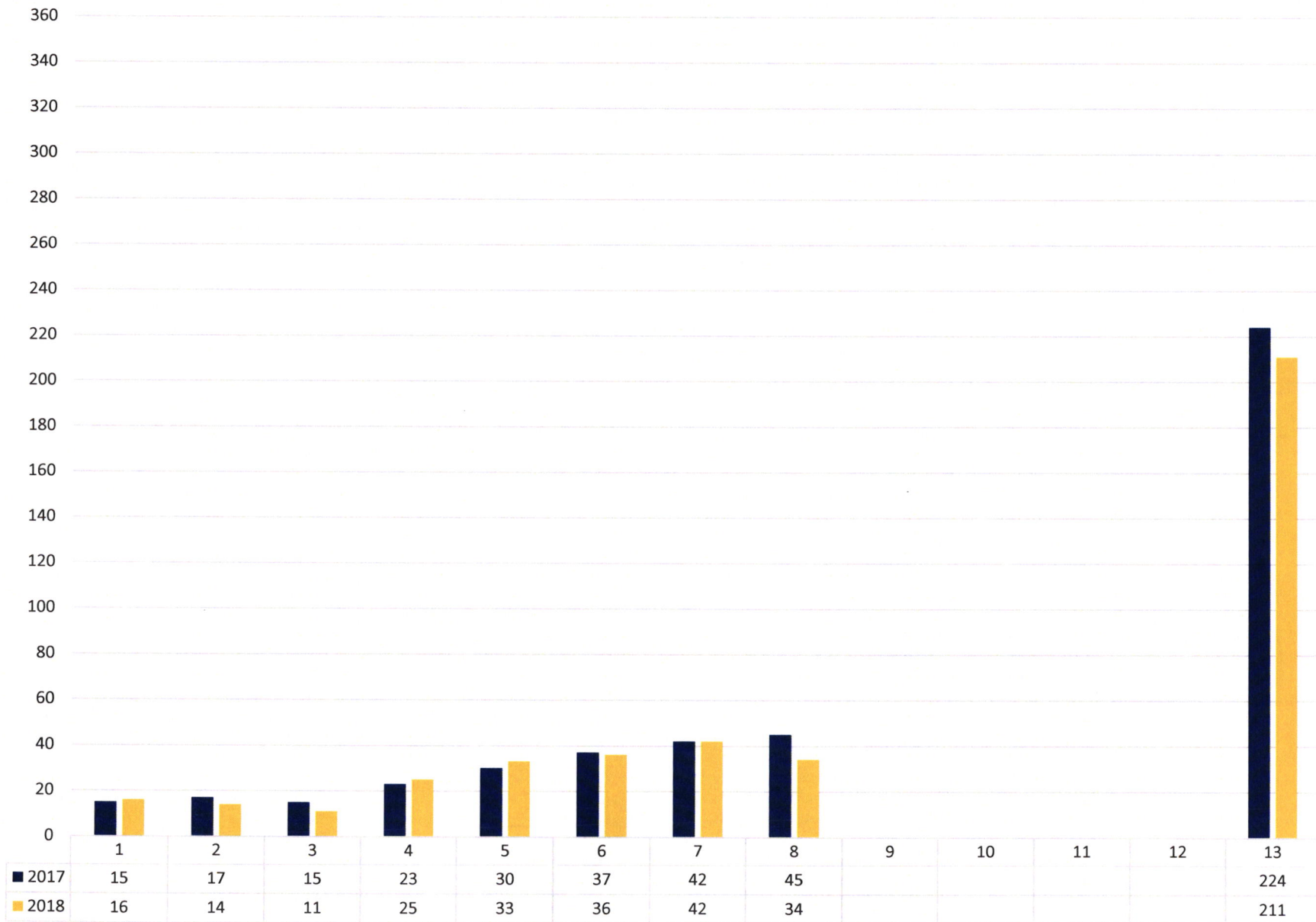
09/12/18

## Occupancy Certificates Issued August 2018



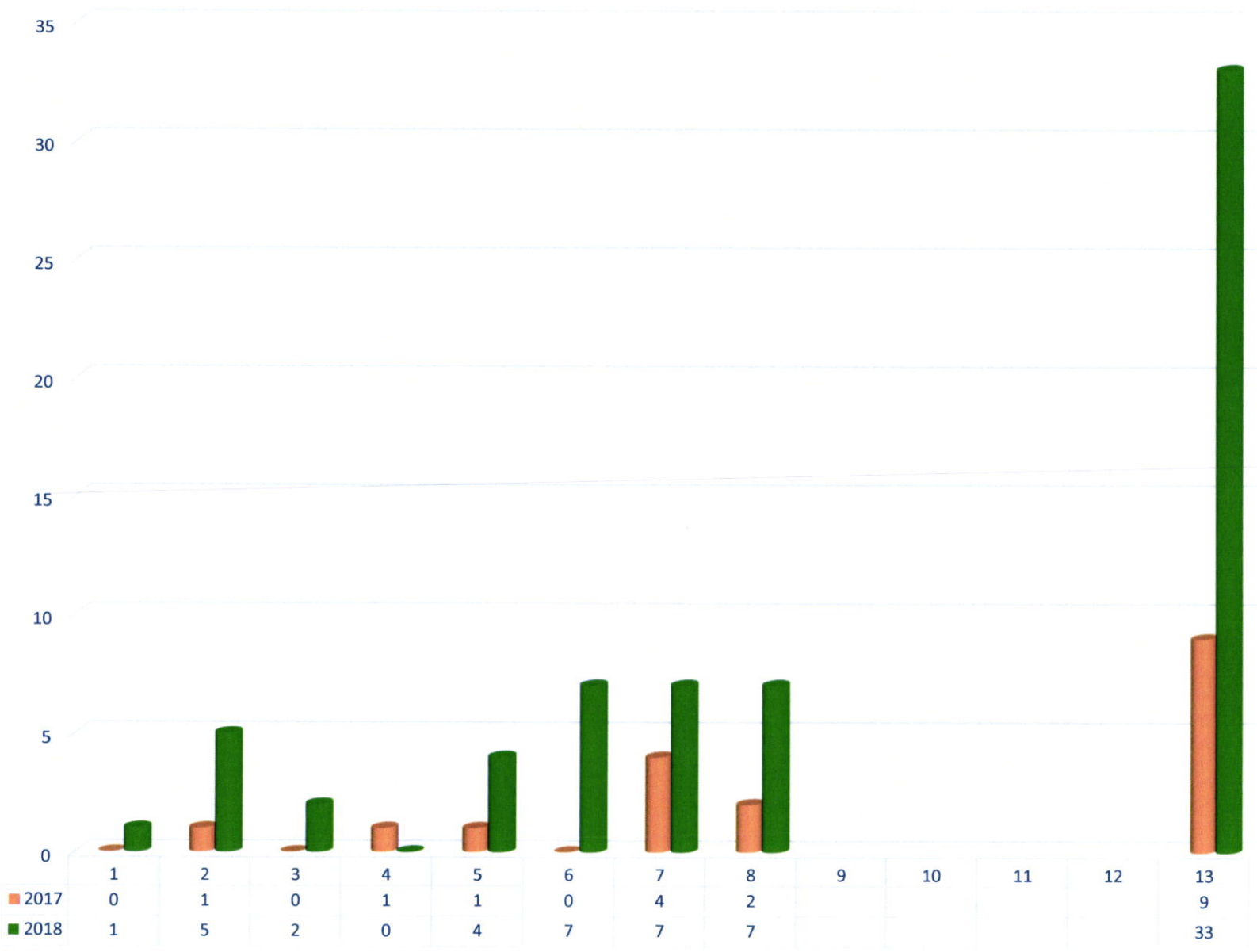
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF18022	08/24/18	Premier Physical Therapy	570 Village Center Dr.

## Village of Burr Ridge Building Permits Issued 2017 Compared to 2018





Village of Burr Ridge New Housing Permits 2017 Compared to 2018



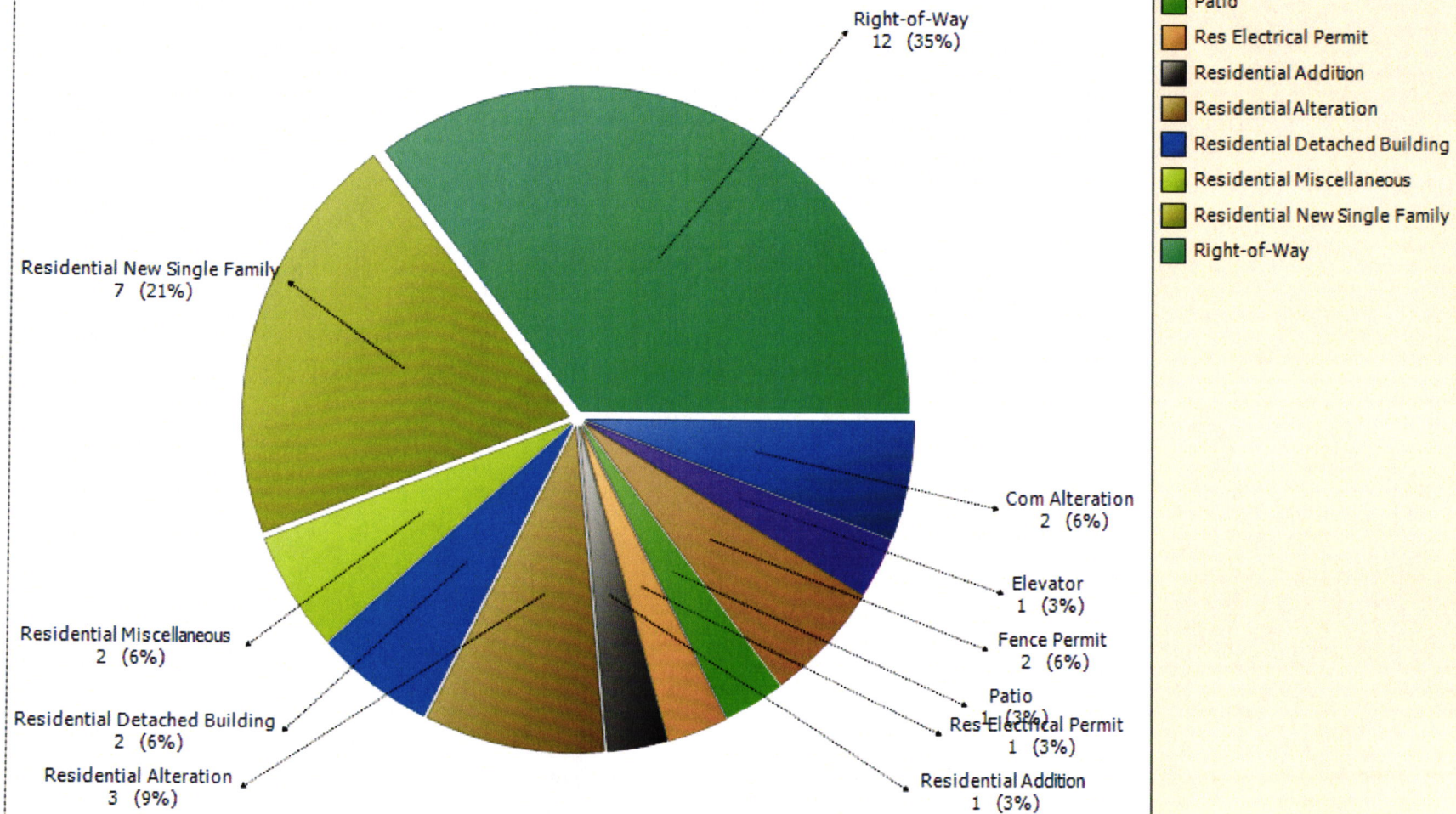
# CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2018

(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	\$2,548,500	\$326,250			\$2,874,750
	[5]	[3]			
MARCH	\$1,471,350	\$225,825			\$1,697,175
	[2]	[2]			
APRIL		\$661,275			\$661,275
		[6]			
MAY	\$1,480,800	\$305,100		\$662,204	\$2,448,104
	[4]	[6]		[2]	
JUNE	\$3,012,450	\$69,225		\$1,746,719	\$4,828,394
	[7]	[1]		[2]	
JULY	\$4,873,350	\$190,425		\$1,728,548	\$6,792,323
	[7]	[6]		[1]	
AUGUST	\$4,922,850	\$119,100		\$1,263,062	\$6,305,012
	[7]	[4]		[2]	
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
<b>2017 TOTAL</b>	<b>\$19,851,000</b>	<b>\$1,941,300</b>	<b>\$0</b>	<b>\$5,400,533</b>	<b>\$27,192,833</b>
	[33]	[29]		[7]	

## Breakdown of Permits by Project Type

## Permits Issued August 2018







## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

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

**DATE:** September 11, 2018

**RE:** Board Report for September 17, 2018 Plan Commission Meeting

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At its August 24, 2018 and September 10, 2018 meetings the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-18-2018: 8400 Oak Knoll (Marshah);** The Board of Trustees approved Ordinances re-zoning upon annexation to the R-2A Residential District and to annex the property into the Village.

**PC-09-2018: 8600 County Line Road (Camarena);** The Board of Trustees approved the request for a private sanitary system with the recommended conditions.

**Z-04-2018: 7950 Drew Avenue (Patera);** The Board of Trustees approved Ordinances for an 8-unit PUD with a variation to permit a PUD on 8.87 acres instead of the required 40 acres.

**Z-19-2018: 324 Burr Ridge Parkway (Grasso);** The Board of Trustees directed staff to prepare Ordinances approving the special use for an expansion of the outdoor dining area, along with approving a parking variation to allow said expansion without the required number of spaces. Initially, the Board had elected to approve the special use while denying the parking variation, but several new conditions were agreed upon by the Village and the petitioner that would require all valet and employee cars to be stored in the PACE lot between 5:30-8:30pm on Thursday, Friday, and Saturday. This is a difference from the previous agreement in that use of the PACE lot is required instead of simply an option for the business. Capri must also provide a second valet employee on said days of the week. This consideration will be considered for final approval on September 24, 2018.



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

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

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

**DATE:** September 11, 2018

**RE:** Activity Report for September 17, 2018 Plan Commission Meeting

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The following developments have occurred related to recent Plan Commission hearings and considerations.

**Preliminary Plat of Subdivision: 15W110 87<sup>th</sup> Street;** Engineering plans are currently under review at the Village, County, and Army Corps of Engineers for the 8-lot subdivision. Staff has attended several County-level meetings and will remain involved throughout their review as the jurisdictional authority of record. Final engineering and plat approval will be brought forward once all parties have approved these plans.

**Z-09-2018: 304 Burr Ridge Parkway (Hennessey);** The Henn House has opened for business and was granted a first-of-its-kind in the Village "bring your own beverage" liquor license.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

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

**DATE:** September 17, 2018

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

At its April 2, 2018 meeting, the Plan Commission considered amendments to the Sign Ordinance. This consideration was delayed until an appropriate time due to the number of considerations on previous Plan Commission agendas.

The Plan Commission had expressed support for additional wall signs at multi-tenant buildings in Office and Manufacturing Districts, but additional information was requested regarding alternative methods for measuring appropriate signage allotments based on relative criteria, such as lot size or gross building area. The following methods are provided for consideration:

- A. One wall sign shall be permitted per tenant on buildings less than 100,000 square feet. Each sign is no larger than the ratio of number of tenants in the building divided by the street frontage of the lot, not to exceed 100 square feet. Each tenant is entitled to no less than 50 square feet of signage while no sign shall exceed 100 square feet, with the total number of wall signs per building not exceeding three.
  - If there are three tenants in a building with 125 feet of street frontage, each tenant is entitled to a wall sign not to exceed 50 square feet.
  - If there are three tenants in a building with 300 feet of street frontage, each tenant is entitled to a wall sign not to exceed 100 square feet.
  - If there are three tenants in a building with 450 feet of street frontage, each tenant is entitled to a wall sign not to exceed 100 square feet on the building.
- B. One wall sign shall be permitted per tenant on buildings less than 100,000 square feet; each sign shall not exceed 0.75% of the gross floor area of the building. Each tenant is entitled to no less than 50 square feet of signage while no sign shall exceed 100 square feet, with the total number of wall signs per building not exceeding three.
  - If there are two tenants in a building of 10,000 square feet, each tenant is entitled to place a 50 square foot wall sign on the building.
  - If there is one tenant in a building of 10,000 square feet, the tenant is entitled to place a 75 square foot wall sign on the building.

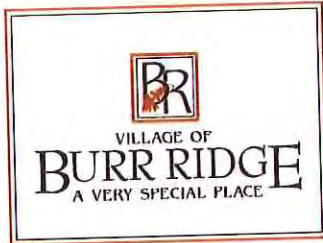


PC-05-2018: Consideration of Amendments to the Sign Ordinance  
September 17, 2018

- If there are three tenants in a building of 50,000 square feet, each tenant is entitled to place a 100 square foot wall sign on the building.
- C. In either previous example, a maximum of three wall signs would be permitted on the building. Variations would be required for any additional quantity or size of signage.
- D. Buildings in excess of 100,000 square feet would continue to receive one square foot of signage for each 1,000 square feet of gross floor area as is presently permitted.
- E. Such amendments would override language permitting one wall sign per street frontage.

It should be noted that measurements based on building size will result in additional information needed to be provided for proper measurement, thus slowing down the permitting process. Staff is able to ascertain the street frontage measurements using data not required to be provided by the permit applicant.

2. Ground and Wall Sign Mixture. There was consensus for allowing one total ground sign in addition to one or more wall signs on buildings less than 100,000 square feet. If items 1 and 2 are both approved, staff recommends that the language be written so that the ground sign remains constant at one per building, while the wall signs are flexible based on tenant count, with the ground sign not to exceed a set size (currently 100 square feet) with the size of wall signs dictated on an approved calculation method. The cap of 100 total square feet for all wall signs would be removed.
3. Larger, Premium Ground Signs. There was consensus that no amendments were desired regarding this consideration.
4. Clarification of Color Restrictions. There was consensus that all colors should be considered part of the three color restriction, including white and black and any background field color.



**S-06-2018: 7600 Grant Street (ProLogis); Requests variations from Chapter 55.07 of the Burr Ridge Municipal Code to permit two additional wall signs and a ground sign, with all signs in excess of the permitted size requirements, as well as conditional sign approvals to permit three signs with more than three colors.**

**HEARING:**  
September 17, 2018

**TO:**  
Plan Commission  
Greg Trzupek, Chairman

**FROM:**  
Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**  
Marni Chierno o/b/o ProLogis

**PETITIONER STATUS:**  
Property Owner

**PROPERTY OWNER:**  
ProLogis

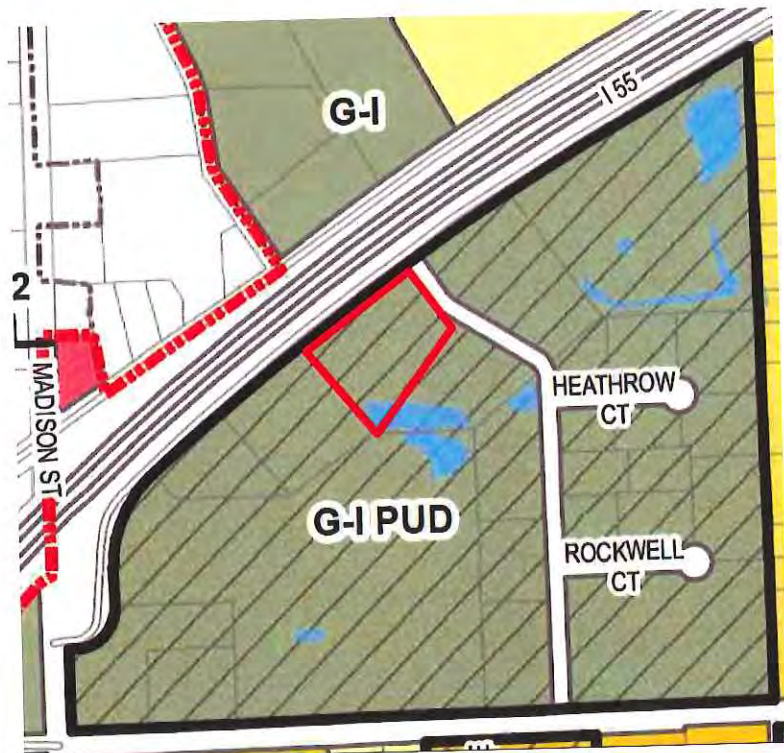
**EXISTING ZONING:**  
G-I General Industrial District

**LAND USE PLAN:**  
Recommends Industrial Uses

**EXISTING LAND USE:**  
Logistics Facility

**SITE AREA:**  
3.83 Acres

**SUBDIVISION:**  
Burr Ridge Industrial Park



The petitioner is Marni Chiero on behalf of ProLogis, owner and operator of a logistics facility at 7600 Grant Street. The petitioner requests variations from Chapter 55.07 of the Burr Ridge Municipal Code to permit two additional wall signs and a ground sign, with all signs in excess of the permitted size requirements, at the subject property. The property is proposed to have four total signs, as one wall sign is already present on the property. The property is located adjacent to Interstate 55 and North Frontage Road, and thus is entitled to signs totaling 100 square feet plus one square foot for each 1,000 square feet above 50,000 square feet in building size. Because the subject property contains a 65,000 square foot building, the total size of all signs on the subject property is entitled to be 115 square feet. Each of the proposed signs also includes more than three colors, which requires conditional approval from the Plan Commission and Board of Trustees but is not considered a variation.

An existing wall sign for a current tenant is 29 square feet in area is currently present. The proposed signs are shown as being 56 square feet for the ground sign, 25 square feet for the address wall sign, and 130 square feet for the larger "ProLogis" wall sign. The total size of all signs on the property is proposed to be 240 square feet.

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

If the Plan Commission chooses to recommend variations for the two additional wall signs and ground signs as well as conditional sign approval to permit three signs with more than three colors, they should be made subject to compliance with the submitted plans.

#### **Appendix**

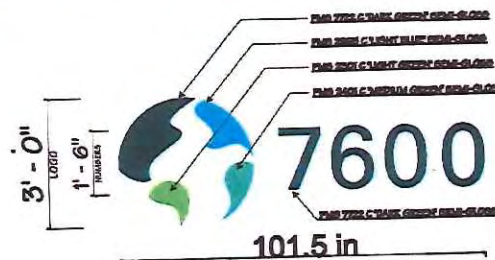
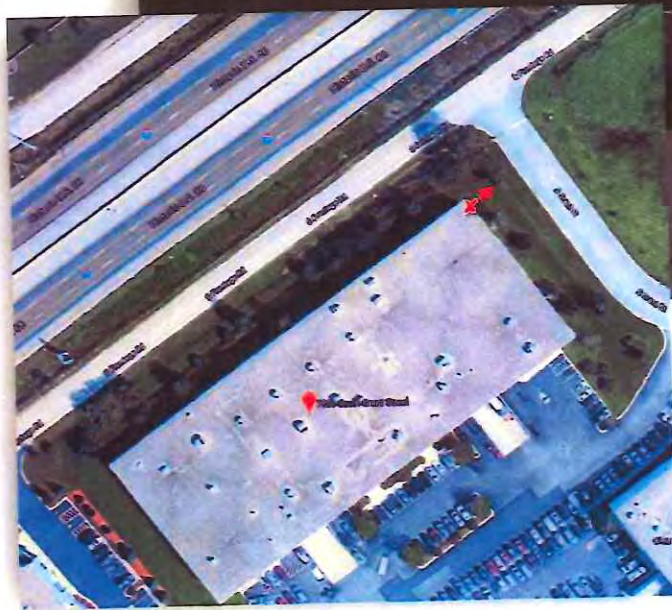
Exhibit A – Sign Elevations and Locations

Exhibit B – Petitioner's Materials



ALP FACING GRANT STREET

EXHIBIT A



**CNC Graphics**  
COMMERCIAL SIGNAGE SPECIALISTS

501 FRONTIER WAY, BENSONVILLE, IL 60106  
MAIN 630.766.6308 FAX 630.766.6348  
EMAIL CNC.SOLUTIONS@CNC.SOLUTION.COM  
WWW.CNC.SOLUTION.COM

CUSTOMER:

 **PROLOGIS**

JOB LOCATION:

7600 Grant St,  
Burr Ridge, IL

PROJECT:

(1) 36x101.5" - ALP-36

DATE:

06.08.2018

FILE ID:

PS051718AM

REVISIONS:

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- 2.
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SCALE:

PRINT OK

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APPROVAL \_\_\_\_\_

DATE \_\_\_\_\_

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word sign numeral  
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PLEASE DIRECT ALL INQUIRIES FOR THIS SU  
CRSUSURVEYS  
EMAIL INFO@CRSUSURVEYS.COM  
PHONE: (330) 777-0802  
24 N HIGH STREET, SUITE 103, AUBURN, OH 44

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1. The first step in the process of identifying a problem is to determine the nature of the problem. This involves a thorough understanding of the situation and the factors that may be contributing to the problem.

2. Once the problem has been identified, the next step is to gather information. This involves collecting data and evidence that can help to clarify the problem and its causes.

3. After gathering information, the next step is to analyze the data. This involves looking for patterns and trends in the data that can help to identify the underlying causes of the problem.

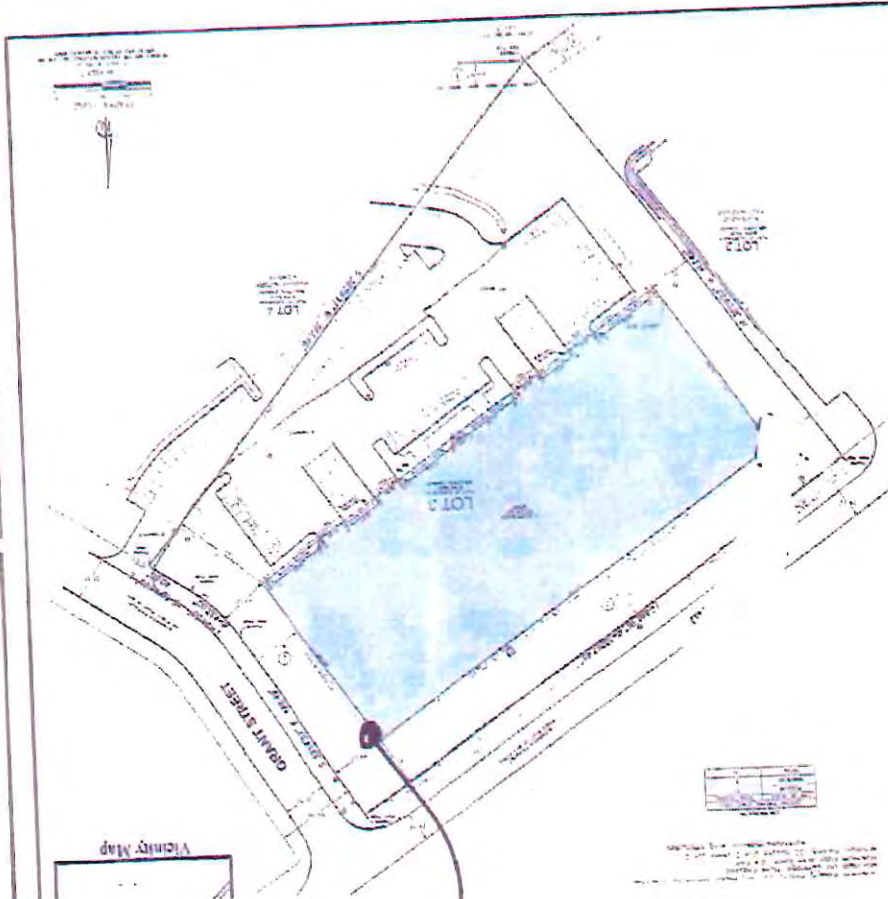
4. Once the causes of the problem have been identified, the next step is to develop a plan of action. This involves determining the steps that need to be taken to address the problem and the resources that will be required.

5. The final step in the process is to implement the plan of action. This involves putting the plan into practice and monitoring the progress of the effort to solve the problem.

### Miscellaneous Notes

[illegible]

**Hotel Corresponding to Schedule is**







MAN REPRESENTS 6'



60 in

311 in



# PROLOGIS

APPROVAL \_\_\_\_\_

DATE \_\_\_\_\_

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## CNC Graphics

COMMERCIAL SIGNAGE SPECIALISTS

501 FRONTIER WAY, BENSEN VILLE, IL 60106  
MAIN 630.766.6308 FAX 630.766.6348  
EMAIL CNC.SOLUTION@CNC.SOLUTION.COM  
WWW.CNC.SOLUTION.COM

CUSTOMER: \_\_\_\_\_



JOB LOCATION: \_\_\_\_\_

7600 S Grant St,  
Burr Ridge, IL

PROJECT: \_\_\_\_\_

(1) 60x311" LED FIL- 60

DATE: \_\_\_\_\_

06.08.2018

FILE ID: \_\_\_\_\_

PS051718AM

REVISIONS: \_\_\_\_\_

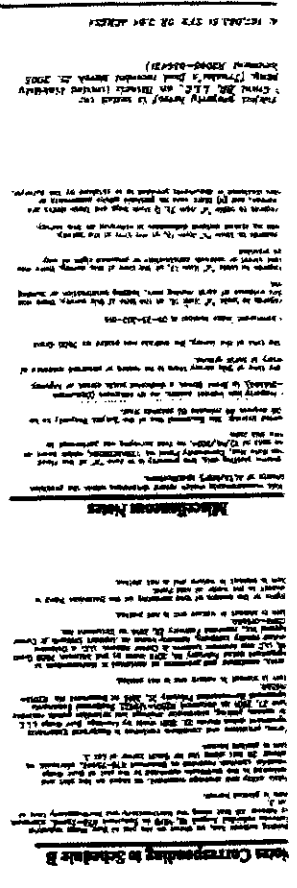
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SCALE \_\_\_\_\_

PRINT OK

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[illegible]

**CNC Graphics**  
COMMERCIAL SIGNAGE SPECIALISTS

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MAIN 630.766.6308 FAX 630.766.6348  
EMAIL CNC.SOLUTION@CNC.SOLUTION.COM  
WWW.CNC.SOLUTION.COM

CUSTOMER:



JOB LOCATION:

7600 S Grant St,  
Burr Ridge, IL

PROJECT:

(1) GHM-60 Dbl face  
Reflective vinyl

DATE

06.08.2018

FILE ID:

PS051718AM

REVISIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

SCALE

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APPROVAL

DATE

SCALE IS ACTUAL SIGN SIZE. NOT A REPRESENTATIVE COPY.  
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## VILLAGE OF BURR RIDGE

**EXHIBIT B**

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

ADDRESS OF PROPERTY: 7600 Grant Street PIN # 09-25-302-016

#### GENERAL INFORMATION

PETITIONER: Marni Chiero o/b/o ProLogis  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS 7600 Grant Street  
PHONE: (630) 768-9106  
EMAIL: mchiero@prologis.com  
PROPERTY OWNER: ProLogis STATUS OF PETITIONER: Property Owner  
OWNER'S ADDRESS: 6250 North River Rd, Suite 1100 Rosemont PHONE: \_\_\_\_\_

#### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 3.83 Acres EXISTING ZONING: G-1  
EXISTING USE/IMPROVEMENTS: Warehouse/Logistics Facility  
SUBDIVISION: Hinsdale Industrial Park

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)

Variations for two wall signs and ground sign along with conditional sign approval to permit signs with more than three colors.

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

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

Petitioner's Signature \_\_\_\_\_

9/4/18

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.

The sign is intended to promote a large warehouse in the Village.

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

Affirm; the signs are necessary for proper locating of the tenants.

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

Correct; all signs will be neutral in design

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

Correct; many warehouses have several wall signs in the Village.

(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.

The sign is intended to promote a large warehouse in the Village.

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

Affirm; the signs are necessary for proper locating of the tenants.

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

Correct; all signs will be neutral in design

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

Correct; many warehouses have several wall signs in the Village.

(Please transcribe or attach additional pages as necessary)



**S-07-2018: 6860 North Frontage Road (Will); Requests a variation from Chapter 55.07 of the Burr Ridge Municipal Code to permit a shared ground sign on the subject property.**

**HEARING:**  
September 17, 2018

**TO:**  
Plan Commission  
Greg Trzupek, Chairman

**FROM:**  
Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**  
Neena Will

**PETITIONER STATUS:**  
Property Owner

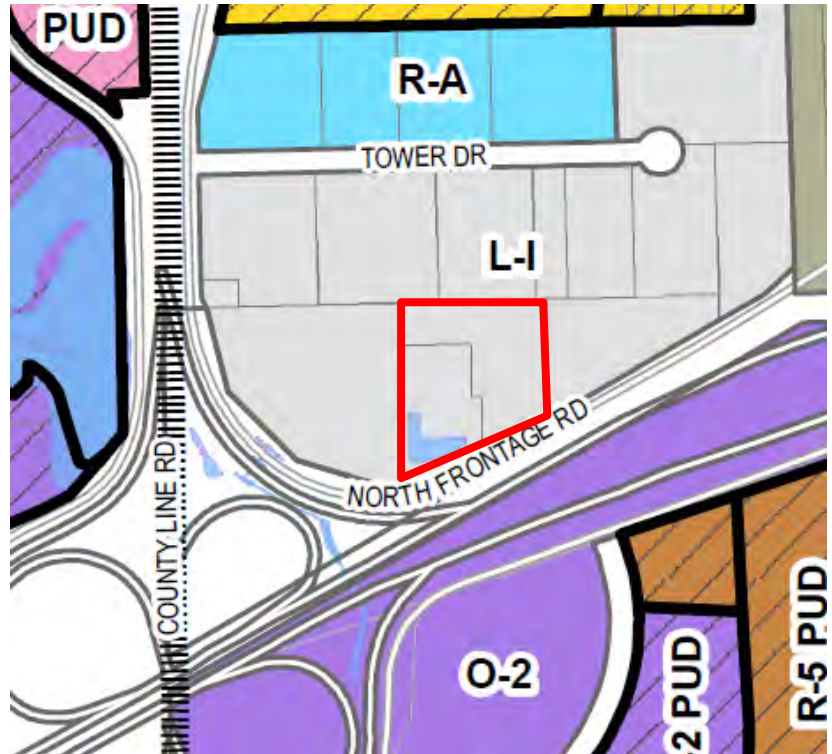
**EXISTING ZONING:**  
L-I Light Industrial District

**LAND USE PLAN:**  
Recommends Industrial Uses

**EXISTING LAND USE:**  
Medical Offices

**SITE AREA:**  
2.8 Acres

**SUBDIVISION:**  
High Ridge





The petitioner is Neena Will, owner of the buildings at 6860 and 6880 North Frontage Road. The petitioner requests a variation to permit a ground sign at a property in a L-I Light Industrial District. The Sign Ordinance permits one wall sign per lot or parcel in Manufacturing Districts, therefore the petitioner must receive a variation to permit such a sign on the subject property. The proposed ground sign would act as a directory for two buildings, both of which are owned by the petitioner and business partners. The ground sign is proposed to be approximately nine feet in height, slightly more than six feet wide, and approximately 18 inches deep. There would be eight total tenant signs if both buildings were fully leased, four for each of the buildings owned by the petitioner and business partners.

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

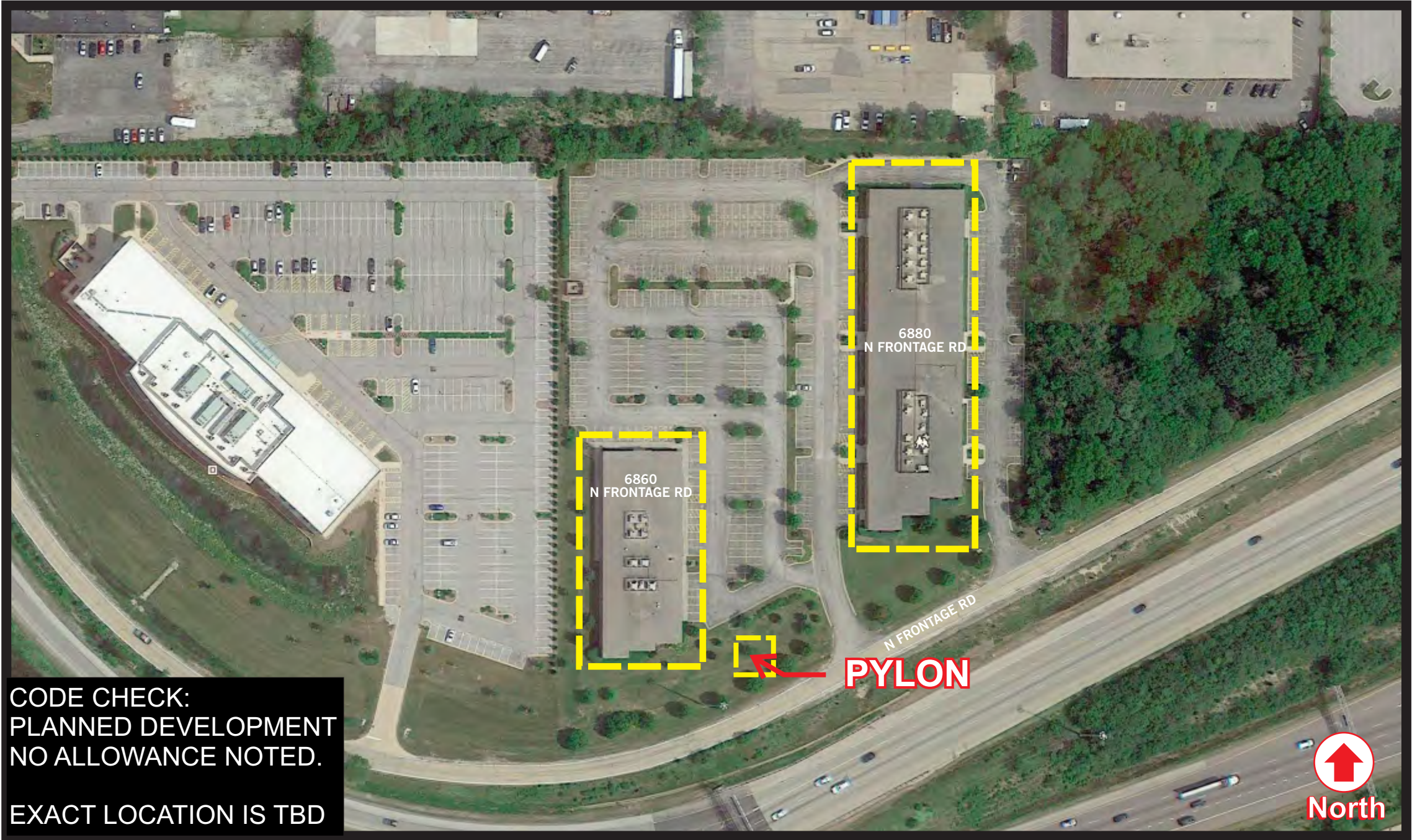
If the Plan Commission chooses to recommend a variation to permit a ground sign at the subject property, it should be made subject to compliance with the submitted plans.

### **Appendix**

Exhibit A – Sign Elevations and Locations

Exhibit B – Petitioner's Materials

EXHIBIT A



CLIENT  
White Lotus Group

LOCATION  
6860 & 6880 Frontage Road  
Burr Ridge, IL

PROJECT NAME  
Name

TRACKER NUMBER  
7026713

DATE  
02.22.18

DRAWN BY  
fk

REVISIONS:  
REV1:  
02.26.18  
03.12.18  
04.04.18

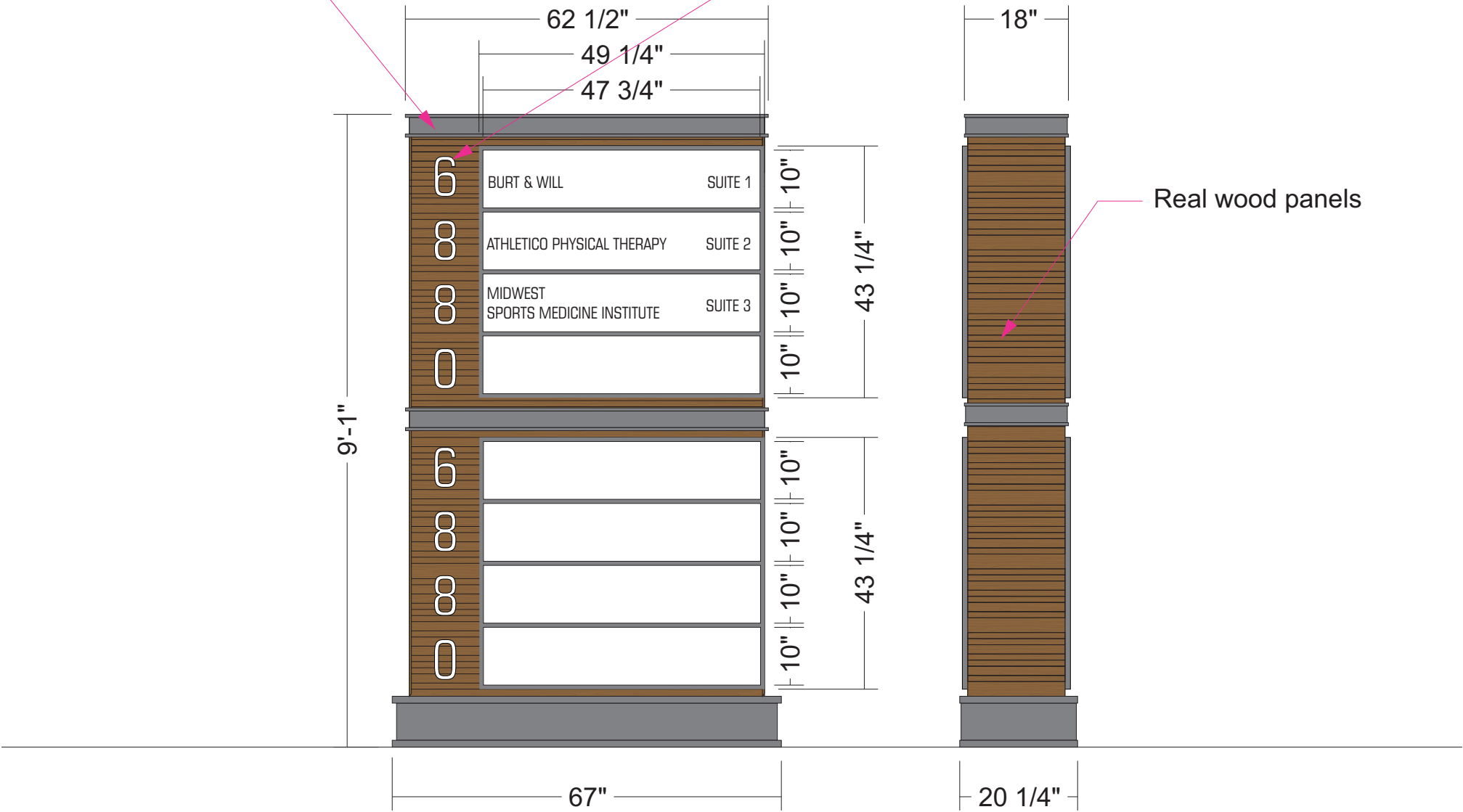
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SOUTH WATER SIGNS, INC.



ALUMINUM  
Cladding

1/2" FCO LETTERS  
(Font: SQUARE721 CN BT)

Real wood panels



**ILLUMINATED PYLON**  
SCALE: 1/2" = 1'-0"

CLIENT  
White Lotus Group

LOCATION  
6860 & 6880 Frontage Road  
Burr Ridge, IL

PROJECT NAME  
Name

TRACKER NUMBER  
7026713

DATE  
02.22.18

DRAWN BY  
fk

REVISIONS:

REV1:  
02.26.18  
03.12.18  
04.04.18

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**VILLAGE OF BURR RIDGE****PETITION FOR PUBLIC HEARING  
PLAN COMMISSION/ZONING BOARD OF APPEALS**

ADDRESS OF PROPERTY: \_\_\_\_\_ PIN # \_\_\_\_\_

**GENERAL INFORMATION**PETITIONER: \_\_\_\_\_  
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ STATUS OF PETITIONER: \_\_\_\_\_

OWNER'S ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**PROPERTY INFORMATION**

PROPERTY ACREAGE/SQ FOOTAGE: \_\_\_\_\_ EXISTING ZONING: \_\_\_\_\_

EXISTING USE/IMPROVEMENTS: \_\_\_\_\_

\_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

**A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED****DESCRIPTION OF REQUEST**PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED  
DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S)  
INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

\_\_\_\_\_ Special Use \_\_\_\_\_ Rezoning \_\_\_\_\_ Text Amendment \_\_\_\_\_ Variation(s)

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

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of my knowledge. I understand the information contained in this petition will be used  
in preparation of a legal notice for public hearing. I acknowledge that I will be held  
responsible for any costs made necessary by an error in this petition.

Petitioner's Signature \_\_\_\_\_

Date Petition is Filed \_\_\_\_\_



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

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

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

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

(Please transcribe or attach additional pages as necessary)