



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

**October 1, 2018  
7:00 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A. September 17, 2018 Plan Commission Regular Meeting

**III. PUBLIC HEARINGS**

- A. **V-05-2018: 15W069 & 15W081 81<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.

**IV. CORRESPONDENCE**

- A. Board Report – September 24, 2018

**V. OTHER CONSIDERATIONS**

- A. **S-08-2018: 6860 North Frontage Road (Will); Sign Variations**
- B. **S-09-2018: 7010 County Line Road (Cadence Preschool); Sign Variation**
- C. **PC-05-2018: Amendments to the Sign Ordinance**

## **VI. FUTURE SCHEDULED MEETINGS**

**October 15, 2018**

**A. 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.

**B. V-07-2018: 7600 Grant Street (Chiero); Variations and Findings of Fact**

Requests variations from Section XI.C to provide for the parking lot reconfiguration without the required landscaping islands and related parking lot design requirements.

**November 19, 2018**

**A. Z-25-2018: 16W020 79<sup>th</sup> Street (Dodevski); Special Use and Findings of Fact**

Requests special use as per Section XII.F.3 of the Zoning Ordinance to permit an illegal non-conforming structure on the subject property.

**B. V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact**

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; continued from September 17, 2018.

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

Requests a variation from Section IV.E of the Burr Ridge Zoning Ordinance to permit a second principal building on a lot of record in a Manufacturing District.

## **VII. ADJOURNMENT**

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**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their October 8, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Farrell is currently scheduled as the Plan Commission representative for the October 8, 2018 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF SEPTEMBER 17, 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:** 5 – Broline, Farrell, Stratis, Petrich, and Trzupek

**ABSENT:** 3 – Irwin, Hoch, and Praxmarer

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

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Petrich to approve the minutes of the August 20, 2018 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, Petrich, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

**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.

**V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: 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.

Sylvia Bart, 5529 South Monroe Drive, Hinsdale, presented the revised petition to the Plan Commission. Ms. Bart said that the size of the buildable area on the lot has created significant challenges in developing the property, and the drainage easement is a hardship which warrants a variation in the rear yard setback.

Commissioner Stratis asked if the property had not been sold due to a function of price. Ms. Bart said that the lot was currently priced below what comparable lots were being sold for in the Village. Commissioner Stratis asked if the cost of installing the bridge across the drainage easement would be lessened if the building pad was deepened. Chris Bart, petitioner, stated that this scenario is unlikely. Commissioner Stratis asked if any plans or offers had been submitted contingent on receiving a variation. Ms. Bart said that no such offer or plan had been made as was described.

Commissioner Farrell said that she felt the drainage easement was an inconvenience, not a true hardship.

Commissioner Broline asked if there was a way to restrict the installation of accessory structures in the rear yard if the variance was granted. Mr. Walter said that he was unsure that such a condition could legally be memorialized, as such structures are legally permitted, and that if it were, the condition would be placed on the land, not the petitioners themselves.

Commissioner Petrich said that he felt that the building pad appeared to be buildable, and that other homes in the area appeared to have similarly-sized building pads, and thus did not feel a variation was appropriate.

Chairman Trzupek asked if fifteen years of a marketed property sitting vacant proved that a variation was warranted. Mr. Walter said that the summary question at hand is whether the drainage easement qualifies as a hardship, and if it was, was the remedy sought by the petitioner appropriate to provide adequate relief from said hardship.

Mr. Walter recommended that the petitioner's request be continued so that research could be done on building pad depths on R-2A lots as well as ascertain additional information. This recommendation was supported by the petitioner and Plan Commission.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to continue the public hearing to November 5, 2018.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Sandra Dodevski, owner of Lyons Truck Sales, a truck sales and service business located at 16W020 79th 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; a solid 4' wood fence and 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. This petition represents an appeal to this code violation.

Sandra Dodevski, 16W020 79<sup>th</sup> Street, said that she and her partners were unaware that the chain link fence was not permitted at the time of purchase in 2015. Mr. Walter said that while the property was reviewed for a special use in 2015, the issue of the chain link fence was never brought up. Mr. Walter said that an earlier special use consideration in 1980 had discussed the possibility of a chain link fence, but no such permission was ever granted.

Chairman Trzupek asked for public comment.

Mark Thoma, 7515 Drew, said that the wooden screening fence put the business in a detrimental position due to thieves being able to hide behind the structure.

Commissioner Petrich said that he supported the petitioner with the exception of the barbed wire on the top of the fence. Ms. Dodevski said that the barbed wire is one of the best security deterrents on the property.

Commissioner Broline said that the barbed wire is visually unattractive, but understood that the property owner did not install it themselves.

Commissioner Farrell asked if Mars had any chain link or barbed wire. Mr. Walter said that Mars likely has legally non-conforming fence on their property.

Commissioner Stratis said that he would support some sort of resolution wherein the petition was rejected but an administrative recommendation to allow the fence to remain for a period of time or until the property was redeveloped.

Chairman Trzupek said he was not in favor of the barbed wire remaining on site but supported the concept of an administrative recommendation to amortize the fence.

At 8:11 p.m. a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Broline, Farrell, Petrich, and Trzupek

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees deny a request by Lyons Truck Sales to amend Section IV.J of the Zoning Ordinance to permit chain link fence as a special use in non-residential districts and deny a request for a special use for a chain link fence as per the amended Section IV.J for a chain link fence on the subject property, with the administrative recommendation that the chain link fence be permitted to remain for a period of ten (10) years, being required to be replaced with a conforming fence after ten (10) years or if the property were significantly redeveloped.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Farrell, Broline, Petrich, and Trzupek

**NAYS:** 0 – None

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

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: 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.

Chairman Trzupek asked if it was common for properties in the area to have little to no side yard setback on the parking lot. Mr. Walter said that sort of development is frequent in the older industrial parks in the Village.

Chairman Trzupek asked for public comment; there was none.

Commissioner Stratis asked why the petitioner was not simply consolidating the lots, as the eastern parcel had very little parking and would almost necessarily require further variations if it were sold separately from the western lot. Mr. Walter said that it was staff's recommendation for the petitioner to request such variations instead of asking for two buildings on one lot. Commissioner Stratis said and while normally he would agree with such a strategy, in this case he would support such a variation as it would promote more orderly development. Commissioner Stratis asked for an opinion on the matter from the Village Attorney.

Commissioner Farrell asked if landscaping would be required for any parking lot landscape islands. Mr. Walter said that landscaping would be required for all islands.

Commissioner Broline asked if other properties in the Village shared parking in a similar manner. Mr. Walter provided several examples where a parking lot traversed a property line. Commissioner Broline asked about shared access if either property was sold. Mr. Pollock said that such a concern was not relevant since the eastern property was nominally unsaleable due to its lack of parking. Mr. Pollock advised that the properties be consolidated to create a more fluid site plan.

Commissioner Stratis asked which side was considered the front and rear of the property. Mr. Pollock explained that on through lots such as the subject property, the side providing access to the property is considered the front.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Stratis to continue the public hearing to October 15, 2018.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

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

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

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 recommended to 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.

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-business 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.

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. Such an amendment would clarify an existing staff practice of calculating the entire rear yard as part of the rear yard coverage calculation on corner lots.

There was consensus that each of the four amendments were desired and were supported for recommendation.

At 9:17pm a **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Stratis to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Broline, Farrell, Petrich, and Trzupek

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees approve text amendments to the Zoning Ordinance in considerations #1, 3, and 4 as described in the staff report.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Farrell, Broline, Petrich, and Trzupek

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees approve text amendments to the Zoning Ordinance in considerations #2 as described in the staff report.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Farrell, Petrich, Broline, and Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 1 - Stratis

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

#### **IV. CORRESPONDENCE**

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

##### **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. Mr. Walter provided examples of each criteria. Mr. Walter also said that there was previously consensus to allow a ground sign to a property, with a permitted size determined based on the width of the street frontage or building size.

The Plan Commission expressed support for the methods proposed, but recommended that a final recommendation be delayed until more members of the Plan Commission were present to provide input on the consideration.

##### **S-06-2018: 7600 Grant Street (ProLogis); Sign Variations and Conditional Sign Approvals**

As directed by Chairman Trzupke, Mr. Walter described this request as follows: 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 South 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.

Several Commissioners asked if the signs proposed would be permitted under the sign ordinance amendments that were under concurrent consideration. Mr. Walter said that the request would be reduced but not eliminated due to the number of signs as well as the size of total signs.

Marni Chiero, 7600 Grant Street, said that the request was to provide improved wayfinding opportunities for the building’s address as well as the building’s tenants.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees approve a request for sign variations to permit two additional wall signs and a ground sign, with all signs in excess of the permitted size requirements, at the subject property, as well as conditional approval for three signs with more than three colors.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, Farrell, Stratis, Petrich, and Trzupek

**NAYS:** 0 – None

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

**S-07-2018: 6860 North Frontage Road (Will); Sign Variation**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: 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.

Neena Will, property owner, said that the ground sign would act as a directory for the businesses locating at each location. Ms. Will asked staff if other signs would be considered as well. After some discussion, Mr. Walter said that he had erred in not providing the entire sign package for consideration in S-07-2018, and that the balance of the petitioner's petition would be considered at the October 1 Plan Commission meeting.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request for a ground sign at 6860 North Frontage Road with the condition that a shared-access easement be provided on the plat of survey to permit sign access for businesses at either property should one be sold without the other.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, Petrich, Stratis, Farrell, and Trzupek

**NAYS:** 0 – None

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

**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-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**

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to **ADJOURN** the meeting at 9:51 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:51 p.m.

**Respectfully  
Submitted:**

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Evan Walter, Assistant to the Village Administrator



**V-05-2018: 15W069 and 15W081 91<sup>st</sup> Street (Cattaneo);**  
**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.**

**HEARING:**  
 October 1, 2018

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

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

**PETITIONER:**  
 Peter Cattaneo

**PETITIONER STATUS:**  
 Property Owner

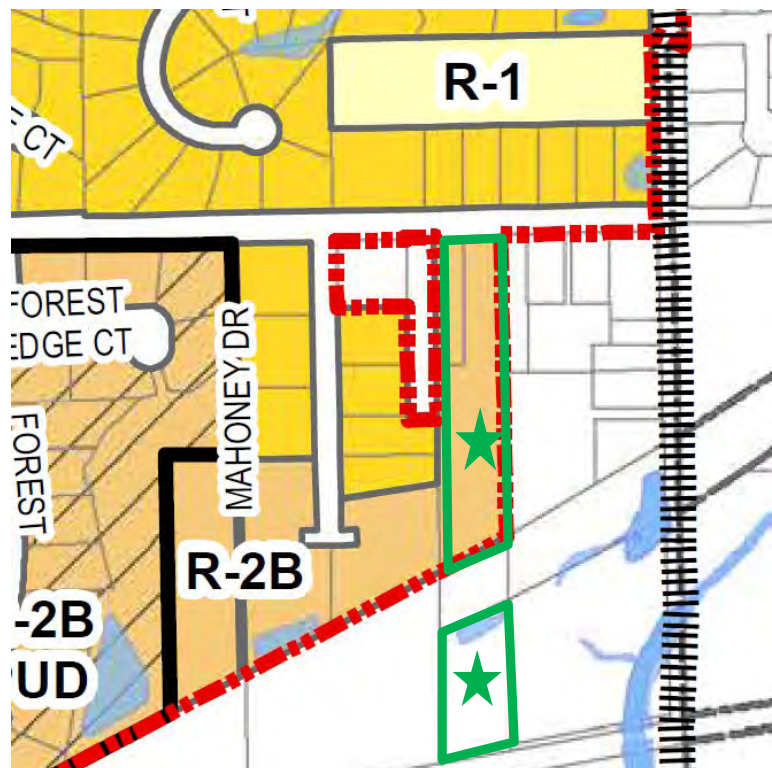
**EXISTING ZONING:**  
 R-2B Residential

**LAND USE PLAN:**  
 Single-Family Residential

**EXISTING LAND USE:**  
 Single-Family Residential

**SITE AREA:**  
 5.01 Acres

**SUBDIVISION:**  
 None





The petitioner is Peter Cattaneo, property owner of the property at 15W069 and 15W081 91<sup>st</sup> Street. The property contains two lots of record and together are 5.01 acres in size. The petitioner 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.

The subject property is unique in that it is bisected by land owned by Commonwealth Edison, yet is treated as a single lot under ownership and zoning rules. The subject property contains a single-family residential home and is permitted to have two detached accessory structures which cannot exceed 15 feet in mean height and 4.75% floor area ratio (FAR) and 2,500 square feet in size individually. The mean height of the proposed structure is approximately 21 feet, while the building is approximately 5,900 square feet in size. The proposed detached accessory structure would comply with the FAR regulation but requires variations from height and square footage requirements to be built.

While the Village does not require the use or purpose of detached accessory structures to be disclosed to obtain a permit, staff notes that the petitioner's intent is to construct an equestrian stable and indoor riding facility. The petitioner is permitted by the Zoning Ordinance to keep up to ten horses on the property without permit or other Village approval; horses may be kept on lots at least five acres in size with no more than one horse permitted for each 20,000 square feet of lot area. Any building in which horses are kept must also be located at least 50 feet from side and rear lot lines; the structure is currently shown as not meeting such setback requirements on the plan, but the petitioner has stated that any final plan will comply with such requirements.

### **Land Use and Site Analysis**

The subject property is 5.01 acres in size and is zoned R-2B Residential. Unincorporated residential parcels are located to the east, while properties zoned R-2B and R-3 Residential are located to the west and north. The Des Plaines River is located to the south.

### **Public Hearing History**

In 2017, the subject property was re-zoned upon annexation to the R-2B Residential District. Annexation occurred later in 2017.

### **Public Comment**

Two Village residents objected to the petition; a letter was submitted by one of the objecting parties, which is attached. The Forest Preserve District of DuPage County, who owns and operates nearby land, submitted a letter stating that they had no objection to the petition.

### **Applicable Sections of Zoning Ordinance**

Section IV.H.8 states: *"An accessory building with a gable, hip, or gambrel roof...may have an average height of 15 feet as defined in Section XIV – Building Height of the Zoning Ordinance."*

Section IV.H.10 states: *"For a lot of record in an R-2A or R-2B District accessory buildings shall be permitted as follows: 0.0475 (4.75%) FAR & 2,500 square feet."*

Section IV.H.3 states:

- a. *All livestock...shall be kept only on lots or parcels of at least five acres in size.*
- b. *There shall be no more than one horse...for each 20,000 square feet of lot area.*
- c. *Accessory buildings or structures for livestock shall be located at least 50 feet from the side or rear lot lines.*

**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 variations to permit a detached accessory structure taller than 15 feet in height and larger than 2,500 square feet, they should be made in accordance with the proposed plans and with the condition that the variations would be limited to the singular detached accessory structure as described in the petition.

**Appendix**

Exhibit A – Petitioner's Materials



# 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

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 \_\_\_\_\_

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

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.
- 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.
- g. The granting of the variation will not alter the essential character of the neighborhood or locality.
- 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.
- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

(Please transcribe or attach additional pages as necessary.)



18.029

15W 069

91ST

STREET

DUE TO NORMAL CONSTRUCTION TOLERANCES AND VARIATIONS BETWEEN RECORD AND ACTUAL LOT DIMENSIONS, ROAKE AND ASSOCIATES, INC. CAN ACCEPT NO LIABILITY FOR MINOR ENCROACHMENTS OF ZONING SETBACKS WHEN STRUCTURES HAVE BEEN REQUESTED TO BE LAID OUT WITHIN 6 INCHES (0.50 FT.) OF THE REQUIRED SETBACKS. FOUNDATION LAYOUT PERFORMED BY ROAKE AND ASSOCIATES, INC. SHALL HAVE THE TOP OF FOUNDATION ELEVATION NOTED ON THE CURB OR HUB WITH THE CALCULATED OUT OR FILL GRADE NECESSARY TO ACHIEVE TOP OF FOUNDATION. THE CONTRACTOR SHALL VERIFY THAT THE TOP OF FOUNDATION STAKED MATCHES THE TOP OF FOUNDATION NOTED ON THE APPROVED LOT GRADING PLAN.

PARCEL	ADDRESS	AREA (SF)	PIN
1	15W069 91ST STREET	190,655	10-01-403-012
2	15W081 91ST STREET	27,750	10-01-403-011

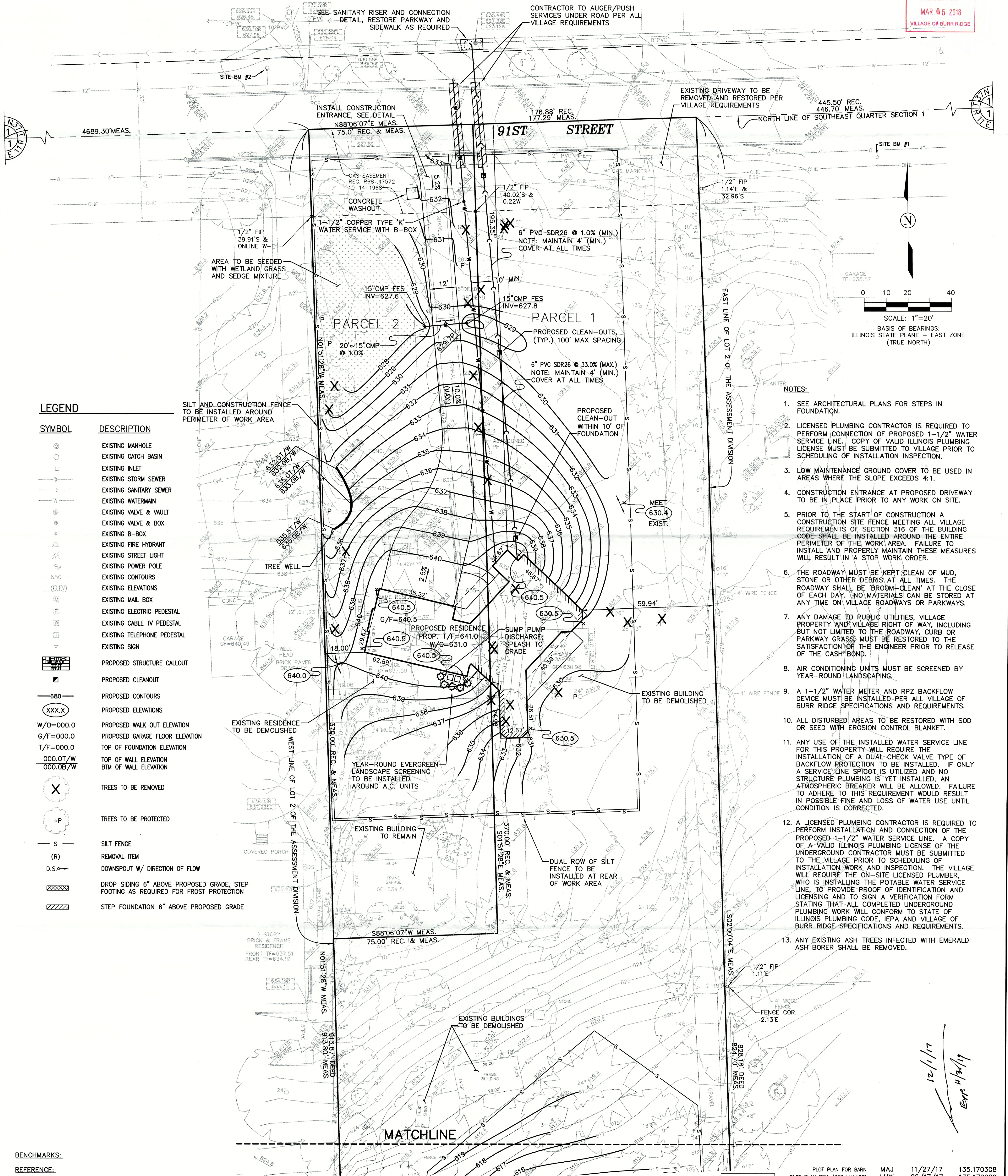
# PLOT PLAN

## OF

PARCEL 1:  
LOT 2 (EXCEPT THE WEST 75.0 FEET OF THE NORTH 370.0 FEET) AND (EXCEPT THAT PART DESCRIBED BY BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 2 WHICH IS 913.87 FEET SOUTH OF THE EAST WEST CENTER SECTION LINE OF SAID SECTION 1; THENCE NORTHEASTERLY 200.41 FEET TO A POINT IN THE EAST LINE OF SAID LOT 2, WHICH IS 828.18 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, 167.66 FEET; THENCE SOUTHWESTERLY 200.35 FEET TO A POINT IN THE EAST LINE OF SAID LOT 2, WHICH IS 167.66 FEET SOUTH OF THE PLACE OF BEGINNING, CONVEYED BY WARRANTY DEED FROM VOJTECH RYBA AND WIFE TO JOHN H. GULICK, DATED JANUARY 13, 1926 AND RECORDED JANUARY 18, 1926 AS DOCUMENT 206387) OF THE ASSESSMENT DIVISION OF THE SOUTH 1/2 OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12, LYING NORTH OF THE SANITARY DISTRICT OF CHICAGO, ILLINOIS IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:  
THE WEST 75.0 FEET OF THE NORTH 370.0 FEET OF LOT 2 THE ASSESSMENT DIVISION OF THE SOUTH HALF OF SECTIONS 1 AND 2 AND ALL OF SECTIONS 11 AND 12, LYING NORTH OF THE SANITARY DISTRICT OF CHICAGO, ILLINOIS, IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

RECEIVED  
MAR 06 2018  
VILLAGE OF BURR RIDGE



### LEGEND

SYMBOL	DESCRIPTION
⊙	EXISTING MANHOLE
○	EXISTING CATCH BASIN
□	EXISTING INLET
→	EXISTING STORM SEWER
—	EXISTING SANITARY SEWER
—	EXISTING WATERMAIN
⊙	EXISTING VALVE & VAULT
⊙	EXISTING VALVE & BOX
⊙	EXISTING B-BOX
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING STREET LIGHT
⊙	EXISTING POWER POLE
—	EXISTING CONTOURS
—	EXISTING ELEVATIONS
—	EXISTING MAIL BOX
—	EXISTING ELECTRIC PEDESTAL
—	EXISTING CABLE TV PEDESTAL
—	EXISTING TELEPHONE PEDESTAL
—	EXISTING SIGN
—	PROPOSED STRUCTURE CALLOUT
—	PROPOSED CLEANOUT
—	PROPOSED CONTOURS
—	PROPOSED ELEVATIONS
—	PROPOSED WALK OUT ELEVATION
—	PROPOSED GARAGE FLOOR ELEVATION
—	TOP OF FOUNDATION ELEVATION
—	TOP OF WALL ELEVATION
—	BTM OF WALL ELEVATION
—	TREES TO BE REMOVED
—	TREES TO BE PROTECTED
—	SILT FENCE
—	REMOVAL ITEM
—	DOWNSPOUT W/ DIRECTION OF FLOW
—	DROP SIDING 6" ABOVE PROPOSED GRADE, STEP FOOTING AS REQUIRED FOR FROST PROTECTION
—	STEP FOUNDATION 6" ABOVE PROPOSED GRADE

### NOTES:

1. SEE ARCHITECTURAL PLANS FOR STEPS IN FOUNDATION.
2. LICENSED PLUMBING CONTRACTOR IS REQUIRED TO PERFORM CONNECTION OF PROPOSED 1-1/2" WATER SERVICE LINE. COPY OF VALID ILLINOIS PLUMBING LICENSE MUST BE SUBMITTED TO VILLAGE PRIOR TO SCHEDULING OF INSTALLATION INSPECTION.
3. LOW MAINTENANCE GROUND COVER TO BE USED IN AREAS WHERE THE SLOPE EXCEEDS 4:1.
4. CONSTRUCTION ENTRANCE AT PROPOSED DRIVEWAY TO BE IN PLACE PRIOR TO ANY WORK ON SITE.
5. PRIOR TO THE START OF CONSTRUCTION A CONSTRUCTION SITE FENCE MEETING ALL VILLAGE REQUIREMENTS OF SECTION 316 OF THE BUILDING CODE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE WORK AREA. FAILURE TO INSTALL AND PROPERLY MAINTAIN THESE MEASURES WILL RESULT IN A STOP WORK ORDER.
6. THE ROADWAY MUST BE KEPT CLEAN OF MUD, STONE OR OTHER DEBRIS AT ALL TIMES. THE ROADWAY SHALL BE 'BROOM-CLEAN' AT THE CLOSE OF EACH DAY. NO MATERIALS CAN BE STORED AT ANY TIME ON VILLAGE ROADWAYS OR PARKWAYS.
7. ANY DAMAGE TO PUBLIC UTILITIES, VILLAGE PROPERTY AND VILLAGE RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO THE ROADWAY, CURB OR PARKWAY GRASS, MUST BE RESTORED TO THE SATISFACTION OF THE ENGINEER PRIOR TO RELEASE OF THE CASH BOND.
8. AIR CONDITIONING UNITS MUST BE SCREENED BY YEAR-ROUND LANDSCAPING.
9. A 1-1/2" WATER METER AND RPZ BACKFLOW DEVICE MUST BE INSTALLED PER ALL VILLAGE OF BURR RIDGE SPECIFICATIONS AND REQUIREMENTS.
10. ALL DISTURBED AREAS TO BE RESTORED WITH SOD OR SEED WITH EROSION CONTROL BLANKET.
11. ANY USE OF THE INSTALLED WATER SERVICE LINE FOR THIS PROPERTY WILL REQUIRE THE INSTALLATION OF A DUAL CHECK VALVE TYPE OF BACKFLOW PROTECTION TO BE INSTALLED. IF ONLY A SERVICE LINE SPIGOT IS UTILIZED AND NO STRUCTURE PLUMBING IS YET INSTALLED, AN ATMOSPHERIC BREAKER WILL BE ALLOWED. FAILURE TO ADHERE TO THIS REQUIREMENT WOULD RESULT IN POSSIBLE FINE AND LOSS OF WATER USE UNTIL CONDITION IS CORRECTED.
12. A LICENSED PLUMBING CONTRACTOR IS REQUIRED TO PERFORM INSTALLATION AND CONNECTION OF THE PROPOSED 1-1/2" WATER SERVICE LINE. A COPY OF A VALID ILLINOIS PLUMBING LICENSE OF THE UNDERGROUND CONTRACTOR MUST BE SUBMITTED TO THE VILLAGE PRIOR TO SCHEDULING OF INSTALLATION WORK AND INSPECTION. THE VILLAGE WILL REQUIRE THE ON-SITE LICENSED PLUMBER, WHO IS INSTALLING THE POTABLE WATER SERVICE LINE, TO PROVIDE PROOF OF IDENTIFICATION AND LICENSING AND TO SIGN A VERIFICATION FORM STATING THAT ALL COMPLETED UNDERGROUND PLUMBING WORK WILL CONFORM TO STATE OF ILLINOIS PLUMBING CODE, IEPA AND VILLAGE OF BURR RIDGE SPECIFICATIONS AND REQUIREMENTS.
13. ANY EXISTING ASH TREES INFECTED WITH EMERALD ASH BORER SHALL BE REMOVED.

### BENCHMARKS:

### REFERENCE:

1. DU PAGE COUNTY BENCHMARK DGS01001. BERNTSEN MONUMENT AT THE NORTHEAST CORNER OF THE INTERSECTION OF MADISON STREET AND 91ST STREET. ELEV = 714.94 (NAVD 88)

### SITE:

1. TOP OF RAILROAD SPIKE ON NORTH SIDE OF THE 1ST POWER POLE EAST OF SITE, BEING THE NORTHERN OF THE TWO POLES 3 FEET APART IN THE SOUTH PARKWAY OF 91ST STREET. ELEV = 643.09
2. BONNET BOLT BETWEEN "MUE" AND "LLER" ON 1ST HYDRANT WEST OF SITE IN THE NORTH PARKWAY OF 91ST STREET. ELEV = 631.89

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }  
I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF. THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2017, FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DATED THIS 6TH DAY OF APRIL, 2016.  
*Douglas R. McClintic*  
DOUGLAS R. MCCLINTIC, ILLINOIS (LAND SURVEYOR NO. 2992 (NOT VALID WITHOUT IMPRESSED SEAL))

### PREPARED FOR:

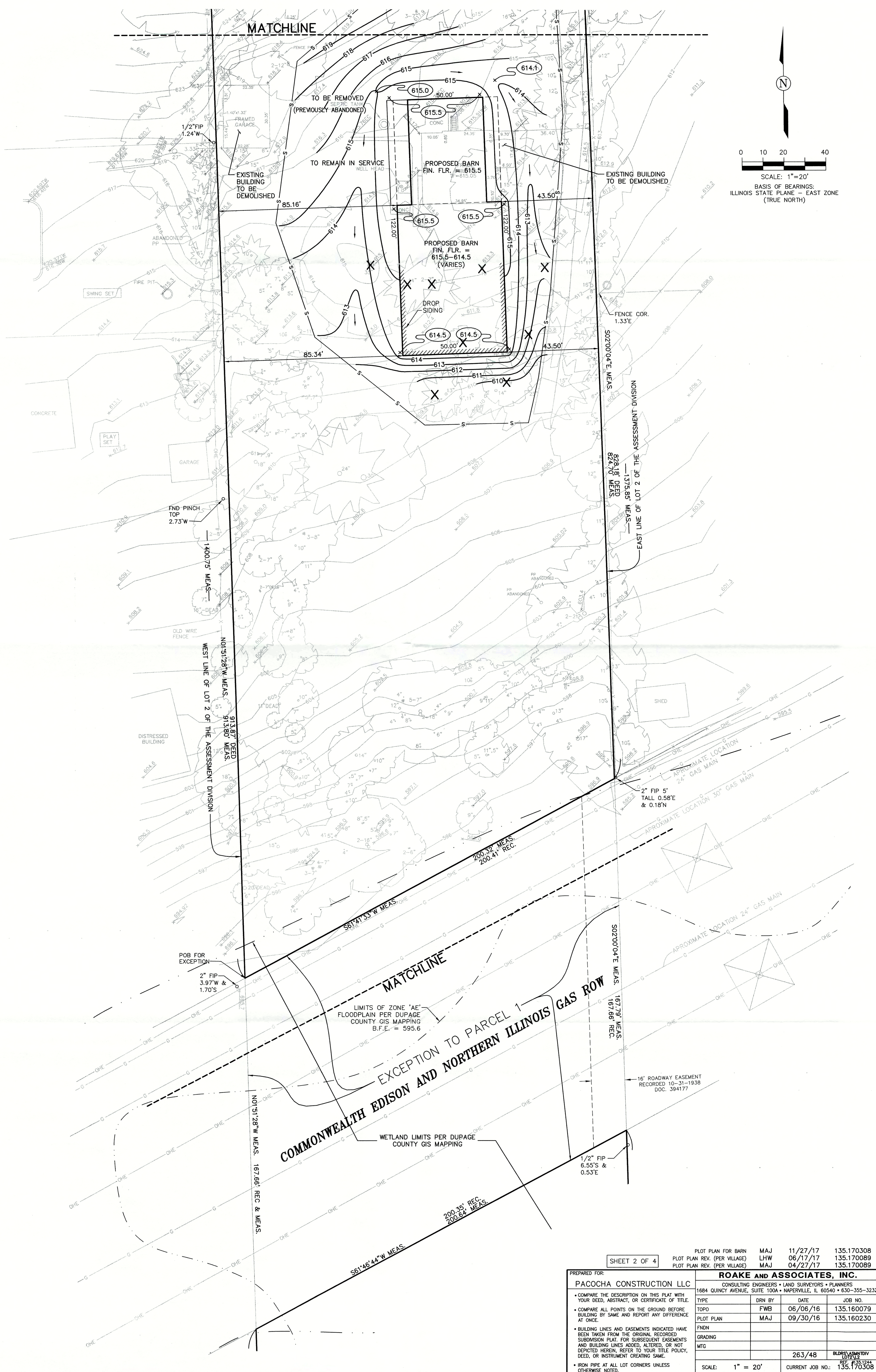
PACOCOA CONSTRUCTION LLC

- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE.
- COMPARE ALL POINTS ON THE GROUND BEFORE BUILDING BY SAME AND REPORT ANY DIFFERENCE AT ONCE.
- BUILDING LINES AND EASEMENTS INDICATED HAVE BEEN TAKEN FROM THE ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED HEREIN, REFER TO YOUR TITLE POLICY, DEED, OR INSTRUMENT CREATING SAME.
- IRON PIPE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

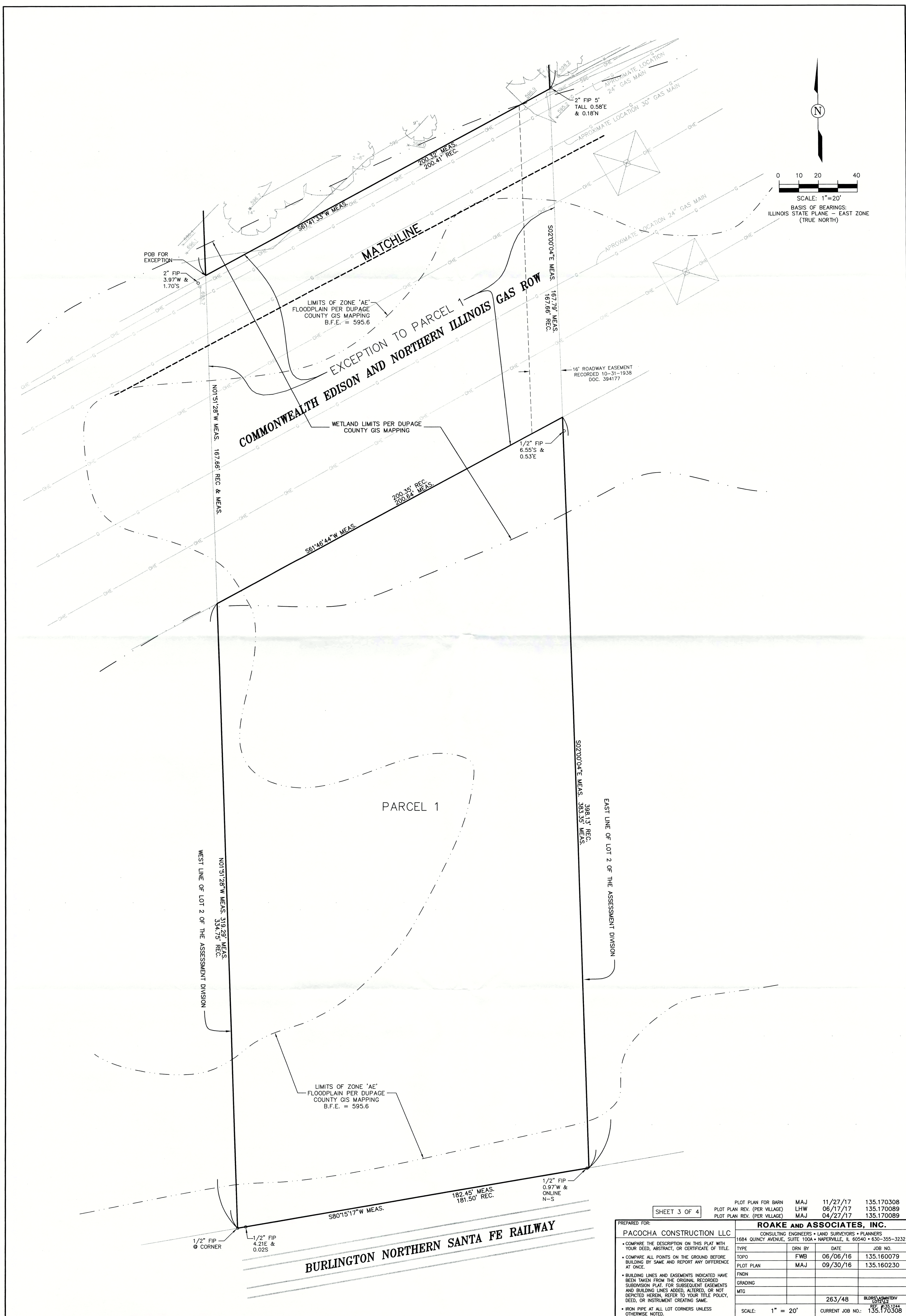
PLOT PLAN FOR BARN	MAJ	11/27/17	135.170308
PLOT PLAN REV. (PER VILLAGE)	LHW	06/17/17	135.170089
PLOT PLAN REV. (PER VILLAGE)	MAJ	04/27/17	135.170089

ROAKE AND ASSOCIATES, INC.				
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS 1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, IL 60540 • 630-355-3232				
TYPE	DRN BY	DATE	JOB NO.	
TOPO	FWB	06/06/16	135.160079	
PLOT PLAN	MAJ	09/30/16	135.160230	
FNDR				
GRADING				
MTG				
		263/48	BLDG. ADMIN. DIV. 101212	
SCALE: 1" = 20'		CURRENT JOB NO.: 135.170308		













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 Peter Cattaneo for 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. The petition number and property address is **V-05-2018: 15W069 and 15W081 91st Street** and the Permanent Real Estate Index Numbers are: **10-01-403-011 and 10-01-403-012.**

A public hearing to consider this petition is scheduled for:

**Date:** Monday, October 1, 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 Tuesday preceding the public hearing.

Indian Head Inc. 2100 Clearwater Drive #250 Oak Brook, IL 60523 PIN 23-06-300-005	Commonwealth Edison 3 Lincoln Centre 4 <sup>th</sup> Floor Oak Brook Terrace, IL 60181 PIN 23-06-300-002	Flagg Creek Development 7930 Grant Street Darien, IL 60561 PIN 23-06-300-006
Windings Townhouse Assoc. 98 Santa Fe Court Willow Springs, IL 60480 PIN 23-06-304-001	BNSF Railway Company PO Box 961089 Fort Worth, TX 76161 PIN 23-06-300-008	The Oscar Account 12000 Willow Ridge Drive Willow Springs, IL 60480 PIN 23-06-103-001
Tim Mahler 9040 Ridge Court Willow Springs, IL 60480 PIN 23-06-105-023	DM & EA Bressler 9060 Ridge Court Willow Springs, IL 60480 PIN 23-06-105-022	Richard A. Nelson 9070 Ridge Court Willow Springs, IL 60480 PIN 23-06-105-021
Maninder S. Kohli 9078 Ridge Court Willow Springs, IL 60480 PIN 23-06-105-020	Manhal Knilfeh 9080 Ridge Court Willow Springs, IL 60480 PIN 23-06-105-019	Sherif Mekhail 9079 Ridge Court Willow Springs, IL 60480 PIN 23-06-105-018
MWRD 100 E. Erie Street Chicago, IL 60611 PIN 23-06-302-001	Priyam Sood 181 Ashton Drive Burr Ridge, IL 60527 PIN 10-01-207-054	Cole Taylor Bank Trust PO Box 1268 Morton Grove, IL 60053 PIN 10-01-207-055
R&P Malhotra 201 Ashton Drive Burr Ridge, IL 60527 PIN 10-01-207-056	Anthony and Karen Nicosia 202 Ashton Drive Burr Ridge, IL 60527 PIN 10-01-207-057	Harsha and Madhupa Sud 192 Ashton Drive Burr Ridge, IL 60527 PIN 10-01-207-058
James and Stacey Toscas 172 Ashton Drive Burr Ridge, IL 60527 PIN 10-01-207-059	Raj Venkatraman 8704 Johnston Road Burr Ridge, IL 60527 PIN 10-01-207-061	Ronald and Teri Meeusen 122 Ashton Drive Burr Ridge, IL 60527 PIN 10-01-207-062
Robert and Marg Amato Dwyer 112 Ashton Drive Burr Ridge, IL 60527 PIN 10-01-207-063	Richard Landis 10800 S. Central Avenue Chicago Ridge, IL 60415 PIN 10-01-207-064	Greatbank Trust #7103 4401 W. 95 <sup>th</sup> Street Oak Lawn, IL 60453 PIN 10-01-207-067
Thomas and Susan Pluss 20 Ashton Drive Burr Ridge, IL 60527 PIN 10-01-207-068	Regan Land Corp. 800 Roosevelt Road #E415 Glen Ellyn, IL 60130 PIN 10-01-207-078	Mahairi Investment Partners 819 East Windfall Drive Schaumburg, IL 60173 PIN 10-01-207-079
Dashurije Trust 15W050 91 <sup>st</sup> Street Burr Ridge, IL 60527 PIN 10-01-207-080	Maria and Andrew Faber 512 S. Long Ave. Chicago, IL 60631 PIN 10-01-207-081	Sergy Zamula 7015 Wilmette Ave. Westmont, IL 60559 PIN 10-01-207-082

Anthony Cassata  
450 Village Center Drive  
Unit 417  
Burr Ridge, IL 60527  
PIN 10-01-207-083

TR 127374  
8303 East Higgins Road #600  
Chicago, IL 60631  
PIN 10-01-401-044

John Rico  
10S420 Mahoney Drive  
Burr Ridge, IL 60527  
PIN 10-01-402-001

Jeffrey and Sharon Williams  
15W106 91<sup>st</sup> Street  
Burr Ridge, IL 60527  
PIN 10-01-403-001

Nga X Nguyen  
15W101 91<sup>st</sup> Street  
Burr Ridge, IL 60527  
PIN 10-01-403-007

Michael and Rosemary Moreno  
9171 Drew Avenue  
Burr Ridge, IL 60527  
PIN 10-01-403-015

Naydan Cvetkovich  
10S410 County Line Road  
Burr Ridge, IL 60527  
10-01-404-004

Basilios Bitsiaras  
10S434 County Line Road  
Burr Ridge, IL 60527  
PIN 10-01-404-007

Sai Lau and Manway Leung  
928 S. Quincy Street  
Hinsdale, IL 60521  
PIN 10-01-404-012

Jezdimir Dragojlovic  
14W171 91<sup>st</sup> Street  
Burr Ridge, IL 60527  
PIN 10-01-401-011

Daniel & S Mehalek  
225 Forest Edge Court  
Burr Ridge, IL 60527  
PIN 10-01-401-045

Danielle & Dale Eggert  
10S440 Drew Avenue  
Burr Ridge, IL 60527  
PIN 10-01-402-002

Lawanda Savage  
9141 Drew Avenue  
Burr Ridge, IL 60527  
PIN 10-01-403-002

Jozef and Anna Szewczyk  
9151 Drew Avenue  
Burr Ridge, IL 60527  
PIN 10-01-403-013

Edith and James Miller  
15W047 91<sup>st</sup> Street  
Burr Ridge, IL 60527  
PIN 10-01-404-001

Rolandas Jonavicius  
15W307 91<sup>st</sup> Street  
Burr Ridge, IL 60527  
PIN 10-01-404-005

Edwin Kapitanek  
10S440 County Line Road  
Burr Ridge, IL 60527  
PIN 10-01-404-008

Forest Preserve District  
PO Box 5000  
Wheaton, IL 60189

M & Leila Osman Shukairy  
265 Forest Edge Court  
Burr Ridge, IL 60527  
PIN 10-01-401-043

Mehrdad & V TR Abbassian  
9220 Forest Edge Court  
Burr Ridge, IL 60527  
PIN 10-01-401-046

Katarzyna Tylka  
10S470 Drew Avenue  
Burr Ridge, IL 60527  
PIN 10-01-402-003

Bernard Kavanaugh  
PO Box 323  
Union Pier, MI 49129  
PIN 10-01-403-006

Stanley and Halina Smola  
9161 Drew Avenue  
Burr Ridge, IL 60527  
PIN 10-01-403-014

Rafael Saucedo  
15W031 91<sup>st</sup> Street  
Burr Ridge, IL 60527  
PIN 10-01-404-003

Madetko Martin  
10S470 County Line Road  
Burr Ridge, IL 60527  
PIN 10-01-404-006

O'Brien Family Properties  
317 Hambletonian Drive  
Oak Brook, IL 60523  
PIN 10-01-404-009



Sep 4, 2018 6:35:18 PM  
Burr Ridge





To: Burr Ridge Plan Commission/Zoning Board of Appeals  
From: Jeff and Sharon Williams  
Date: Tuesday, September 25, 2018  
Re: Concerns regarding Variance Request for Cattaneo property

---

As nearby neighbors to 15W069 and 15W081 91<sup>st</sup> Street, we have concerns we would like to communicate regarding the variance request by Peter Cattaneo. We have lived at 15W106 91<sup>st</sup> Street for over 15 years, which is the corner property of 91<sup>st</sup> & Drew Ave.

Our major concern regarding the proposed structure that requires a variance relates to the drainage and water runoff issues that have already negatively affected our property. Although we are down-slope from our neighbors on 91<sup>st</sup> Street, it was only until the new residence at 15W069 was being built did we begin to have water issues and experience property damage during those several months of construction. It was our expectation that the village of Burr Ridge and its engineering department would put into place protections for water runoff during the construction phase until drainage pipes were installed and landscaping/grass completed. As the elevation of the new home continued to increase, with any significant rainfall, our property incurred an overabundance of water runoff from the new construction site that included dirt and sediment. Water, dirt, and sediment would direct itself downwards towards 91<sup>st</sup> Street with significant velocity, pouring over our neighbor's driveway and forcefully directed further onto our land, into our backyard creating water and mudslides through our backyard, pushing water towards our back patio, and forcefully moving water towards our home and pool area. During these rainfalls, we would reach out to the engineering department who insisted that the builders were completing construction according to the plans that were approved. This may have been the case but as we know "water is the enemy" and we had a reasonable expectation that the village engineers would have reviewed the building practices at the job site to make sure the rainfall, snow melt and mudslides aren't creating irreversible damage to neighboring property. (see photos attached of our property during one of these rainfalls). Any reasonable person could see that the water runoff and sediment that was eroding downhill from 15W069 should not be entering our yard at such a rapid and forceful pace. We had asked the village for sandbags but that request was rejected. Finally a silt fence was installed to at least stop dirt that may have eroded from pushing onto our property. But it didn't necessarily stop more water from running downhill and onto our property.

When drainage was finally being installed, again we had to heavily advocate for protection of our property with the village engineers to consider having a larger drain installed that would connect to the 91<sup>st</sup> Street storm drains and sewers to ensure water would not pool up as it had been doing. We had asked that a gully along the west side of the property be installed to ensure water did not run over the driveway of our neighbors but as far as we know, no further precautions were ever enacted or communicated to the builder or installed. Keep in mind that erosion control should not be taken lightly either as sediment run-off can also pollute storm drains, nearby streams, water wells, and storm water-related

erosion poses immediate health and safety concerns. To this day, there is no sediment cover that has been installed on the blue drainpipe at the front of their property. And we still have not experienced a rainy season to determine whether our property is still at risk of taking on more water runoff that we typically did not receive before the new home was constructed.

So given the nature of the water damage our property has had to endure by taking on extra water runoff from our neighbors property, you can see why we are particularly concerned about more water from another large structure building, one that will be larger than what the zoning ordinance usually permits. This larger structure may potentially direct even more water down to 91<sup>st</sup> Street and onto neighboring properties. Furthermore, understanding that the water may now be contaminated with horse or other animal manure, we believe our concerns are valid and should be considered carefully by the Plan Commission before approving this variance.

Our other concern is regarding the fact that horses will now be on site. In the request for the variance, it states that there are other neighboring properties that have barns for horses. When I asked the village to provide me a list of these properties, it could not be provided. I am not familiar with other residences in Burr Ridge, or at least up and down our nearby streets, that have horses on site so realistically granting the variance would in fact alter the neighborhood. Although the horses will surely be cared for by the neighbors, I am concerned there are not sufficient protections or ordinances in place by the village to protect nearby neighbors if those horses bring in loud sounds, flies, insects, bad odors, increased trailer traffic, etc. The existing neighbors in the area enjoy their outdoor living space and we specifically enjoy our pool and patio area. Will the village protect us and consider drafting a more robust ordinance for owners who have horses on their property? Can the horses leave the property and walk up and down the streets? Has the village considered all safety issues for neighbors, kids, and other pets that currently live in the area? What if the neighbors sell their property and the next owners want to use the barn and arena for financial gain? What is our recourse as residents to petition the village with any nuisances we might experience in the future that don't exist today?

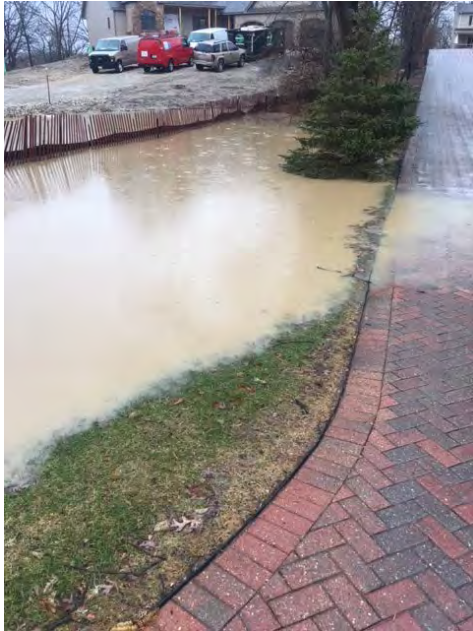
Thank you for considering our concerns as you consider granting this variance request.

Sincerely,

Jeff and Sharon Williams

## **Photos from Previous Rainfalls**

**15W069 91<sup>st</sup> Street during Construction Phase**



**Water Runoff pushing over neighbor at 15W101 91<sup>st</sup> Street**



**Water Runoff pushing onto our property at 15W106 91<sup>st</sup> Street**



**Water Runoff plus sediment pushing onto our property at 15W106 91<sup>st</sup> Street**



**More water runoff and dirt pushed further onto our back patio at 15w106**





Water, dirt, sediment that collected onto back patio near pool area at 15W106





**Forest Preserve District  
of DuPage County**

35580 Naperville Road  
P.O. Box 5000  
Wheaton, IL 60189

630.933.7200  
Fax 630.933.7204  
TTY 800.526.0857  
[dupageforest.org](http://dupageforest.org)

Sent via e-mail: [ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

September 19, 2018

Greg Trzupek, Chairman  
Plan Commission/Zoning Board  
Village of Burr Ridge  
7660 South County Line Rd,  
Burr Ridge, IL 60527

Re: Public Hearing – 15W069 and 15W081 91<sup>st</sup> Street  
PINs: 10-01-403-011 and 10-01-403-012

Dear Chairman Trzupek,

The Forest Preserve District of DuPage County recently received a Public Notice for a Petition requesting a variance to the height and size requirements of an accessory structure on the subject property. We appreciate receiving timely notification of such requests that may have an impact on District property, and thank you for the opportunity to comment.

District Staff has reviewed the information provided and does not have any comments. Please do not hesitate to call me at (630) 933-7235 if you have any questions.

Sincerely,

Kevin Stough  
Land Preservation Manager

cc: Joe Cantore, President  
Forest Preserve District Board of Commissioners  
Ed Stevenson, Executive Director  
Dan Zinnen, Director of Resource Management and Development



**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:

---

Property Owner or Petitioner:

---

(Print Name)

---

(Signature)

---



**Z-23-2018: Requests amendment to Section XI of the Burr Ridge Zoning Ordinance to permit a shared parking calculation for required parking at commercial shopping centers.**

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

**Prepared by:** Evan Walter, Assistant to the Village Administrator

**Date of Hearing:** October 1, 2018

The petition seeks to amend Section XI of the Burr Ridge Zoning Ordinance to create a parking requirement classification which would establish a new computation method for determining the amount of parking required for multi-tenant shopping centers in the Village. The new method would calculate the minimum parking requirement based on the gross floor area of the entire shopping center with a limit on the percentage of the floor area used for restaurants. Specifically, the proposed parking requirement is: “1 parking space per 200 gross square feet of commercial space provided that not more than 25% of the gross square footage of a multi-tenant shopping center is occupied by restaurants.” This new method will be referred to as the “singular” method in this report.

There is one multi-tenant shopping center whose parking requirement would be altered by the new method proposed: County Line Square. County Line Square contains 86,000 square feet of retail space and 432 parking spaces. Under the current zoning regulations, to determine the minimum number of parking spaces required for multi-tenant shopping centers, the Zoning Ordinance requires that staff add the number of required parking spaces for each individual use at such properties. This method will be referred to as the “aggregate” method in this report.

The singular method is commonly found in other Chicagoland suburbs as a method to determine the minimum parking requirement at shopping centers. Staff has provided examples of singular methods employed by neighboring communities in Table 1. Staff has also provided a comparison of the overall parking requirement for County Line Square when comparing the requirements that are currently set forth under the aggregate method compared to what would be required if a singular method were adopted and applied to County Line Square.

Table 1		
City	Property	Requirement
Naperville	Less Than 250,000 SF	1 per 250 SF
Oak Brook	Less Than 40 Acres	2.25x Floor Area
Darien	Less Than 200,000 SF	1 per 250 SF
Downers Grove	Any Multi-Tenant Use	1 per 250 SF
Lombard	Less Than 200,000 SF	1 per 250 SF
Bolingbrook	Any Multi-Tenant Use	1 per 200 SF + 1/Emp.

If the Plan Commission recommended that the Village adopt the petitioner’s request for a singular method (1 space per 200 square feet of gross square footage with restaurants limited to 25% of floor area), County Line Square would be required to have 430 parking spaces, thus bringing the shopping center into compliance with the Zoning Ordinance and canceling any previously approved parking variations on the property. Restaurants currently occupy 22.3% (19,151 square feet) of the total gross square footage at the property. Thus, under the singular method proposed,

an additional 2,350 square feet of gross restaurant space may be added to the property before reaching the 25% maximum. The average restaurant located at County Line Square is approximately 2,100 gross square 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. In summary, the findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if it fulfills the purpose and intent of the Zoning Ordinance.

The proposed amendment would bring the one existing B-1 District shopping center, County Line Square, into conformance with the Zoning Ordinance parking regulations. It would also provide a single parking regulation that does not fluctuate depending on the current tenant mix and is easier to administer. The amendment does not address any perceived or real parking availability or parking management issues for County Line Square. As reported in other staff reports, the gross number of parking spaces within County Line Square appears to be adequate for all traffic on the property; however, during evening dinner hours, parking on the east side of the shopping center is limited. The lack of convenient parking on the east side of the shopping center is primarily a parking management issue and cannot easily be addressed by the traditional parking regulations.

### **Appendix**

Exhibit A – Petitioner’s Materials

Exhibit B – Comparison of Current and Proposed Parking Requirements



# EXHIBIT A



## VILLAGE OF BURR RIDGE

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

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

#### GENERAL INFORMATION

PETITIONER: Gary Grasso  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS 6030 S. Grant Street, Burr Ridge, IL 60527  
PHONE: 312-498-3202  
EMAIL: ggrasso@grassolaw.com  
PROPERTY OWNER: same STATUS OF PETITIONER: resident - owner  
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)

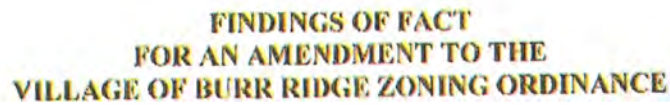
change Village Ordinance on parking in business areas to shared parking.

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

Date Petition is Filed 9/11/18



a. The amendment is compatible with other standards and uses of the Zoning Ordinance;  
Shared parking is more equitable and a known standard for businesses and development. It will allow for special use and business growth in the Village.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;  
See (a).

(Please transcribe or attach additional pages as necessary)

# EXHIBIT B

Aggregate Method						
Address	Occupant	Land Use	Floor Area (-12.5%)	Floor Area (Gross)	Total Staff	Required Parking
50	Outlot (4)	office	2538	2,900	13	10
78	Patti's Café	restaurant	2657	3,037	10	37
80	Post Net	mailing	1155	1,320	4	5
82	State Farm	office	1050	1,200	4	4
84	Kuman	tutoring	1068	1,220	4	4
88	Remax	realtor	3255	3,720	15	13
92	Rug Company	rug sales	1068	1,220	2	4
94	Kirsten's	bakery	1733	1,980	10	7
96	China King	restaurant	586	670	2	8
98	Imperial Jewel	jewelry	613	700	1	2
100	Brookhaven	grocery store	22750	26,000	40	91
102	Kerkstra's	cleaners	1641	1,875	15	7
104	Great Bagel	restaurant	1628	1,860	4	20
106	Magic Nails	salon	1400	1,600	5	6
108	Vince's Floral	flower shop	1173	1,340	4	5
110	Salon Hype	salon	1155	1,320	5	5
112	Subway	restaurant	1050	1,200	4	15
114	Capri Express	restaurant	1050	1,200	4	15
118	LaCabinita	restaurant	1474	1,684	6	21
120	ATI	medical	2100	2,400	4	8
124	Cyclebar	health	2310	2,640	3	20
200	Dao	restaurant	3500	4,000	10	45
208	Wine Merchant	restaurant	1050	1,200	2	13
212	Fred Astaire	dance	3518	4,021	12	14
304	Beach for Dogs	pet store	2188	2,500	4	9
306	Henn House	art studio	1145	1,309	8	5
308	Amore Yoga	health	1050	1,200	2	4
312	Lepa Boutique	retail	1059	1,210	2	4
314	Chiro One	medical	1155	1,320	4	6
318	Dental Fitness	dental	1111	1,270	1	6
320	Medandspa	medical	2223	2,540	6	18
324	Capri	restaurant	3763	4,300	18	56
Total Required Parking Spaces =			75212	85956	228	484
Total Available Parking Spaces =						432

Singular Method						
Address	Occupant	Land Use	Floor Area (-10%)	Floor Area (Gross)	Total Staff	Required Parking
50	Outlot (4)	office	2538	2,900	13	15
78	Patti's Café	restaurant	2657	3,037	10	15
80	Post Net	mailing	1155	1,320	4	7
82	State Farm	office	1050	1,200	4	6
84	Kuman	tutoring	1068	1,220	4	6
88	Remax	realtor	3255	3,720	15	19
92	Rug Company	rug sales	1068	1,220	2	6
94	Kirsten's	bakery	1733	1,980	10	10
96	China King	restaurant	586	670	2	3
98	Imperial Jewel	jewelry	613	700	1	4
100	Brookhaven	grocery store	22750	26,000	40	130
102	Kerkstra's	cleaners	1641	1,875	15	9
104	Great Bagel	restaurant	1628	1,860	4	9
106	Magic Nails	salon	1400	1,600	5	8
108	Vince's Floral	flower shop	1173	1,340	4	7
110	Salon Hype	salon	1155	1,320	5	7
112	Subway	restaurant	1050	1,200	4	6
114	Capri Express	restaurant	1050	1,200	4	6
118	LaCabinita	restaurant	1474	1,684	6	8
120	ATI	medical	2100	2,400	4	12
124	Cyclebar	health	2310	2,640	3	13
200	Dao	restaurant	3500	4,000	10	20
208	Wine Merchant	restaurant	1050	1,200	2	6
212	Fred Astaire	dance	3518	4,021	12	20
304	Beach for Dogs	pet store	2188	2,500	4	13
306	Henn House	art studio	1145	1,309	8	7
308	Amore Yoga	health	1050	1,200	2	6
312	Lepa Boutique	retail	1059	1,210	2	6
314	Chiro One	medical	1155	1,320	4	7
318	Dental Fitness	dental	1111	1,270	1	6
320	Medandspa	medical	2223	2,540	6	13
324	Capri	restaurant	3763	4,300	18	22
Total Required Parking Spaces =			75212	85956	228	430
Total Available Parking Spaces =						432





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

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

**RE:** Board Report for October 1, 2018 Plan Commission Meeting

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

**S-06-2018: 7600 Grant Street (ProLogis);** The Board of Trustees approved an Ordinance granting sign variations and conditional sign approval for three wall signs and a ground sign.

**S-07-2018: 6860 North Frontage Road (Will);** The Board of Trustees approved an Ordinance granting a sign variation for a ground sign with the recommended conditions.

**Z-22-2018: Annual Zoning Review;** The Board of Trustees approved an Ordinance approving four amendments to the Zoning Ordinance related to fences, gun sales and gun clubs, and the rear yard calculation of impervious surfaces on corner lots.

**Z-20-2018: 16W020 79<sup>th</sup> Street (Dodevski);** The Board of Trustees directed staff to prepare an Ordinance denying the request for a text amendment and special use to permit a chain link fence at the subject property. Staff will prepare a legal notice on behalf of the petitioner to request a temporary special use for an illegal, non-conforming structure on the property.

**Z-19-2018: 324 Burr Ridge Parkway (Grasso);** The Board of Trustees approved a special use to permit the expansion of an outdoor seating area at the existing restaurant, as well as approved a parking variation to permit the expansion of said restaurant without the required amount of parking spaces. Several additional conditions were added at the request of the Board of Trustees to both ordinances relating to the special use and parking variation. They are:

1. At least two valet attendants shall be provided between 6pm and 9pm on Thursday, Friday, and Saturday evenings.
2. All valet customer vehicles shall be parked in the PACE lot during 6pm and 9pm on Thursday, Friday, and Saturday evenings.
3. All vehicles of Capri employees shall be parked in the PACE lot between 6pm and 11pm every evening.
4. At the first violation of the parking variation, the matter shall be referred to the Board of Trustees at the next available meeting for consideration.



**S-08-2018: 6860 North Frontage Road (Will); Requests variations from Chapter 55.07 of the Burr Ridge Municipal Code to permit three wall signs at the subject property.**

**HEARING:**  
October 1, 2018

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

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

**PETITIONER:**  
Neena Will

**PETITIONER STATUS:**  
Property Owner

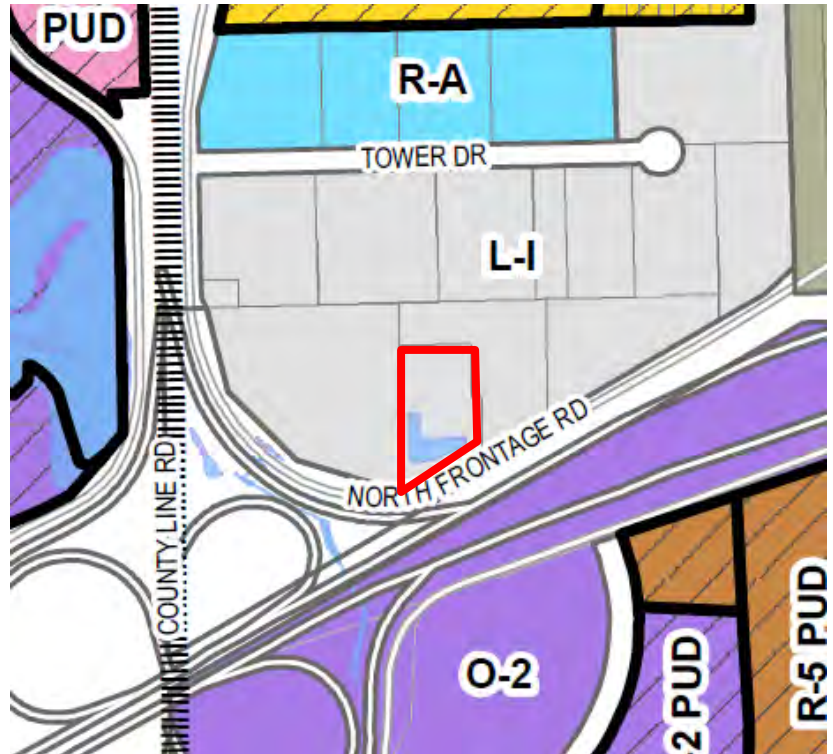
**EXISTING ZONING:**  
L-I Light Industrial District

**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 building at 6860 North Frontage Road. The petitioner requests variations to permit three wall signs in addition to a permitted wall sign in a L-I Light Industrial District. The Sign Ordinance permits one wall sign less than 100 square feet in size per lot or parcel in Manufacturing Districts of less than 100 square feet. One wall sign has been approved by permit and does not require a variation. The proposed signs would act as identification for the businesses in the building, which is owned by the petitioner and her business partners. The three wall signs are proposed to be five, six, and 28 square feet, respectively; the Sign Ordinance states that each lot or parcel is entitled to have a wall sign less than 100 square feet in size, thus no variation for the sizes of any individual or cumulative sign is required.

If the amendments to the Sign Ordinance currently under consideration were generally approved, the petitioner would only require a variation for the address sign, as three total tenants are attempting to erect business signs less than 50 square feet in size with a fourth sign proposed solely for addressing purposes.

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

If the Plan Commission chooses to recommend variations to permit three wall signs in addition to a permitted wall 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

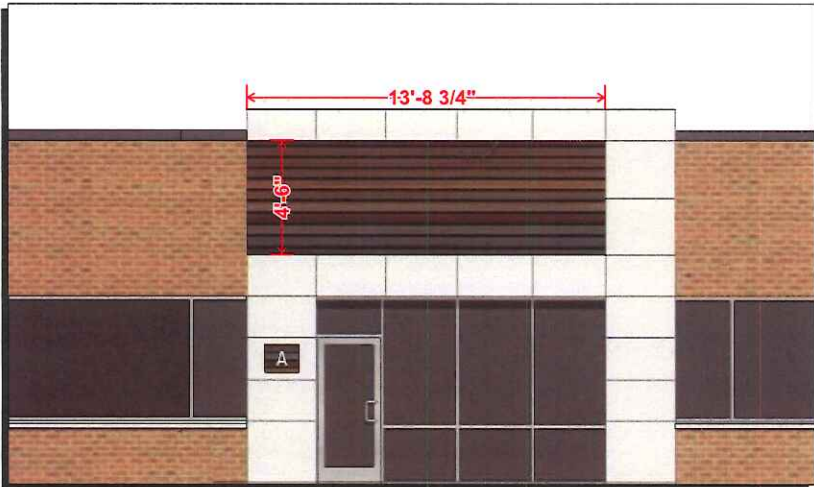
DATE  
02.22.18

DRAWN BY  
fk

REVISIONS:  
REV1:  
02.26.18  
03.12.18  
04.04.18

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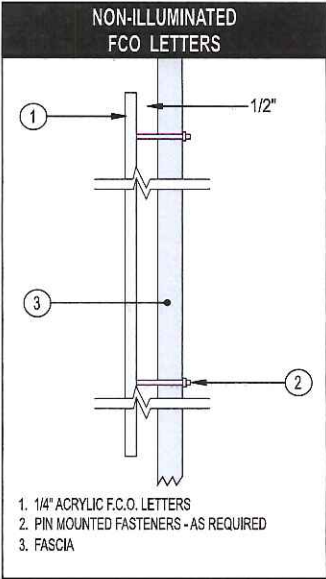
Main ID Sign - Burt & Will



Existing Sign



Proposed Sign



BLE-S-BSL-LED  
BULLET STEM LED SIGN LIGHT  
(QTY. 1)

Colors to Match

Standard White

Standard Black

FCO LETTERS  
SCALE: 1" = 1'-0"

LETTERS: FCO LETTERSET

LETTERS/RULE LINES: 1/2" BLACK  
ACRYLIC, FACES PAINTED WHITE  
LOGO: FIRST SURFACE VINYL DECALS  
ILLUMINATION: NONE  
MOUNTING: PIN MOUNTED USING 1/2" STANDOFFS



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

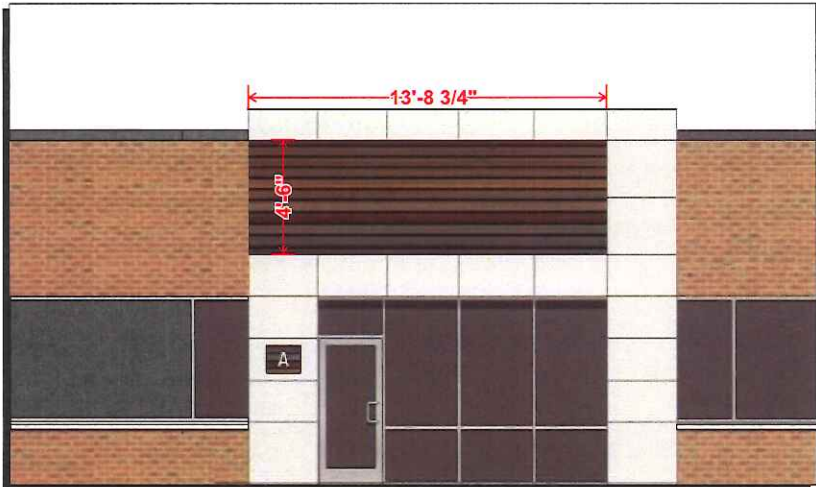
REVISIONS:

REV	DATE	DESCRIPTION
02.26.18		
03.12.18		
04.04.18		

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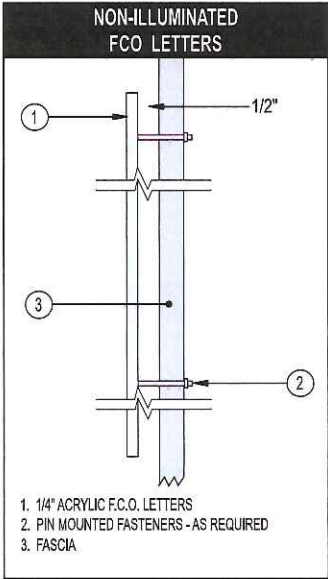
Main ID Sign - Athletico



Existing Sign



Proposed Sign



FCO LETTERS  
SCALE: 1" = 1'-0"

LETTERS: FCO LETTERSET

LETTERS: 1/2" ACRYLIC, FACES PAINTED TO MATCH  
ILLUMINATION: NONE  
MOUNTING: PIN MOUNTED USING 1/2" STANDOFFS



BLE-S-BSL-LED  
BULLET STEM LED SIGN LIGHT  
(QTY. 1)

Colors to Match

Standard White

Standard Black



CLIENT  
White Lotus Group

LOCATION  
6860 & 6880 Frontage Road  
Burr Ridge, IL

PROJECT NAME  
Name

TRACKER NUMBER  
7026713

DATE  
02.22.18

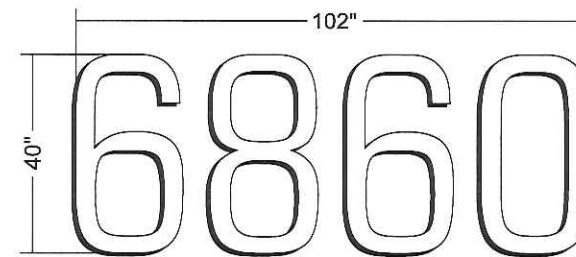
DRAWN BY  
fk

REVISIONS:

REV.	DATE
02.26.18	
03.12.18	
04.04.18	

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## Building Signage



**FCO LETTERS**  
**SCALE: 1" = 1'-0"**

**LETTERS: FCO LETTERSET**

**LETTERS: 1/2" BLACK ACRYLIC, FACES PAINTED WHITE**  
**LOGO: PAINTED BLACK**  
**ILLUMINATION: NONE**  
**MOUNTING: PIN MOUNTED USING 1/2" STANDOFFS**  
**FONT: SQUARE721 CN BT**

### Colors to Match

White Faces	
#2447 White Acrylic	
Trim Cap - Jewelite	
Black	
Returns - .063 Coil	
Pre-Finished Black	



CLIENT  
White Lotus Group

LOCATION  
6860 & 6880 Frontage Road  
Burr Ridge, IL

PROJECT NAME  
Name

TRACKER NUMBER  
7026713

DATE  
02.22.18

DRAWN BY  
tk

REVISIONS:  
REV1:  
02.26.18  
03.12.18  
04.04.18

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## VILLAGE OF BURR RIDGE

EXHIBIT B

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

ADDRESS OF PROPERTY: 6860 North Frontage Road PIN # 18-30-100-012-0000

#### GENERAL INFORMATION

PETITIONER: Neena Will  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS 24600 W. 127th Street Plainfield, IL 60585  
PHONE: 815-267-8830  
EMAIL: neenawill13@gmail.com  
PROPERTY OWNER: Burr Ridge WLG STATUS OF PETITIONER: Co-Owner  
OWNER'S ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

#### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 2.8 Acres EXISTING ZONING: L-1  
EXISTING USE/IMPROVEMENTS: Commercial Building  
SUBDIVISION: High Ridge

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)

Permit tenant wall signs and an address sign on the 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.

Petitioner's Signature

9/18/18

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 signs are intended to provide wayfinding to passing motorists.

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

Correct; the property is not permitted multiple wall signs.

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

Affirm

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

Affirm

(Please transcribe or attach additional pages as necessary)



**S-09-2018: 7010 County Line Road (Cadence Preschool);**  
**Requests a variation from the Burr Ridge Sign Ordinance to**  
**increase the amount of permitted signage by one ground sign**  
**on the lot of record at 7000-7020 County Line Road.**

**HEARING:**  
 October 1, 2018

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

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

**PETITIONER:**  
 Mike Hoffer o/b/o Cadence  
 Preschool

**PETITIONER STATUS:**  
 Current Tenant

**PROPERTY OWNER:**  
 Proviso Petroleum

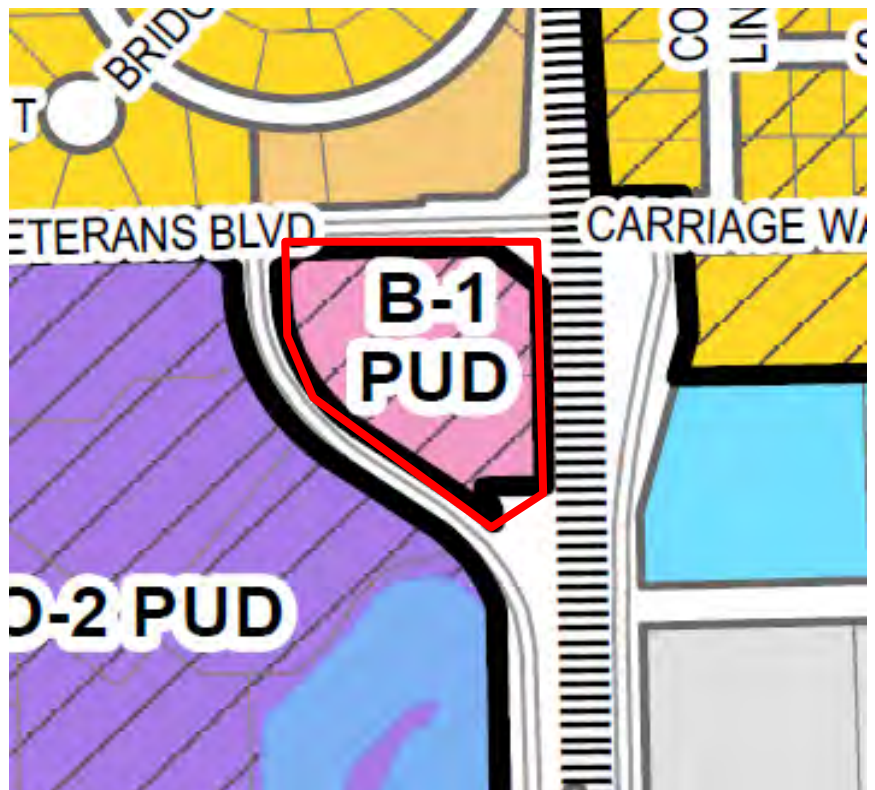
**EXISTING ZONING:**  
 B-1 PUD

**LAND USE PLAN:**  
 Recommends Commercial Uses

**EXISTING LAND USE:**  
 Commercial Building

**SITE AREA:**  
 1.5 Acres

**SUBDIVISION:**  
 Oak Grove



The petitioner is Cadence Preschool located at 7010 County Line Road. Cadence has purchased the previous preschool known as Rogy's Learning Place and will continue to operate a preschool at this address. The petitioner requests a variation to add a ground sign on the lot of record at 7000-7020 County Line, a subdivision known as Oak Grove. The petitioner proposes to move an existing ground sign from a monument base and relocate it closer to the corner of Veterans Boulevard and North Frontage Road while retaining the existing monument base to be used for an address sign. The monument base will remain with a small, permitted address marker, while the new, relocated sign requires a variation.

The building at 7010 County Line Road is part of the same lot of record as two other parcels with free-standing buildings: MB Financial Bank (7000 County Line Road) and Busey Bank (7020 County Line Road). These three parcels comprise the Oak Grove subdivision, which was built in 1993. Under the Sign Ordinance, each lot of record in the Village is permitted to have 100 square feet of signage. The amount of signage on this lot is unusual due to there being three principal, separately-owned buildings on separate parcels on one lot of record. There are four existing ground signs and a wall sign in Oak Grove totaling 428 total square feet in size. The existing signs include one ground sign for MB Financial Bank, two ground signs at Busey Bank (including a directory ground sign), and one existing ground sign at Cadence, which is proposed for re-use.

Four previous petitions have been considered related to signs in the Oak Grove subdivision at 7000-7020 County Line Road:

1. 1993; two variations were approved to permit multiple ground signs at 7020 County Line Road, permitting the amount of total signage to be 278 square feet.
2. 1994; a variation was approved to permit an additional ground sign at 7000 County Line Road, increasing the amount of total signage to 351 square feet.
3. 1997; a variation was approved to replace an existing ground sign with a larger sign, increasing the amount of total signage to 384 square feet.
4. 2017; a variation was approved to permit an additional wall sign at 7020 County Line Road, increasing the total amount of total signage to 428 square feet.

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

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

### **Appendix**

Exhibit A – Sign Elevation

Exhibit B – Petitioner's Materials

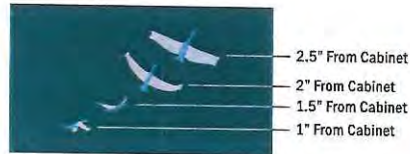


# EXHIBIT A 18-235 7010 County Line Rd

## Cadence Academy Color Schedule:

- A Pantone © 349c Green / AkzoNobel SIGN3330
- B White
- C Pantone © 5435c / AkzoNobel SIGN60097
- D Pantone © 7682c / AkzoNobel 480A5

## Logo Accent(s) Spacing From Cabinet:



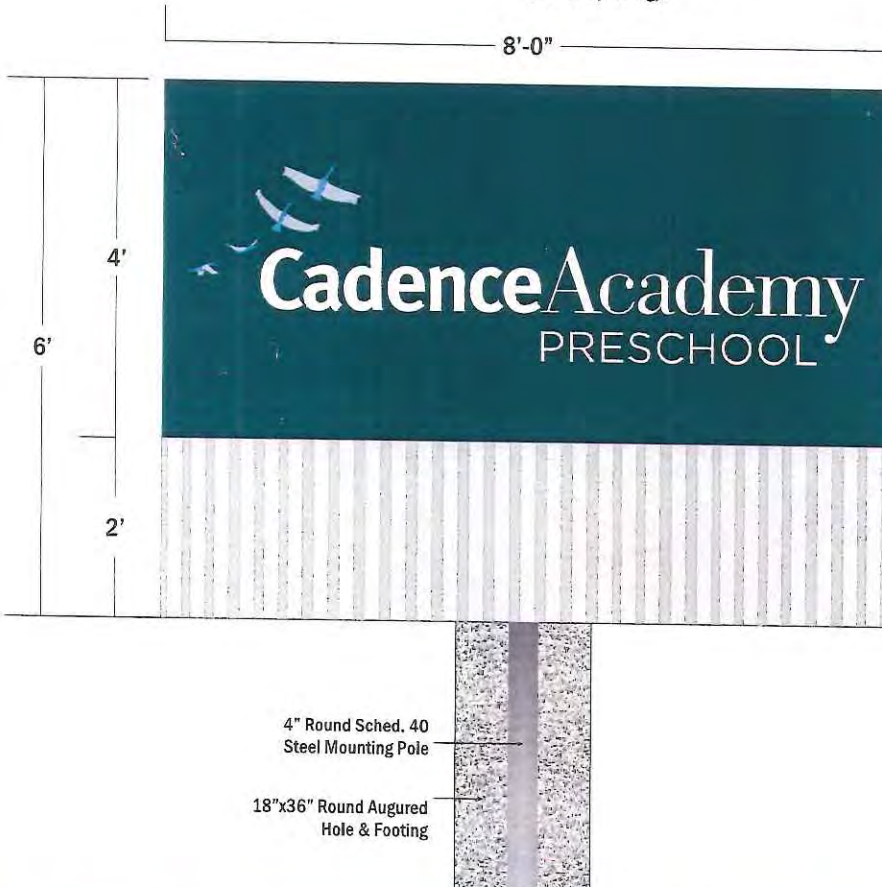
## Paint Color Specifications:



Square Footage - Freestanding: **32 sq.ft.**

A

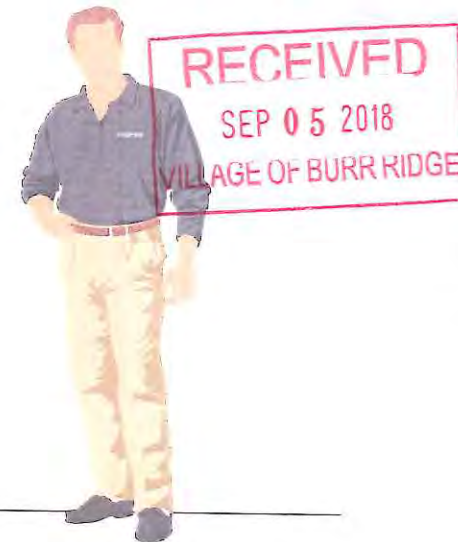
One (1) Double Sided non-illuminated sign cabinet to be finished as shown. Upper cabinet to have logo accent(s) and copy 3/8" Precision Cut acrylic, stud mounted to cabinet with aluminum standoffs (Note: Spacing).



12"



Proposed - Not to exact scale



**SIGN CONNECTION**  
Building a Better Brand.

1650 Pacolet Court Gastonia, NC 28052  
ph 704.868.4500 fx 704.868.4592  
www.signcon.com

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## Client:

JOB#: 643  
Customer: Cadence Academy  
Job Name: Cadence Academy  
944 Burr Ridge - 643  
Address: 7010 S. County Line Dr., Burr Ridge, IL, 60527  
Sales Contact: Matt Elkin

Initial Design Date: 5/31/2018

Designer: A. Craig

Scale: 1:16

- ☐ Conceptual Drawing
- ☐ Design Development
- ☐ Final Production

Revision Date(s): 6/7/18 ME  
6/8/18 EH, 6/14/18 EH  
6/19/18 EH, 6/21/18 EH

## Critical to Quality Information:

xxx

## Font Schedule

FONT 1  
FONT 2  
FONT 3



© 2016, Sign Connection, Incorporated  
This sign is intended to be installed in accordance with the requirements of the National Fire Protection Association (NFPA) 701, Chapter 10, Section 10.2.1.1. The sign is intended to be installed in accordance with the requirements of the National Fire Protection Association (NFPA) 701, Chapter 10, Section 10.2.1.1.

Customer Approval:

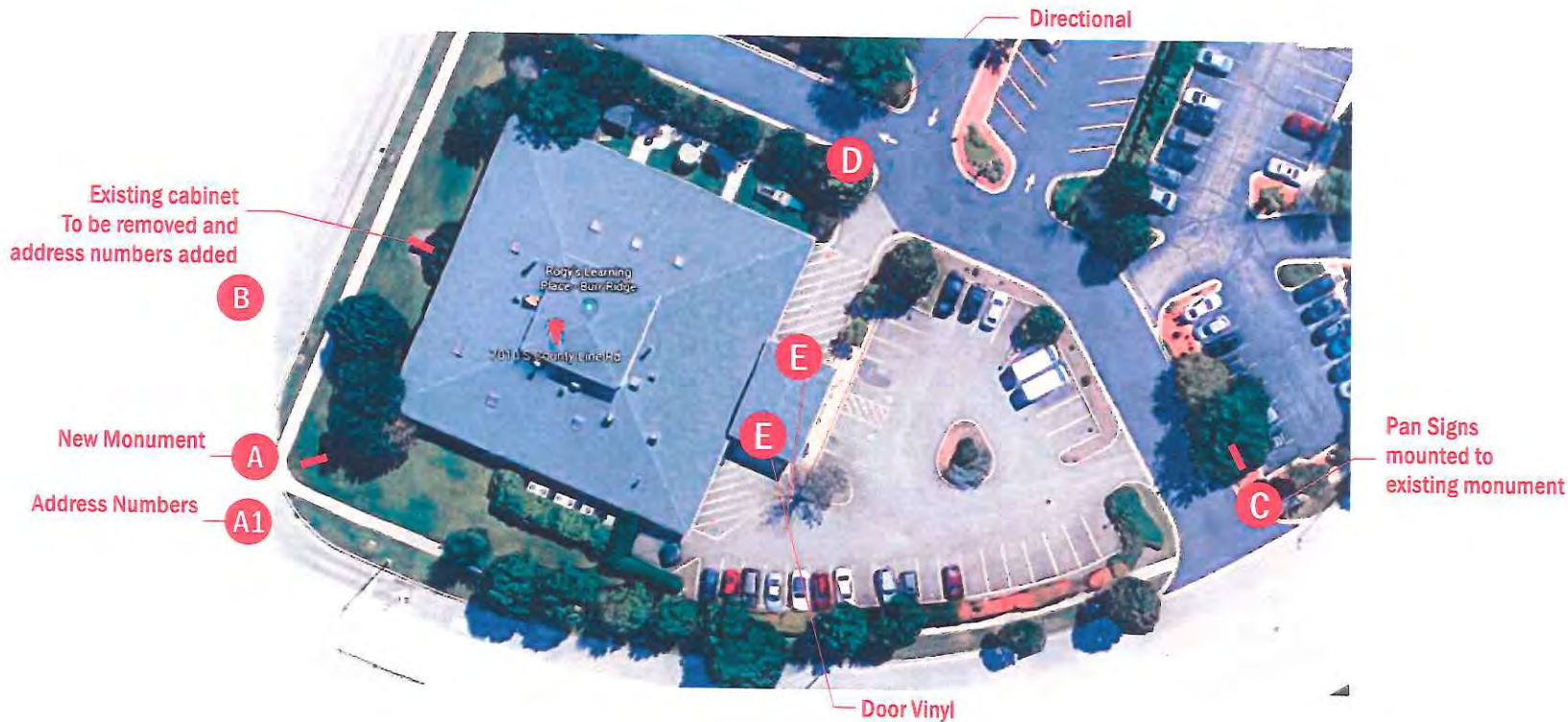
Date:

PAGE: 1

SCF-925 Rev. 3 Effective Date: 11/16/2017



## SITE PLAN FOR BURR RIDGE, IL LOCATION



Client:

JOB#: 643

Customer: Cadence Academy

Job Name: Cadence Academy

944 Burr Ridge - 643

Address: 7010 S. County Line  
Dr., Burr Ridge, IL, 60527

Sales Contact: Matt Elkin

Initial Design Date: 5/31/2018

Designer: A. Craig

Scale: -

- ☐ Conceptual Drawing
- ☐ Design Development
- ☐ Final Production

Revision Date(s): 6/7/18 ME  
6/14/18 EH

Critical to Quality Information:

xxx

Font Schedule

FONT 1  
FONT 2  
FONT 3



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Customer Approval: \_\_\_\_\_

Date: \_\_\_\_\_

PAGE: 6

SCF-025 Rev. 1 Effective Date: 11/16/2017

# EXHIBIT B



## VILLAGE OF BURR RIDGE

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

ADDRESS OF PROPERTY: 7010 S County Line PIN # \_\_\_\_\_

#### GENERAL INFORMATION

PETITIONER: Mike Hoffer, Aubrey Sign Company  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS: 1847 Suncoast Lane, Batavia,  
PHONE: 630-482-9901  
EMAIL: mike@aubrey signs.com  
PROPERTY OWNER: Proviso Petroleum STATUS OF PETITIONER: Sign installen  
OWNER'S ADDRESS: 201 Burr Ridge Club PHONE: 480-455-3160  
Burr Ridge, IL 60527

#### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: \_\_\_\_\_ EXISTING ZONING: \_\_\_\_\_  
EXISTING USE/IMPROVEMENTS: Preschool, will rename a preschool  
with new name & owner. 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)

① allow installation of new monument sign closer to frontage road  
② allow installation of one 5sq ft. directional sign

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

*Mike Hoffer*

Date Petition is Filed

9-25-18





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 design, dimensions and appearance of the sign are consistent with sign criteria. The petition applies primarily to location on the property.*

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

*Cadence Academy wants to enhance visibility for customer access and business identification at both the frontage road and Veterans Blvd.*

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

*The practical difficulty is the need to enhance visibility.*

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

*The bank on the corner has an existing monument sign with street visibility. Existing conditions for other businesses are similar to this request.*





## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

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

**DATE:** October 1, 2018

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

At its September 17, 2018 meeting, the Plan Commission considered amendments to the Sign Ordinance.

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.
  - 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, and thus this version is recommended by staff. Staff also recommends that the Plan Commission consider allowing for an exempted wall sign to act solely as an address sign. Address signs are exempt from variations or permitting if they are smaller than 2 square feet in size. Address signs could be limited to 25 square feet in area and contain only numbers.

- 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 Plan Commission stated that 100 square feet was considered to be too large for a ground sign at most properties, and requested that the cap be lowered and that suggestions for a size ratio be brought forward similar to the first consideration. If a size ratio were desired, staff recommends that the method for determining the size of wall signs be equal to the method for determining the size of the ground sign i.e. street frontage or building size. A similar size range of 50-75 square feet could be implemented.
- 3. Larger, Premium Ground Signs. There was consensus that no amendments were desired regarding this consideration. In conducting research of prior discussions, it was noted that allowing for larger, premium wall signs was brought up for consideration but never fully discussed. Staff notes that while the Sign Ordinance permits several types of sign styles, there is no incentive to put up a wall sign of higher quality. Generally, individual-letter, back-lit signs are seen as being of higher quality compared to a standard printed sign, and may be seen as an option for the Plan Commission to incentivize investment in better looking and higher-quality signs without the need for constant maintenance in the manner that a ground sign required. An example of an individual-letter, back-lit sign is shown.

