



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

**October 15, 2018
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PRIOR MEETING MINUTES

- A. October 1, 2018 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

- A. **V-04-2018: 150 Shore Drive (Petrov); Variations and Findings of Fact; continued from September 17, 2018**

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

- B. **Z-24-2018: 15W599 & 15W601 89th 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.

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

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

IV. CORRESPONDENCE

- A. Board Report – October 8, 2018
- B. Activity Report – September 2018

V. OTHER CONSIDERATIONS

- A. S-10-2018: 6901 Madison Street (Five Seasons); Text Amendment and Conditional Sign Approval**
- B. PC-05-2018: Amendments to the Sign Ordinance**

VI. FUTURE SCHEDULED MEETINGS

November 19, 2018

- A. Z-25-2018: 16W020 79th 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.

December 3, 2018

There is no business currently scheduled for this meeting. If no business is scheduled by November 19, 2018, staff recommends this meeting be cancelled.

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their October 22, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Praxmarer is currently scheduled as the Plan Commission representative for the October 22, 2018 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF OCTOBER 1, 2018

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 8 – Broline, Farrell, Stratis, Hoch, Irwin, Praxmarer, Petrich, and Trzupek

ABSENT: 0 – None

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 Hoch and **SECONDED** by Commissioner Petrich to approve the minutes of the September 17, 2018 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Hoch, Petrich, Broline, Farrell, and Trzupek

NAYS: 0 – None

ABSTAIN: 3 – Irwin, Hoch, and Praxmarer

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-05-2018: 15W069 & 15W081 91st Street (Cattaneo); Variations and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Peter Cattaneo, owner of the property at 15W069 and 15W081 91st 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 ComEd, yet is 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 20 feet, while the building is approximately 5,900 square feet in size. 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 a horse stable and riding facility. The petitioner is permitted by the Zoning Ordinance to keep up to ten horses on the property without Village approval.

Peter Cattaneo, 15W069 91st Street, provided a background for his motivation to build the barn for 4-5 horses.

Alice Krampits, 7515 Drew Avenue, asked if any third party or commercial boarding would occur at the property. Mr. Cattaneo said that no such activity would occur.

Dan Jones, 9171 Drew Avenue, said that the variations should be denied and the existing regulations enforced.

Sharon Williams, 15W106 91st Street, said that she was worried about drainage on the property and how an additional structure would affect flooding. Mr. Walter said that the plane of the property was going from north to south and away from the resident's home, thus likely not affecting any flooding on her property.

Commissioner Stratis asked if the petitioner had a legal right to cross an easement that bisected the property. Mr. Cattaneo said that an easement was present. Commissioner Stratis asked if the barn could be built further south. Mr. Cattaneo said that the southern portion of the property was wetland and would not be able to build such a structure in that area. Commissioner Stratis if a riding arena would be built. Mr. Cattaneo said that such a use would be part of the proposed structure. Commissioner Stratis asked if any fencing with or without electricity would be installed. Mr. Cattaneo said that a non-electrified three-rail fence was planned to be installed.

Commissioner Farrell asked about the height of the structure. Mr. Walter said that it was approximately 21 ½ feet tall at peak height.

Commissioner Praxmarer asked if a driveway would be built to the barn. Mr. Cattaneo said that a driveway would be built on the east side of the property.

Commissioner Broline asked about the height of the property. Mr. Walter provided a clarification of mean height compared to peak height.

Commissioner Petrich asked if the horses required riding throughout the winter. Mr. Cattaneo said that the riding arena is a major part of the motivation to build the structure.

Commissioner Hoch asked if trailers would be present on the property. Mr. Cattaneo said that he parks all horse trailers at his business in Darien.

Commissioner Stratis asked if the barn was to be illuminated. Mr. Cattaneo said that there would be a single light on a wall of the barn. Commissioner Stratis asked where the fencing would be installed. Mr. Cattaneo said that the fence would surround most of the backyard. Commissioner Stratis asked how animal waste would be removed. Mr. Cattaneo said that all waste would be stored in a sealed container and emptied regularly.

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

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Stratis to recommend that the Board of Trustees approve 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 subject to the following conditions:

1. The structure shall observe all 50' setbacks as required by the Zoning Ordinance.
2. No third-party or commercial boarding shall be permitted.
3. A paved access road shall be constructed connecting the barn to 91st Street.
4. No horse trailer storage shall be permitted on the property.
5. Only one accessory structure shall be permitted on the property.

Commissioner Irwin said that he did not find a hardship and did not support the variations as presented. Commissioner Irwin suggested that the petitioner be limited to one accessory structure instead of two, as the Zoning Ordinance permits two, 2,500 square foot structures on a property, and the proposed barn would be roughly the size of two accessory structures.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

After the vote, Chairman Trzupek noted that he would like to see a text amendment come forward at the next annual zoning review to examine the regulations related to horse barns.

Z-23-2018: Shared Parking Amendment; Text Amendment and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described this request as follows: 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. 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 was referred to as the “singular” method. One multi-tenant shopping center would be affected 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 was referred to as the “aggregate” method. 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. 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.

Gary Grasso made a brief statement regarding the merits of the singular method, and expressed doubt that either an objective or subjective parking problem exists at County Line Square.

Marc Thoma, 7515 Drew Avenue, said that the Village should continue to operate using the aggregate method as described by staff's report.

Commissioner Stratis said that he felt that there was a parking problem, and that making something that doesn't work legally permissible is not a sound strategy.

Commissioner Farrell said that she did not support the proposed text amendment as she felt that it did not go far enough in solving more fundamental problems on the property, and questioned the singular method as an effective method for determining a sound parking minimum in general.

Commissioner Praxmarer said that the text amendment was not realistic and felt that it was not an effective solution to the parking problem.

Commissioner Broline said that he felt the singular method promoted the best economic use of the space, and could see some advantages to the proposal as compared to the current regulations.

Commissioner Petrich said he was uncomfortable with the Village relinquishing its ability to dictate parking variations at the site.

Commissioner Irwin said he supported the concept and felt that the parking problem is relative, using downtown Chicago as an example, saying that there is always parking available but it is not always convenient.

Commissioner Hoch said that her research led her to believe that less parking is becoming a trend at commercial shopping centers nationwide, and that the lack of parking is a perception issue.

Mr. Walter said that the Plan Commission should consider the petition from the perspective of what it means to have shared parking. Mr. Walter said that the current method does not assume any sharing of spaces in that each use is totaled individually, and that the singular method may be a more realistic analysis of how many spaces are needed at any one time. Mr. Walter discussed the concept of an aggregate method with a shared parking percentage reduction, such as 15%, which would allow the Village to retain its current method while also acknowledging that shared parking does occur.

Commissioner Irwin asked how the communities with a singular method were chosen for comparison in the staff report. Mr. Walter said that he attempted to provide a list of comparable communities in size and development to Burr Ridge and demonstrate their parking requirement based on the presence of a singular method. Mr. Walter acknowledged that the list was not representative of every town in the Chicagoland region with a singular method, and also said that other towns also use the aggregate method similar to Burr Ridge.

Chairman Trzupek said that in his experience, restaurants are not included in a singular calculation, as there are often very few restaurants in shopping centers, and thus the parking requirements may be outdated based on what trends are being observed at County Line Square.

Mr. Walter said that he had not encountered any developments similar to County Line Square such that there were nine restaurants within a standard shopping center less than 100,000 square feet in size. Commissioner Stratis agreed with this observation and said that Commissioner Irwin had made a persuasive argument in favor of the singular method.

Commissioner Stratis asked for staff's perspective on the petition. Mr. Walter said the essential question is how the Village should balance promoting growth and development while managing parking at County Line Square. Mr. Walter said that if parking variations were eliminated, special uses are still contingent on promoting orderly development in the area, and if a new restaurant would disrupt orderly development, it may not be appropriate to grant a special use. Mr. Walter said that the problem of parking requires a comprehensive examination of all factors of the site plan, including an understanding of where uses are located and how their locations create problems that may be temporary in nature. Mr. Walter pointed out that of the nine restaurants at County Line Square, seven are located on the east side of the property and it is natural to observe parking shortages because of this development pattern. Mr. Walter said that he would prefer to look at the property through the lens of a PUD, but if that option was not available, then this would be an action the Plan Commission should take.

Commissioner Stratis said that he was more in favor of such a proposal than at the beginning of the consideration, but encouraged staff to refine the proposal.

Commissioner Farrell said that she was uncomfortable with using an amendment applicable to the entire zoning district to fix the problems of a single property. Mr. Walter agreed and said a comprehensive approach is the only way to truly solve all of the problems at County Line Square.

Mr. Walter noted that it has been the Plan Commission's direction to staff to bring forward text amendments when variations are continually approved, noting that the Plan Commission had previously approved all requests for parking variations in the past.

Commissioner Irwin asked what powers were directly available to the Village to adopt regulations on the site. Mr. Walter said that it was his present understanding that the Village was limited to text amendments non-specific to sites, and that the property owner must agree to adopt a PUD.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to indefinitely continue the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to direct staff to pursue a PUD on County Line Square with the intention of providing a comprehensive plan for the future needs of the property.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Chairman Trzupek requested that the Plan Commission be kept updated on the progress of staff's work with the property owner at each meeting.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

S-08-2018: 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 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. Mr. Walter explained that if the amendments to the Sign Ordinance currently under consideration would be approved, the petitioner would not need any variations and could be approved by permit.

Commissioner Stratis said that the proposed address sign was 28 square feet in size, while the proposed sign amendments suggested that address signs be 25 square feet in size. Commissioner Stratis recommended that the address sign be reduced from 28 to 25 square feet in line with the proposed sign amendments. The petitioner was in agreement with this suggestion.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees approve a request for a sign variation for three wall signs in addition to a permitted wall sign with the condition that the address sign being limited to 25 square feet.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

S-09-2018: 7010 County Line Road (Cadence); Sign Variations

As directed by Chairman Trzupek, Mr. Walter described this request as follows: 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, and one existing ground sign at Cadence.

Mike Hoffer, petitioner, presented a brief site plan analysis of the property.

Commissioner Irwin asked about previous considerations for the property. Mr. Walter provided an explanation. Commissioner Irwin asked if there would be future attempts to expand the signage at the property as there had been four previous requests. Mr. Walter said that the vast majority of the requests came as the subdivision was developed and the Village had only received minor requests in recent years.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees approve a request for sign variations to permit an additional ground sign and to increase the amount of permitted signage on the property to 460 square feet on the property at 7000-7020 County Line Road.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

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

Mr. Walter provided an update regarding the ongoing discussion of amendments to the Sign Ordinance. The Plan Commission provided the following direction to staff:

1. One wall sign shall be permitted per tenant on buildings less than 100,000 square feet, with the total number capped at three. Each sign is no larger than the ratio of number of tenants in the building divided by the street frontage of the lot. Each tenant is entitled to no less than 50 square feet of signage while no sign shall exceed 75 square feet. Each tenant operating with more than 10,000 square feet of space shall be exempt of the tenant cap requirement. Address signs consisting strictly of numbers shall be exempt and limited to 25 square feet in size.
2. One ground sign shall be permitted at buildings less than 100,000 square feet, no more than 75 square feet in size.
3. A bonus for premium wall signs was considered but further examples of signs was requested. Individual-letter, back-lit signs were considered as a potential example of a premium wall sign. A 10% bonus was considered.

VI. FUTURE SCHEDULED MEETINGS

October 15, 2018

A. Z-24-2018: 15W599 89th 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 79th 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

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to **ADJOURN** the meeting at 9:35 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:35 p.m.

Respectfully

Submitted:

Evan Walter, Assistant to the Village Administrator



V-04-2018: 150 Shore Drive (Petrov); Requests a variation from Section XI.C.11.a of the Burr Ridge Zoning Ordinance to eliminate the requirement for a perimeter landscape area on the rear lot line of a property and for a variation from Section IV.I.2 to permit parking spaces within a required 8-foot side yard setback, or, for a variation from Section XI.C.13.d to permit a commercial building without the required number of parking spaces; continued from September 17, 2018.

HEARING:
October 15, 2018

TO:
Plan Commission
Greg Trzupek, Chairman

FROM:
Evan Walter
Asst. to the Village Administrator

PETITIONER:
Ivan Petrov

PETITIONER STATUS:
Property Owner

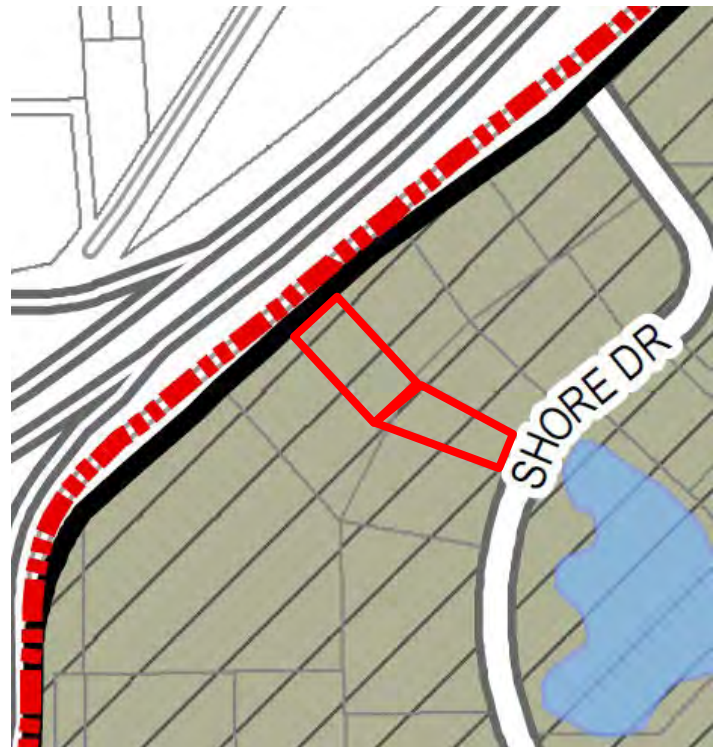
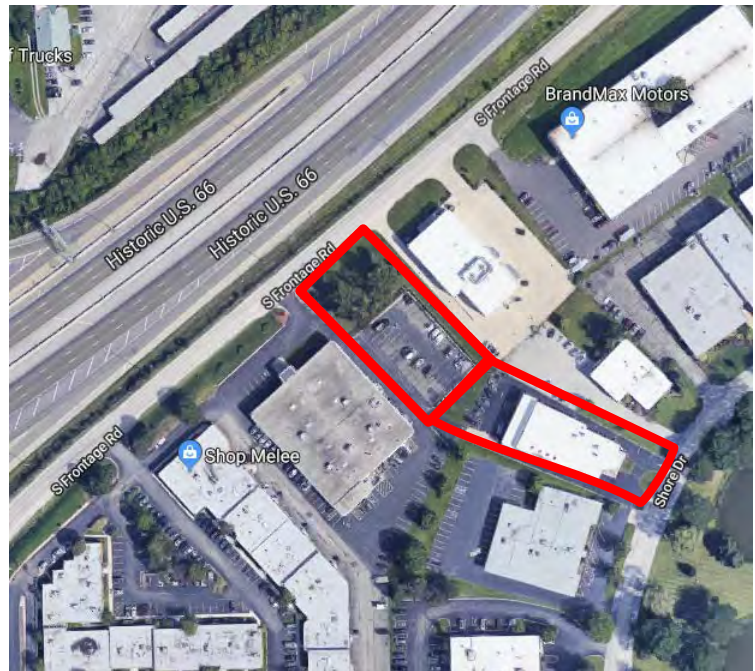
EXISTING ZONING:
G-I General Industrial

LAND USE PLAN:
Recommends Industrial Uses

EXISTING LAND USE:
Parking Lot/Industrial Building

SITE AREA:
1.27 Acres (two parcels)

SUBDIVISION:
Hinsdale Industrial Park



This petition was continued from September 17, 2018. The Plan Commission requested that staff work with the petitioner to consider methods to provide parking access for both properties in the event that the owner sold either parcel. Staff and petitioner explored consolidation of the properties into a single parcel; however, staff and petitioner have agreed that an easement could provide the same guarantee of access without the need to consolidate the properties. Under the revised site plan, the petitioner would record an access easement over all paved surfaces on the western property, granting the easement to the owner of both properties as well as the Village, which will act as a third-party to ensure that the easement cannot be dissolved without Village approval. The petitioner has also revised the parking lot design, which results in the trash enclosure being moved adjacent to the rear wall of the existing building while retaining existing spaces nearer the existing building on the eastern property. The asphalt driveways will remain on either side of the existing buildings. Staff notes that the petitioner will need to receive both Plan and Board approval to construct the proposed warehouse at a later date.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of the variations at the subject properties, staff recommends that they be made with the condition that an access easement be recorded on the entire parking lot and access driveway on the western property with the easement granted to the owner of both properties as well as the Village of Burr Ridge.

Appendix

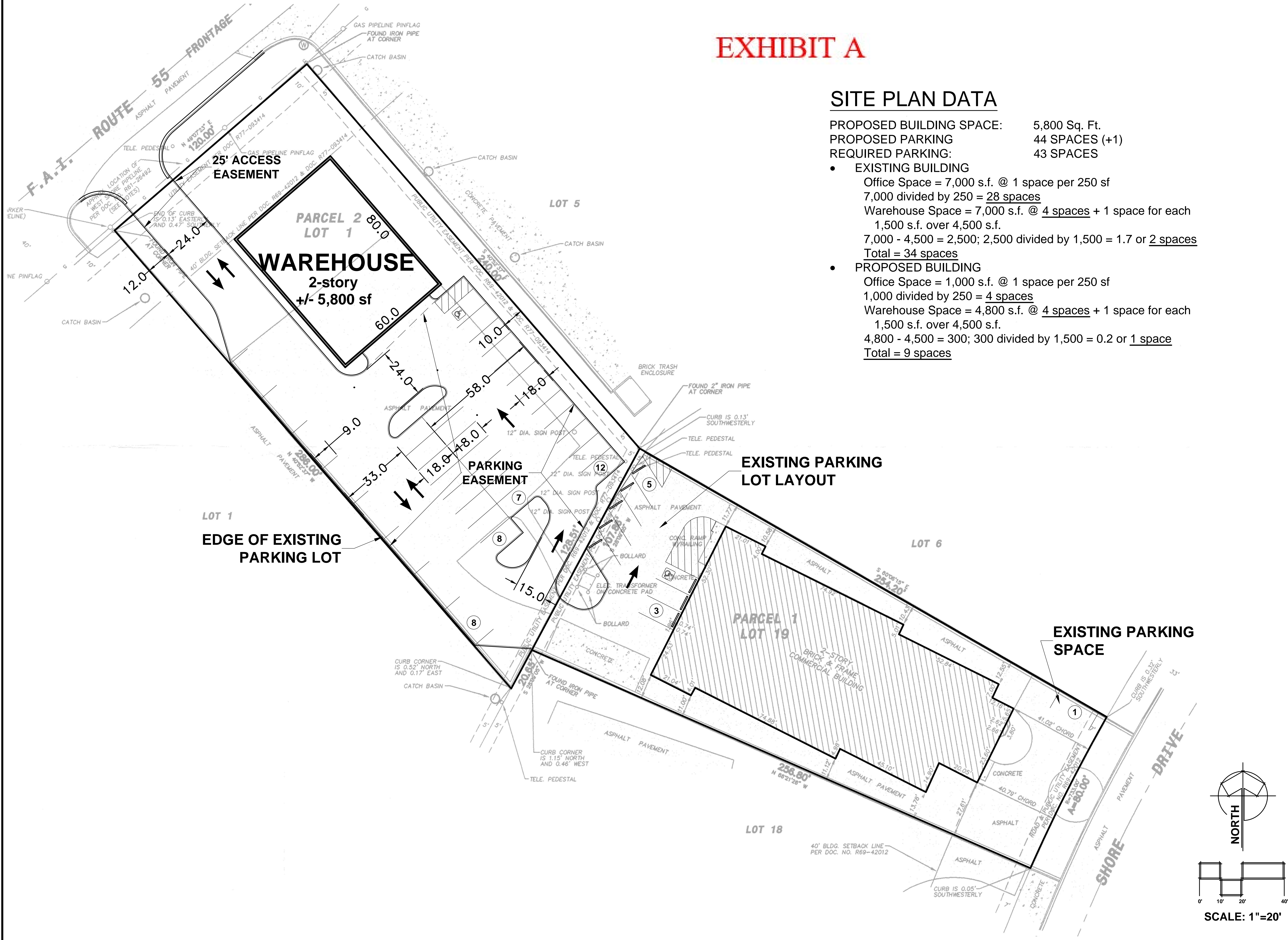
Exhibit A – Revised Site Plan

Exhibit B – Petitioner's Materials

EXHIBIT A

SITE PLAN DATA

- PROPOSED BUILDING SPACE: 5,800 Sq. Ft.
PROPOSED PARKING 44 SPACES (+1)
REQUIRED PARKING: 43 SPACES
- EXISTING BUILDING
Office Space = 7,000 s.f. @ 1 space per 250 sf
7,000 divided by 250 = 28 spaces
Warehouse Space = 7,000 s.f. @ 4 spaces + 1 space for each
1,500 s.f. over 4,500 s.f.
7,000 - 4,500 = 2,500; 2,500 divided by 1,500 = 1.7 or 2 spaces
Total = 34 spaces
 - PROPOSED BUILDING
Office Space = 1,000 s.f. @ 1 space per 250 sf
1,000 divided by 250 = 4 spaces
Warehouse Space = 4,800 s.f. @ 4 spaces + 1 space for each
1,500 s.f. over 4,500 s.f.
4,800 - 4,500 = 300; 300 divided by 1,500 = 0.2 or 1 space
Total = 9 spaces



REVISIONS	

A - 1
Roofing
150 Shore Drive
Burr Ridge, IL

STAMP:



METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
SITE
PLAN

PROJECT NO.:
17-054

DATE: 09-28-18

SCALE: 1"=20'

SHEET
SP-1

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EXHIBIT B



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

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

GENERAL INFORMATION

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

PROPERTY INFORMATION

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

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

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

☐ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

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

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

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

Petrov
Petitioner's Signature

8/21/18

Date Petition is Filed

ALTA/ACSM LAND TITLE SURVEY

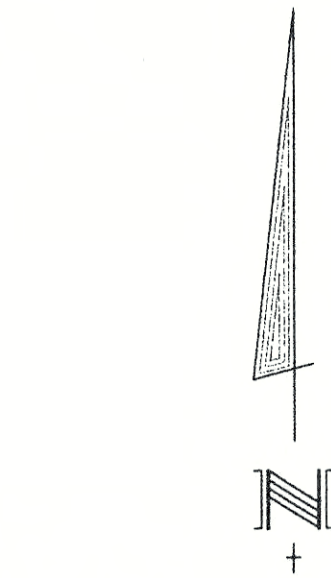
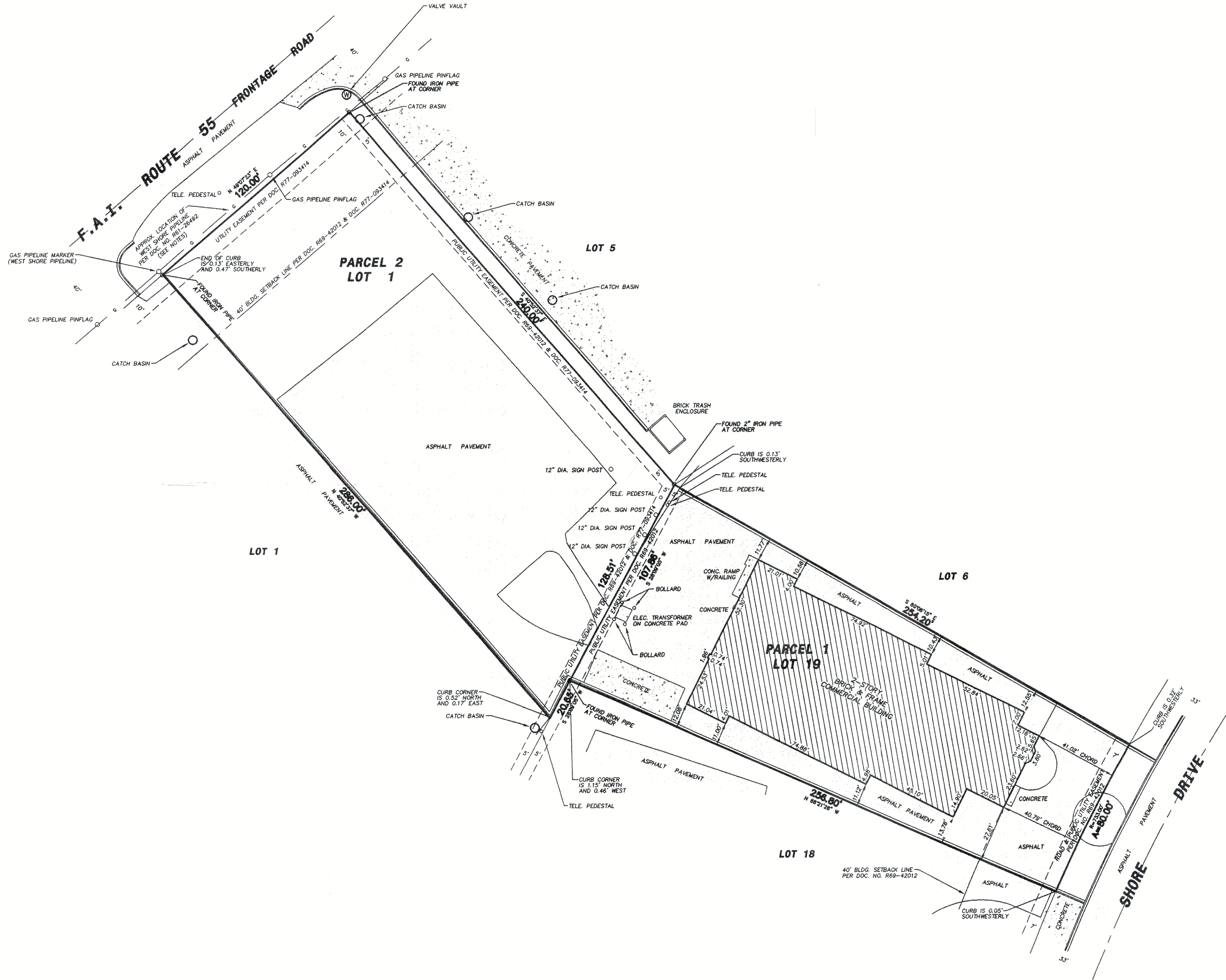
OF:

PARCEL 1:

LOT 19 IN PLAT OF HINSDALE INDUSTRIAL PARK, UNIT TWO, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1969 AS DOCUMENT R69-42012, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN PLAT OF RESUBDIVISION OF LOT 1 IN HINSDALE INDUSTRIAL PARK, UNIT TWO, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1977, AS DOCUMENT R77-093414, IN DUPAGE COUNTY, ILLINOIS.



P.I.N. 09-35-203-009-0000 (PARCEL 1)
P.I.N. 09-35-203-023-0000 (PARCEL 2)

Area of Parcel 1: 23,897 Square Feet or 0.548 Acres (More or Less)
Area of Parcel 2: 31,560 Square Feet or 0.724 Acres (More or Less)
Total Area: 55,457 Square Feet or 1.272 Acres (More or Less)
(Area Information for Reference Only)

NOTES:

1. THIS LAND TITLE SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 1401 880009616 D1 WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2010.
2. THIS PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT RECORDED JUNE 16, 1987 AS DOCUMENT R67-20297. (ITEM J 24 IN SCHEDULE B).
3. PARCEL 2 IS SUBJECT TO RESTRICTIONS IN DEEDS RECORDED AS DOCUMENT R71-67125, DOCUMENT R71-67126 AND DOCUMENT R72-10082. (ITEM AB 26 IN SCHEDULE B)
4. PARCEL 2 IS SUBJECT TO A 30-FOOT PIPELINE EASEMENT BY WEST SHORE PIPELINE COMPANY PER DOCUMENT R61-26492. WE SHOW PIPELINE MARKERS AS PICKED UP IN THE FIELD, BUT DOCUMENT WAS NOT CLEAR AS TO EXACTLY WHERE THE PARAMETERS OF THE 30-FOOT EASEMENT LIES.

State of Illinois)
County of Will) s.s.

Certify to: Lawrence M. Freedman
Ash Anos Freedman & Logan, LLC
Chicago Title Insurance Company

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

Dated this 29TH day of DECEMBER, 2010

Thomas J. Cesal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2205
(License Expiration Date: November 30, 2012)
Illinois Professional Design Firm No. 184-002818

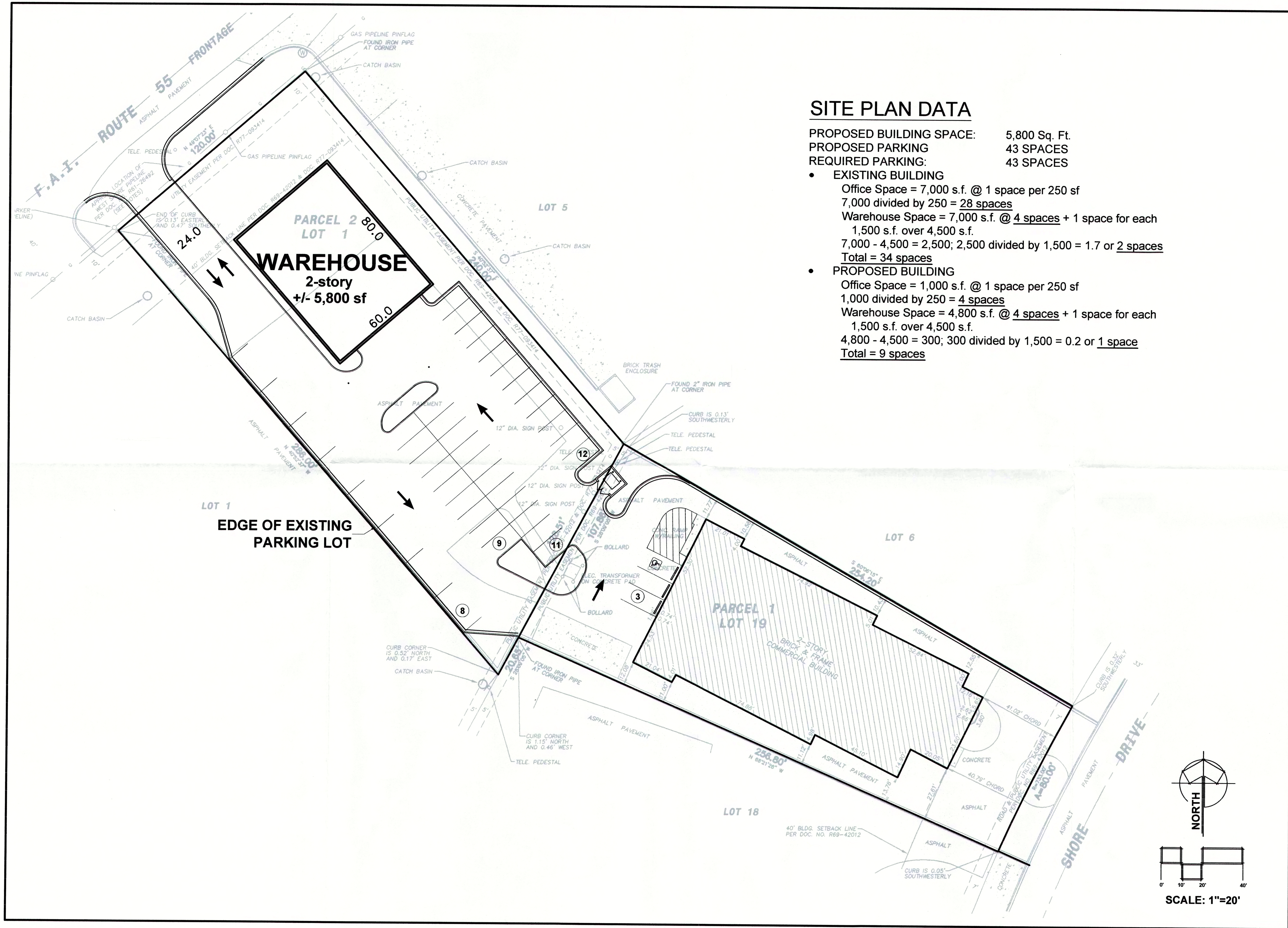


Copies of this Survey are not valid without the Embossed Seal of the Professional Land Surveyor.

PROPERTY ADDRESS:
150 Shore Drive
Burr Ridge, Illinois

Scale: 1" = 30' Order Number: 3896-19

Ordered By: BRENT DeNOBLE



SITE PLAN DATA

- PROPOSED BUILDING SPACE: 5,800 Sq. Ft.
PROPOSED PARKING 43 SPACES
REQUIRED PARKING: 43 SPACES
- EXISTING BUILDING
 - Office Space = 7,000 s.f. @ 1 space per 250 sf
7,000 divided by 250 = 28 spaces
 - Warehouse Space = 7,000 s.f. @ 4 spaces + 1 space for each 1,500 s.f. over 4,500 s.f.
7,000 - 4,500 = 2,500; 2,500 divided by 1,500 = 1.7 or 2 spaces
Total = 34 spaces
 - PROPOSED BUILDING
 - Office Space = 1,000 s.f. @ 1 space per 250 sf
1,000 divided by 250 = 4 spaces
 - Warehouse Space = 4,800 s.f. @ 4 spaces + 1 space for each 1,500 s.f. over 4,500 s.f.
4,800 - 4,500 = 300; 300 divided by 1,500 = 0.2 or 1 space
Total = 9 spaces


REVISIONS	

A - 1

Roofing

150 Shore Drive
Burr Ridge, IL

STAMP:



METZ & COMPANY
LANDSCAPE ARCHITECTURE, SITE PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE

SITE PLAN

PROJECT NO.: 17-054

DATE: 01-03-18

SCALE: 1"=20'

SHEET

SP-1

© Copyright 2018 all rights reserved. The design and any and all ideas contained herein are the sole property of Metz & Company. Any reproduction of the design or the concept embodied herein in any form, in whole or in part, without consent from Metz & Company is prohibited. If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale.



Findings of Fact

Variation from the Village of Burr Ridge Zoning Ordinance

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

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

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

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

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

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

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

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

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



Z-24-2018: 15W601 89th Street (Thalamarla); Requests rezoning from the R-1 Single Family Residence District to the R-2A Single Family Residence District as per Section VI of the Burr Ridge Zoning Ordinance.

HEARING:
October 15, 2018

TO:
Plan Commission
Greg Trzupke, Chairman

FROM:
Evan Walter
Asst. to the Village Administrator

PETITIONER:
Mohan and Sasi Thalamarla

PETITIONER STATUS:
Property Owner

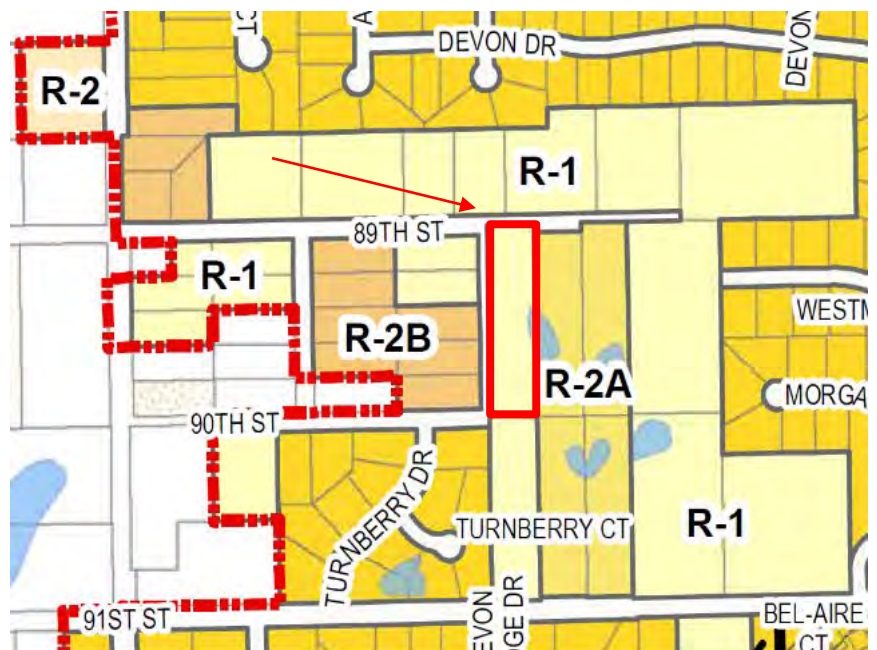
EXISTING ZONING:
R-2A Single Family Residential

LAND USE PLAN:
Recommends Residential Uses

EXISTING LAND USE:
Single-Family Home

SITE AREA:
2.5 Acres

SUBDIVISION:
None



The petitioner is Mohan Thalamarla, owner of the contiguous parcels at 15W599 and 15W601 89th Street. The petitioner is seeking to re-zone the property located at 15W601 89th Street from the R-1 Residential District to the R-2A Residential in anticipation of a potential subdivision. The property at 15W599 89th Street is located directly east to 15W601 89th Street and is presently zoned as R-2A Residential; the two parcels together are approximately 5 acres in size. The subject property at 15W601 89th Street is approximately 2.5 acres in size and has adequate width to be classified as R-2A Residential without any variations. Some of the parcels to the west of the subject property are zoned R-2B Residential; however, the petitioner has stated that he would prefer to be re-zoned to the R-2A Residential District to mitigate the possibility of denser subdivisions from developing around the property in the future. If the petitioner pursued a subdivision of the entire property under R-2A Residential zoning, no more than two additional lots could be created between the two parcels.

Comprehensive Plan and Applicable Zoning Regulations

The Future Land Use Plan in the Burr Ridge Comprehensive Plan recommends single family residential use for this property and the surrounding area. The Plan further recommends that “future residential developments should be encouraged to have lot sizes of 30,000 square feet or larger.” The R-2A Residential District has a minimum lot size of 40,000 square feet.

Surrounding Zoning

The property is surrounded by the R-2A Residential District to the east and partially to the south; R-1 to the north and partially to the south and west; and R-2B partially to the west.

Public Hearing History

In 1998, the property at 15W599 89th street was re-zoned upon annexation to the R-2A Residential District.

Public Comment

Several inquiries were received regarding this petition; however, no objections were registered with staff prior to the public hearing.

Findings of Fact and Recommendation

The petitioner has submitted Findings of Fact and may be approved if the Plan Commission is in agreement.

Appendix

Exhibit A – Petitioner’s Materials

EXHIBIT A



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 15W 601 89th ST. PIN # 10-01-104-014- 5660
15W 599 89th ST. BURR RIDGE, IL 60527 10-01-104-023- 0600

GENERAL INFORMATION

PETITIONER: MOHAN & SASI THALAMARLA
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS 15W 599 89th ST. BURR RIDGE, IL 60527
PHONE: 630-248-0760
EMAIL: mohantreddy@gmail.com
PROPERTY OWNER: MOHAN THALAMARLA STATUS OF PETITIONER: _____
OWNER'S ADDRESS: 15W 599 89th ST. BURR RIDGE PHONE: 630-248-0760
IL 60527

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: APP. 5.1 ACRES EXISTING ZONING: RESIDENTIAL
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):

<input type="checkbox"/> Special Use	<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Variation(s)
--------------------------------------	----------------------------------------------	-----------------------------------------	---------------------------------------

We want to split in to few parcels and want
R-2A zoning as part of the subdivision.

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

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

[Signature]
Petitioner's Signature

RECEIVED
SEP 13 2018
VILLAGE OF BURR RIDGE

9/13/18
Date Petition is Filed



**Findings of Fact For a
Map Amendment (Rezoning) to the
Village of Burr Ridge Zoning Ordinance**

In order for a map amendment (rezoning) to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

- a. Existing uses of property within the general area of the property in question.

Affirm; the uses will remain residential.

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

We seek to re-zone to R-2A as it represents the character of the neighborhood.

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

Affirm; the plan is suitable with the area's uses.

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

Correct; the trend of this neighborhood is R-2A-Sized lots.

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

Correct; the Comp Plan calls for 30,000 square foot lots, or R-2B zoning. We request 40,000-square foot zoning under R-2A.

(Please transcribe or attach additional pages as necessary.)



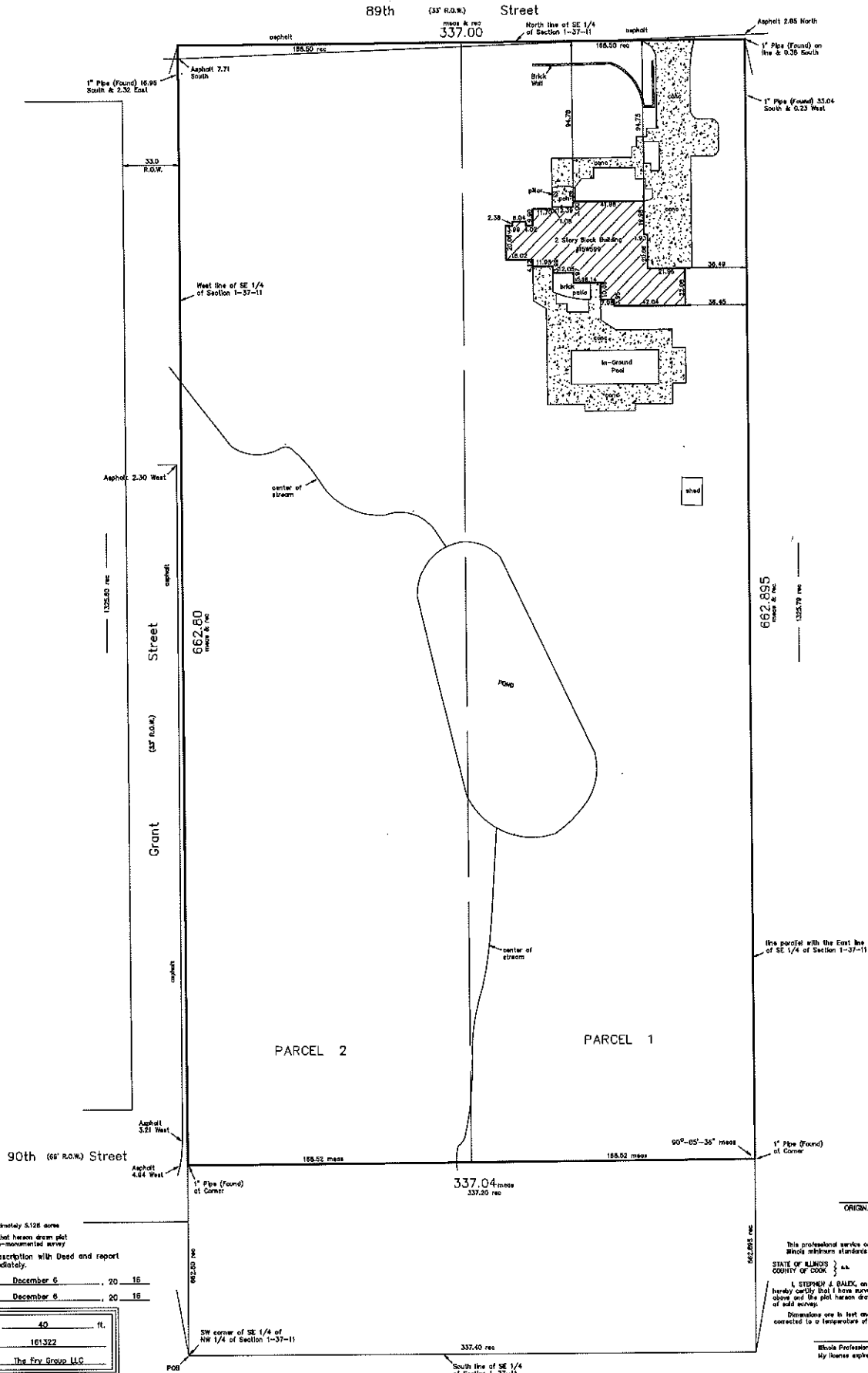
KABAL SURVEYING COMPANY
Land Surveying Services
plat of Survey

2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 682-2852
Fax (708) 682-7314
email: kabal-surveying@comcast.net
website: KabaSurveyingCompany.com
Registration No. 184-003361

Parcel 1: The East half of the North half of that part of the Southeast quarter of the Northwest quarter of Section 1, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Southeast quarter and running thence East along the South line of said Southeast quarter 337.4 feet, thence North parallel with the East line of said Southeast quarter, 1325.76 feet, more or less, to the North line of said Southeast quarter, thence West along the North line of said Southeast quarter 337 feet to the West line of said Southeast quarter, thence South along the West line of said Southeast quarter, 1325.6 feet, more or less, to the place of beginning, in DuPage County, Illinois.

Parcel 2: The West half of the North half of that part of the Southeast quarter of the Northwest quarter of Section 1, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Southeast quarter and running thence East along the South line of said Southeast quarter 337.4 feet, thence North parallel with the East line of said Southeast quarter, 1325.76 feet, more or less, to the North line of said Southeast quarter, thence West along the North line of said Southeast quarter 337 feet to the West line of said Southeast quarter, thence South along the West line of said Southeast quarter, 1325.6 feet, more or less, to the place of beginning, in DuPage County, Illinois.

Address: 190500 89th Street, Deer Ridge.



LEGEND:
psh = porch
conc = concrete
mss = measured
rec or rec'd, R = North
R.O.W. = Right-of-Way
POB = point of beginning

Area of property is approximately 5.126 acres

☒ "X" in box indicates that hazard drain plot was ordered on a non-monumental survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed December 6, 2016
Building Located December 6, 2016

Scale: 1 inch = 40 ft.
Order No. 161322
Ordered By: The Fry Group LLC

ORIGINAL SEAL IN RED

This professional service conforms to the current
Black minimum standards for a boundary survey

STATE OF ILLINOIS
COUNTY OF COOK

I, STEPHEN J. BAILEY, an Illinois Professional Land Surveyor,
hereby certify that I have surveyed the property described
above and the plat hereon drawn is a correct representation
of said survey.

Dimensions are in feet and decimal parts thereof and are
corrected to a temperature of 62 degrees Fahrenheit.

Illinois Professional Land Surveyor No. 035-001712
My license expires on November 30, 2018

September 28, 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 Mohan Thalamarla for a re-zoning as per Section VI of the Burr Ridge Zoning Ordinance from the R-1 Single Family Residence District to the R-2A Single Family Residence District. The petition number and property address is **Z-24-2018: 15W599 and 15W601 89th Street** and the Permanent Real Estate Index Numbers are: **10-01-104-014** and **10-01-104-023**.

A public hearing to consider this petition is scheduled for:

Date: Monday, October 15, 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

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

Koenig Tr, Mary Ellen
1310 Sleepy Hollow Ln
Darien, IL 605270000
PIN 10011040090000

Esposito, Thomas & Julia
15W627 89Th St
Hinsdale, IL 605210000
PIN 10011020060000

School District No 180
15W451 91St St
Burr Ridge, IL 605210000
PIN 10013030040000

Salvino, Kevin & Colleen
15W531 89Th St
Burr Ridge, IL 605210000
PIN 10011040070000

Cloutier, Paul
410 Westminster Dr
Burr Ridge, IL 605270000
PIN 10011090030000

Twardowski, Janusz
3 Turnberry Ct
Burr Ridge, IL 605210000
PIN 10011040170000

Jemsek, Frank & Patricia
9040 Turnberry Dr
Burr Ridge, IL 605210000
PIN 10011030100000

Chitnis, Sanjiv & Rashmi
5 Turnberry Ct
Burr Ridge, IL 605270000
PIN 10011040180000

Palmiotti, Giuseppe & N
15W510 91St St
Burr Ridge, IL 605210000
PIN 10011040240000

Dupont, Michael & Paula
8810 Grant St
Burr Ridge, IL 605210000
PIN 10011070030000

Herath, Sam
510 Devon Dr
Burr Ridge, IL 605270000
PIN 10011070080000

Sury, John & Linda
540 Devon Dr
Burr Ridge, IL 605270000
PIN 10011070050000

Chin, Alan Y
530 Devon Dr
Burr Ridge, IL 605270000
PIN 10011070060000

Doyle, Patrick
8814 Aintree Ln
Burr Ridge, IL 605210000
PIN 10011070240000

Papp, Charles & Patricia
8811 Grant St
Burr Ridge, IL 605210000
PIN 10011070040000

Payne, Richard & Doris
15W680 89Th St
Hinsdale, IL 605210000
PIN 10011000110000

Zuno, Jacqueline C
9075 Turnberry Dr
Burr Ridge, IL 605270000
PIN 10011040220000

Muzzarelli, Arnold & S A
15W660 90Th St
Burr Ridge, IL 605270000
PIN 10011020050000

Sullivan, Michael R & N A
450 Devon Dr
Burr Ridge, IL 605210000
PIN 10011070100000

Pizzuto, Joseph
10S231 Vine St
Burr Ridge, IL 605270000
PIN 10011020010000

Reddy, G Narender & N
451 Devon Dr
Burr Ridge, IL 605210000
PIN 10011060140000

Payne, Kenneth & Christine
15W630 89Th St
Burr Ridge, IL 605270000
PIN 10011000270000

Grundy, Howard O
431 Westminster Dr
Burr Ridge, IL 605270000
PIN 10011080050000

Pliopiene, Dilaram
10S230 Grant St
Burr Ridge, IL 605270000
PIN 10011020070000

Ward, Kenneth & Heidi
15W599 89Th St
Burr Ridge, IL 605210000
PIN 10011040140000

Davis, Rodney
10S244 Grant St
Burr Ridge, IL 605270000
PIN 10011020080000

School District No 180
15W451 91St St
Burr Ridge, IL 605210000
PIN 10013030030000

Kramer, Linda M
411 Westminster Dr
Burr Ridge, IL 605210000
PIN 10011080030000

Stephens, Kristin R
9 Morgan Ct
Burr Ridge, IL 605270000
PIN 10011090140000

School District No 180
15W451 91St St
Burr Ridge, IL 605210000
PIN 10011040130000

Chu, Gary & Christine
501 Devon Dr
Burr Ridge, IL 605210000
PIN 10011060130000

White, Jeanne A
440 Devon Dr
Burr Ridge, IL 605270000
PIN 10011070110000

Steinhagen, Brian J
5 Morgan Ct
Burr Ridge, IL 605210000
PIN 10011090060000

Tom, Michael & Mildred
620 Devon Dr
Burr Ridge, IL 605278320
PIN 10011070260000

Tuchek, Anne Marie
421 Westminster Dr
Burr Ridge, IL 605210000
PIN 10011080020000

Sulik, Adam & Hekna
158 Circle Ridge Dr
Burr Ridge, IL 605270000
PIN 10013020700000

Bast, Donald & Linda
9000 Turnberry Dr
Burr Ridge, IL 605210000
PIN 10011030120000

Ctltc Pnbi 950311
10 S Lasalle St
Chicago, IL 605210000
PIN 10011020090000

Kudari, Madhusudhan & A
15W520 89Th St
Burr Ridge, IL 605270000
PIN 10011000140000

Ware, Kenneth
10S265 S Vine St
Burr Ridge, IL 605278395
PIN 10011020040000

De Graff, Randy & Susan
520 Devon Dr
Burr Ridge, IL 605210000
PIN 10011070070000

Gianakas, Connie P
4 Turnberry Ct
Burr Ridge, IL 605210000
PIN 10011040200000

Pfannenstiel, John & C
9020 Turnberry Dr
Burr Ridge, IL 605210000
PIN 10011030110000

Burr Ridge Park Dist
10S474 Madison St
Burr Ridge, IL 605210000
PIN 10011040110000

Ward, Kenneth & Heidi
15W599 89Th St
Burr Ridge, IL 605210000
PIN 10011040230000

Yates, Dennis J
420 Westminster St
Burr Ridge, IL 605210000
PIN 10011090020000

Subbaraju, Nandini & T
8815 Aintree Ln
Burr Ridge, IL 605210000
PIN 10011070250000

Govostis, Dean M
420 Devon Dr
Burr Ridge, IL 605210000
PIN 10011070130000

Stettin Sr, Paul & Rita
600 Devon Dr
Burr Ridge, IL 605210000
PIN 10011070020000

Moncayo, Ruth
15W560 91St St
Hinsdale, IL 605210000
PIN 10011040250000

Cavanaugh, Michael & C A
511 Devon Dr
Burr Ridge, IL 605210000
PIN 10011060120000

Akhras, Abdulbari & Fayha
9001 Turnberry Dr
Burr Ridge, IL 605210000
PIN 10011040160000

Mateviciene, Audrone
6 Morgan Ct
Burr Ridge, IL 605210000
PIN 10011090100000

Kurella, Hariprasad & L R
7 Morgan Ct
Burr Ridge, IL 605270000
PIN 10011090130000

Mota, Rafique G & Faraz
500 Devon Dr
Burr Ridge, IL 605270000
PIN 10011070090000

Reddy, Giridher
5327 S Kimbark Ave
Chicago, IL 605270000
PIN 10011020100000

Pielet, Allen & Kristine
15W696 90Th St
Burr Ridge, IL 605210000
PIN 10011030130000

Vence, Jaga
8626 Johnston Rd
Burr Ridge, IL 605270000
PIN 10011040210000

Ziemke, Geraldine
430 Devon Dr
Burr Ridge, IL 605270000
PIN 10011070120000

Shaun M O'Brien Revoc Tr
12443 Mackinac Rd
Homer Glen, IL 605270000
PIN 10011020030000

Sharma, Kailash & Shakun
6 Turnberry Ct
Burr Ridge, IL 605210000
PIN 10011040190000

Sassila, A & H Garman
531 Devon Dr
Burr Ridge, IL 605270000
PIN 10011060100000

Daugirdas, John & Ona
15W560 89Th St
Burr Ridge, IL 605210000
PIN 10011000130000

Chugh, Vineet & Neena
541 Devon Dr
Burr Ridge, IL 605210000
PIN 10011060090000

Radtke, Steven & Danielle
430 Westminster Dr
Burr Ridge, IL 605210000
PIN 10011090120000

Nitti, John & Janet Trs
521 Devon Dr
Burr Ridge, IL 605210000
PIN 10011060110000

Kipnis, Alexander M
8 Morgan Ct
Burr Ridge, IL 605210000
PIN 10011090150000

Patel, Kanchan P & Gita
102 Circle Ridge Dr
Burr Ridge, IL 605270000
PIN 10013020420000

Pizzuto, Joseph A
10S231 Vine St
Burr Ridge, IL 605270000
PIN 10011020020000

Lau, Joseph K & Katherine
9100 Devon Ridge Dr
Burr Ridge, IL 605270000
PIN 10013020400000

Rediehs, Richard & P L
15W620 89Th St
Hinsdale, IL 605210000
PIN 10011000280000

Mc Cormack, Colleen M
8750 S Grant St
Burr Ridge, IL 605270000
PIN 10011050060000

Hammer, Duane A & Rose P
15W450 89Th St
Burr Ridge, IL 605210000
PIN 10011040120000

Jurcik, Anton R & Cheryl
8749 Aintree Ln
Burr Ridge, IL 605270000
PIN 10011050070000

Ferguson, Kimberly H
610 Devon Dr
Burr Ridge, IL 605210000
PIN 10011070010000

Shafi, Ahmed
9101 Devon Ridge Dr
Burr Ridge, IL 605270000
PIN 10013020730000

Hammer, Duane A
15W450 89Th St
Burr Ridge, IL 605210000
PIN 10011000150000

Rinehart, John S & Lisa A
160 Circle Ridge Dr
Burr Ridge, IL 605270000
PIN 10013020710000

Cramer, Terrance & Brenda
549 Devon
Burr Ridge, IL 605210000
PIN 10011060080000



Village of Burr Ridge

NOTICE

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

For further information, please call or visit:

Burr Ridge Village Hall
7660 County Line Road
(630)654-8181, Extension 123

Ask for Information Re: **Z-24-2018**

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)



VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS

CONSENT TO INSTALL PUBLIC NOTICE SIGN

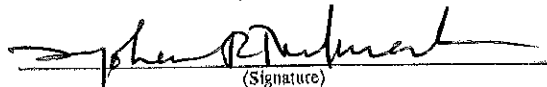
The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid 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:

15W601 89TH ST. BURR RIDGE
15W599 89TH ST. BURR RIDGE
IL 60527

Property Owner or Petitioner:

MOHAN THALAMARU
(Print Name)


(Signature)



V-07-2018: 7600 Grant Street (Chiero); Requests variations from Section XI.C of the Burr Ridge Zoning Ordinance to provide for a parking lot reconfiguration without the required landscaping islands and related parking lot design requirements.

HEARING:
October 15, 2018

TO:
Plan Commission
Greg Trzupek, Chairman

FROM:
Evan Walter
Asst. to the Village Administrator

PETITIONER:
Marni Chiero o/b/o ProLogis

PETITIONER STATUS:
Property Owner

EXISTING ZONING:
G-I General Industrial

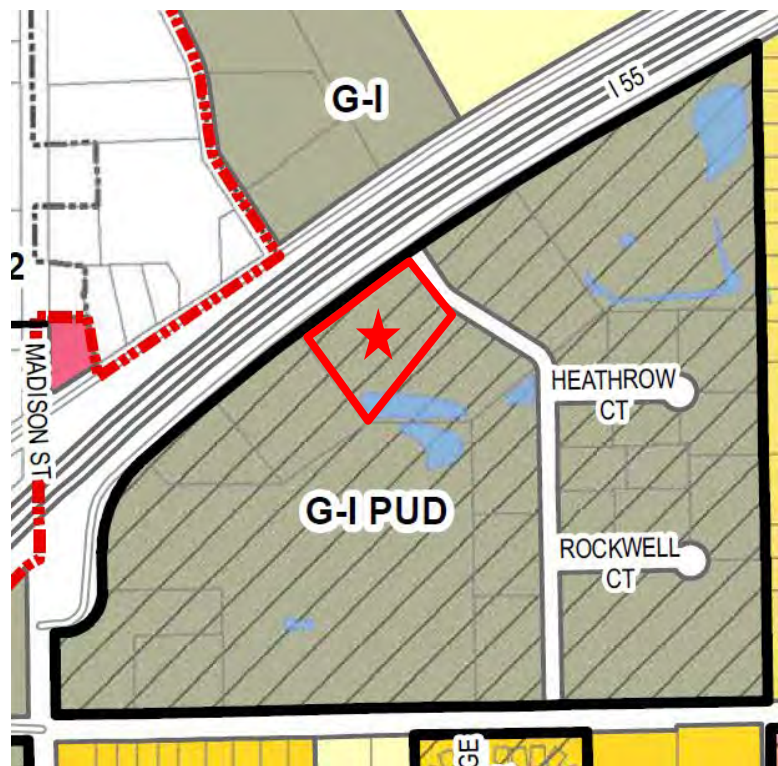
LAND USE PLAN:
Industrial Uses

EXISTING LAND USE:
Industrial Building

SITE AREA:
3.82 Acres

SUBDIVISION:
Burr Ridge Industrial Park

AVAILABLE PARKING:



The petitioner is Marni Chiero on behalf of ProLogis, property owner of an industrial building at 7600 Grant Street. The petitioner requests variations from Section XI.C of the Burr Ridge Zoning Ordinance to provide for a parking lot reconfiguration without the required landscaping islands and related parking lot design requirements. The purpose of the petition is to permit the construction of legally-sized parking spaces that would otherwise not be buildable under the regulations of the Zoning Ordinance. The petitioner is permitted to add five additional spaces under the regulations of the Zoning Ordinance by reconfiguring elements of the parking, but could add an additional 21 spaces if the requested variations were approved. A two-space bay is shown near the entrance to the subject property; these spaces are no longer proposed to be constructed. The subject property contains no retail tenants, and visitors to the property are predominantly employees of the property's tenants and delivery vehicles. A sketch drawing showing the location of the landscaping islands proposed to be left unconstructed is shown in Exhibit B.

Land Use and Site Analysis

The subject property is 3.82 acres in size and contains an industrial warehouse with loading docks and parking lot. The subject property is zoned G-I General Industrial along with all surrounding parcels. The property is unique in that a lot line bisects several parking spaces within a shared parking lot.

Public Hearing History

In 1998, a special use was granted to the property owners of 7600 and 7650 Grant Street to permit shared parking between the two buildings. Covenants have been recorded on the land ensuring the continued availability of parking for either property owner.

Public Comment

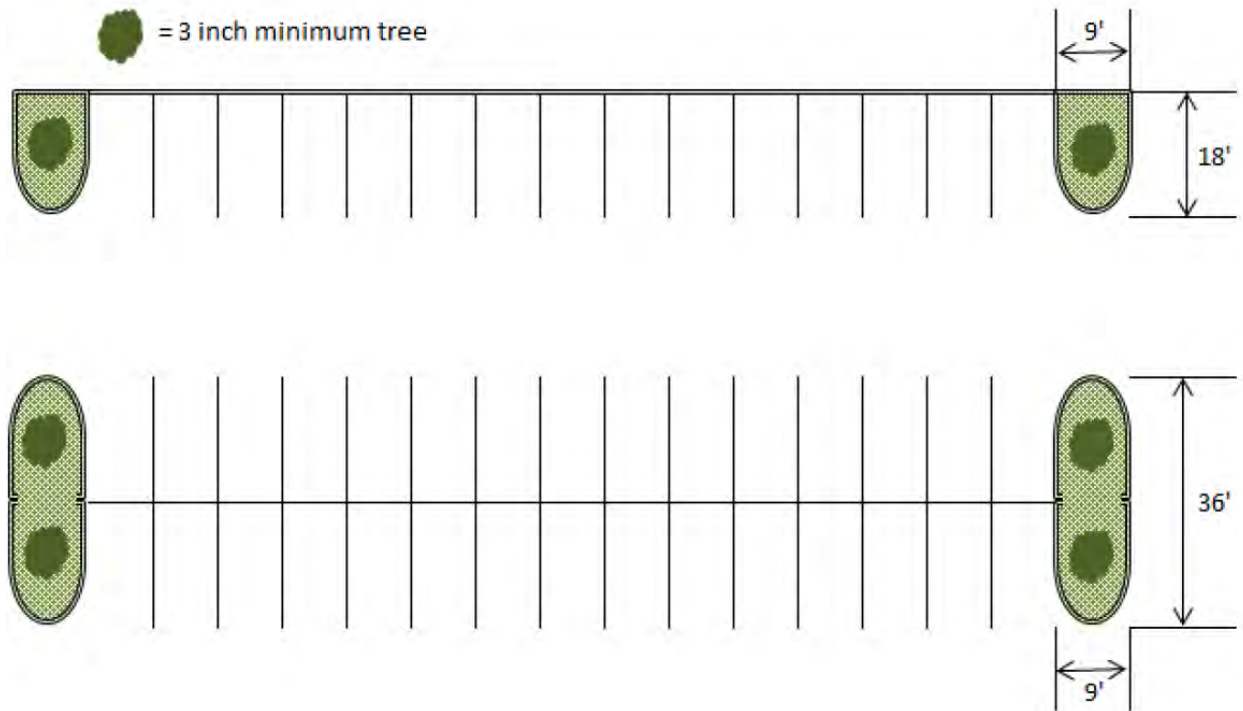
No public comment was received regarding this petition.

Applicable Sections of Zoning Ordinance

Section XI.C.11.b states:

- b. Parking Lot Landscape Islands: Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:*
 - 1) There shall be one island for every 15 parking spaces and one shade tree for each island.*
 - 2) Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.*
 - 3) Required shade trees shall have a minimum 3-inch diameter measured two feet above ground level.*
 - 4) Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row. Spacing and location of parking lot landscape islands shall be carried out as shown on Appendix VII.*
- c. Maintenance of Landscape Areas and Screening: All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.*

Appendix VII appears as follows:



Findings of Fact and Recommendation

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

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Location of Proposed Unconstructed Landscape Islands

EXHIBIT A



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

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

GENERAL INFORMATION

PETITIONER: Manni Chieno of/bbProLogis
(All correspondence will be directed to the Petitioner)
PETITIONER'S ADDRESS 7600 Grant St Burr Ridge, IL 60527
PHONE: (630) 768-9106
EMAIL: mchieno@prologis.com
PROPERTY OWNER: ProLogis STATUS OF PETITIONER: Property Owner
OWNER'S ADDRESS: 6250 N. River Rd Rosemont, IL PHONE: _____

PROPERTY INFORMATION

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

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

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

☐ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

Variations to permit construction of parking spaces without the required landscaping islands

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.

MC
Petitioner's Signature

9/10/2018
Date Petition is Filed



Findings of Fact

V-07-2018

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

The lot is very narrow and we are unable to use much of the space due to the requirement for providing landscape islands and buffers.

- 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.

This property will be very difficult to fully lease without additional parking.

- 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.

Due to the location of a bisecting property line, that impedes our ability to properly provide parking to the tenants.

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

Affirm

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

Correct

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

The parking lot is private and generally already developed.

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

Correct.

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

Correct.

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

Correct.

(Please transcribe or attach additional pages as necessary.)

September 28, 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 Marni Chiero variations from Section XI.C to provide for the parking lot reconfiguration without the required landscaping islands and related parking lot design requirements. The petition number and property address is **V-07-2018: 7600 Grant Street** and the Permanent Real Estate Index Number is: **09-25-302-016**.

A public hearing to consider this petition is scheduled for:

Date: Monday, October 15, 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

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.

Layland Jr, H K
100 Shore Dr
Burr Ridge, IL 605210000
PIN 09253030020000

Chicago Industrial Llc
6529 Southern Blvd
West Palm Beach, FL 605210000
PIN 09253030040000

Lewis, J L
7701 Grant St
Burr Ridge, IL 605270000
PIN 09253030070000

Burr Ridge Prop Holdings
1253 Richfield Ct
Woodridge, IL 605210000
PIN 09253020150000

London Property Llc
33 N Brainard Ave
La Grange, IL 605215523
PIN 09253010050000

Stalworth Holdings Llc
671 Executive Dr
Willowbrook, IL 605270000
PIN 09253000020000

Brushhill Business Center
106 Stephen St
Lemont, IL 605270000
PIN 09253000060000

7600 Grant Br Llc
150 Harvester Dr
Burr Ridge, IL 605210000
PIN 09253020160000

Ww Grainger, Inc
2211 York Rd
Oak Brook, IL 605210000
PIN 09253010080000

Chicago Industrial Llc
6529 Southern Blvd
West Palm Beach, FL 605210000
PIN 09253030030000

Layko Properties
100 Shore Dr
Burr Ridge, IL 605210000
PIN 09253030210000

Vip Summerbrook Llc
3834 Normandy
Northbrook, IL 605210000
PIN 09253020140000

Flex Capital Llc
106 Stephen St
Lemont, IL 605270000
PIN 09253000150000

Etcon Corporation
7750 Grant St
Burr Ridges, IL 605210000
PIN 09253020190000

Layland Jr, H K
100 Shore Dr
Burr Ridge, IL 605210000
PIN 09253030010000

Djk Real Estate Group Llc
1900 S Highland Av
Lombard, IL 605270000
PIN 09253000120000

Frontage Llc
15W580 N Frontage Rd
Burr Ridge, IL 605270000
PIN 09253010040000

Burr Ridge Real Estate
7725 Grant St
Burr Ridge, IL 605210000
PIN 09253030230000

Brush Hill Properties Llc
Hinsdale, IL 605210000
PIN 09253010090000

Chicago Industrial Llc
6529 Southern Blvd
West Palm Beach, FL 605210000
PIN 09253030060000

Butterfield Ridge No 2
106 Stephen St
Lemont, IL 605210000
PIN 09253000070000

Hadley Jr, Anthony J
7749 Grant St
Burr Ridge, IL 605210000
PIN 09253030090000

Butterfield Ridge No 2
106 Stephen St
Lemont, IL 605210000
PIN 09253000140000

Sheputis, James
7700 S Grant St
Burr Ridge, IL 605270000
PIN 09253040010000

Djk Real Estate Group Bur
1900 S Highland Av
Lombard, IL 605210000
PIN 09253000110000

Aramark Uniform & Career
115 N 1St St
Burbank, CA 605210000
PIN 09253020170000

Northern Equities Llc
5060 River Rd
Schiller Park, IL 605210000
PIN 09253020200000

Southwestern Bell Mobile
909 Chestnut St
St Louis, MO 605210000
PIN 09253010060000

Mars Snackfood Us
1 Ppg Place
Pittsburgh, PA 605270000
PIN 09253020240000

Brushhill Business Center
106 Stephen St
Lemont, IL 605270000
PIN 09253000080000

Butterfield Ridge No 2
106 Stephen St
Lemont, IL 605210000
PIN 09253000130000



**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:

7600 Grant Street

Property Owner or Petitioner:

Manni Chicco
(Print Name)

MC
(Signature)

EXHIBIT B

LEGEND

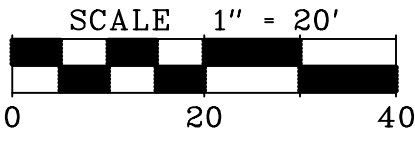
- HMA PAVEMENT
- PERMEABLE PAVERS
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK
HC RAMP (5' WIDE UNLESS NOTED)
- REVERSED "PITCH-OUT" CURB & GUTTER
- DEPRESSED CURB & GUTTER
- REMOVE & REPLACE HMA SURFACE COURSE WITH
LIKE MATERIALS. MEET EXISTING PAVEMENT.
(2' WIDE STRIP ADJACENT TO CURB & GUTTER
REMOVAL - SEE DETAIL ON SHEET D1)
- IP

INLET PROTECTION
- PS

PERMANENT SEEDING

NOTES:

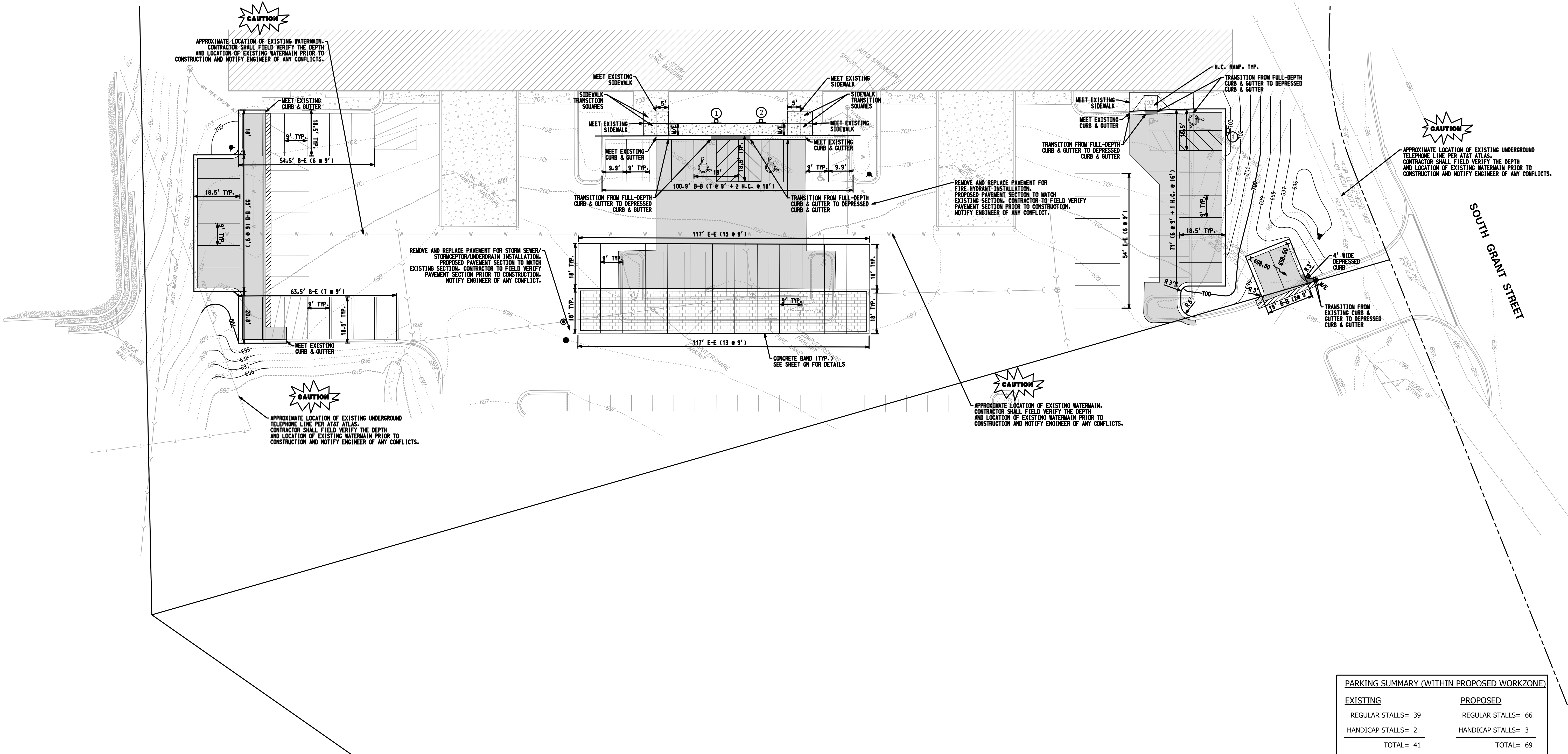
1. ALL CURB AND GUTTER IS REVERSE "PITCH-OUT" UNLESS NOTED OTHERWISE.
2. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
3. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B-6.12 UNLESS OTHERWISE INDICATED.
5. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
6. ALL PAVEMENT MARKINGS SHALL BE PAINT.
7. ALL ON-SITE HC/CURB RAMPS SHALL FOLLOW IDOT STANDARDS WITH THE EXCEPTION OF PROVIDING DETECTABLE WARNINGS, UNLESS OTHERWISE INDICATED ON THE PLANS.



SIGN LEGEND:



NOTE: ② INDICATES SIGN ① MOUNTED ABOVE SIGN ②



GEOMETRIC PLAN

7600 S. GRANT STREET
BURR RIDGE, ILLINOIS

FILENAME: 10365GM1.DGN
DATE: 09/07/18(DRAFT)
JOB NO. 10365
SHEET GM1 5 OF 8



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 15, 2018 Plan Commission Meeting

At its October 8, 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.

V-05-2018: 15W069 and 15W081 91st Street (Cattaneo); The Board of Trustees approved an Ordinance granting variations for a detached accessory structure taller than 15' in mean height and 2,500 square feet in area. The Board concurred with all of the conditions recommended by the Plan Commission except for one, which was amended to reflect that no "permanent storage" of horse trailers be permitted on the property.



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 10, 2018

RE: Activity Report for October 15, 2018 Plan Commission Meeting

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

Z-16-2018: 16W231 South Frontage Road (Gain); Michael Gain's business, Benztek, has officially opened for business. Staff was present for a soft opening ceremony.

15W110 87th Street: Dremonas Subdivision; The Army Corps of Engineers recently issued a 3-month wetland review moratorium, thus this development is currently on hold until approval is received.

Meadowbrook Place Subdivision: Provencal Building and Development is set to begin construction on a 7-unit single-family subdivision after holding a pre-construction meeting with staff. The property has been inactive for approximately ten years; however, Provencal recently purchased the property and will complete the development. The developer is projecting work to commence on the first home in spring 2019 after the road and stormwater improvements are complete.



S-10-2018: 6910 Madison Street (Five Seasons); Requests a text amendment to Chapter 55 of the Burr Ridge Municipal Code to permit “signs on fences” as a conditional sign in Manufacturing Districts and conditional sign approval as per the amended Municipal Code to permit a sign on a fence at the subject property.

HEARING:
October 15, 2018

TO:
Plan Commission
Greg Trzupek, Chairman

FROM:
Evan Walter
Asst. to the Village Administrator

PETITIONER:
Barb Potter o/b/o Five Seasons

PETITIONER STATUS:
Property Owner

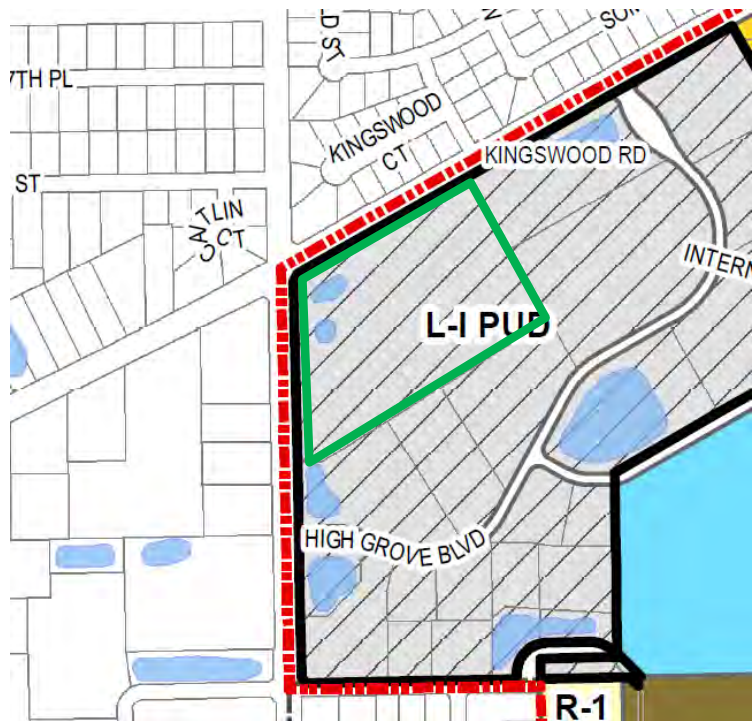
EXISTING ZONING:
L-I Light Industrial PUD

LAND USE PLAN:
Recommends Industrial Uses

EXISTING LAND USE:
Private Recreation Club

SITE AREA:
15 Acres

SUBDIVISION:
High Grove



The petitioner is Barb Potter on behalf of Five Seasons, a private health club located at 6901 Madison Street. The petitioner requests a text amendment to the Burr Ridge Sign Ordinance to permit “signs on fences” as a type of conditional sign in Manufacturing Districts and conditional sign approval as per the amended Municipal Code to permit a conditional sign on a fence at the subject property. Signs on fences are presently prohibited as per Section 55.11 of the Sign Ordinance; the Village Attorney has advised staff that prohibited items may not receive variations, as variations are deviations from permitted activities. The proposed sign also contains more than three colors, and thus would require conditional sign approval regardless of its proposed siting. The property is permitted to have one wall sign less than 115 square feet in size; one such sign is present on the property.

The proposed sign is proposed to 16 square feet in area and to be made of metal and be affixed to a metal fence facing Madison Street near the entrance to the property, which is indicated on the site plan in Exhibit A. The Village granted a special use to Five Seasons in 2000 to permit a decorative wrought iron fence in the front yard of the property along Madison Street and Plainfield Road.

Conditional signs are defined by the Sign Ordinance as signs which may or may not be appropriate due to their size, location, function, or similar characteristic. Section 55.01 of the Sign Ordinance states that it is a legitimate public purpose to limit signs in the Village to those reasonably necessary to identify local businesses. Such limitations are established so as to “*limit distraction to motorists and reduce the danger to other motorists and pedestrians and to preserve the beauty of the landscape and residential and commercial architecture.*” The Sign Ordinance further states that signs should be:

1. *Compatible with their surroundings.*
2. *Appropriate to the type of activity to which they pertain.*
3. *Legible in the circumstance in which they are seen.*

Findings of Fact and Recommendation

If the Plan Commission chooses to adopt the petitioner’s Findings of Fact and recommend approval of the text amendment and for a conditional sign, they should be made subject to compliance with the submitted plans.

Appendix

Exhibit A – Sign Elevation

Exhibit B – Petitioner’s Materials

EXHIBIT A



FIVE SEASONS

FAMILY SPORTS CLUB

Thera  **CORE**
Physical Therapy



EXHIBIT B

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 6901 S. Madison ST PIN # 09-24-308-004

GENERAL INFORMATION

PETITIONER: Barb Potter
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 6901 S. Madison ST

PHONE: 630-570-5200

EMAIL: bpotter@sssc.com

PROPERTY OWNER: William Butler STATUS OF PETITIONER: _____

OWNER'S ADDRESS: Covington, KY PHONE: _____

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: Add signage

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)

Looking to add a 4'x4' colored metal
Sign to the West Entrance and corner of
Madison and Plainfield Road.

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 Barb Potter

Date Petition is Filed 12-5-18



FINDINGS OF FACT
FOR CONDITIONAL SIGN APPROVAL PURSUANT TO THE
VILLAGE OF BURR RIDGE SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per section 55.41 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

- a) The conditional sign request is in harmony with the general purpose and intent of the Sign Ordinance.

Yes

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

NO

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

Yes

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

Yes



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 15, 2018

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

At its October 1, 2018 meeting, the Plan Commission considered amendments to the Sign Ordinance at which time the Plan Commission provided staff with final direction regarding desired amendments. The primary points are as follows:

- One wall sign per tenant, up to three tenants, in Manufacturing and Office Districts.
 - The size of each sign shall be determined by the street frontage of each property divided by three.
 - Each tenant is permitted up to 50 square feet but shall not exceed 75 square feet.
 - Buildings of 100,000 square feet or above are permitted to have one wall sign per tenant, with each sign not to exceed 150 square feet.
 - Tenants with 10,000 square feet of space in any building are exempt from the three-tenant cap.
- One ground sign per property in Manufacturing and Office Districts.
 - The ground sign shall not exceed 75 square feet.
- One address sign per building not to exceed 25 square feet.
 - May only contain numerals.
- A bonus for larger, premium signs is not included in the recommended language.

The exact language for amendments is proposed as follows:

Section 55.07 – Manufacturing District Signs

- A. Permitted Signs: Unless specifically stated otherwise, a sign permit is required for all Permitted Signs in Manufacturing Districts. The following signs shall be permitted in all Manufacturing Districts:
1. For buildings of less than 100,000 square feet, each tenant is permitted one wall sign, up to three wall signs, subject to the following conditions:
 - a. The gross square footage of each wall sign shall not exceed the linear street frontage of the subject property divided by three. The permitted gross surface

- area of each wall sign shall be a minimum of 50 square feet but shall not exceed 75 square feet.
 - b. Tenants occupying at least 10,000 square feet in gross square footage are permitted to erect one wall sign not to exceed 75 square feet in gross surface area.
 - 2. For buildings in excess of 100,000 square feet, each tenant shall be permitted one wall sign, up to three tenants, subject to the following conditions:
 - a. The gross surface area of each wall sign shall not exceed 150 square feet, up to three tenants.
 - b. Tenants occupying at least 10,000 square feet in gross square footage are permitted to erect one wall sign not to exceed 150 square feet in gross surface area.
 - 3. For Manufacturing District properties that are contiguous to the I-55 right-of-way including those properties contiguous to North Frontage Road and South Frontage Road, the following sign are limitations shall apply:
 - a. For buildings in excess of 50,000 square feet and with a minimum lot frontage of 150 feet, one wall sign shall be permitted per tenant not to exceed 100 square feet in gross surface area plus one square foot for each 1,000 square feet of gross floor area above 50,000 square feet with a maximum sign area not to exceed 150 square feet, not to exceed three wall signs.
 - b. Tenants occupying at least 10,000 square feet in gross square footage shall be exempt from the tenant cap and are permitted to have one wall sign not to exceed 150 square feet in gross surface area.
 - 4. All Manufacturing District properties are permitted one ground sign, subject to the following conditions:
 - a. The ground sign may not exceed 75 square feet in gross surface area, including any monument base.
 - b. Height: The total height of any ground sign measured to the top of the sign shall not exceed eight feet (8') above the level of the street upon which said sign faces, or above the level of the ground at the base of the sign if such ground level is above street level.
 - c. Additional Height and Setback: An additional one foot (1') in height above the eight foot (8') height limitation, to a maximum of twelve feet (12') measured to the top of the sign, shall be permitted for every three feet (3') it is set back beyond the minimum ten foot (10') setback.
 - 5. One address sign containing only numbers indicating the building's street number shall be permitted per principal building, not to exceed 25 square feet.
 - 6. Temporary Signs as per Section 55.09, herein.
 - 7. Exempt Signs as per Section 55.10, herein.
- B. Conditional Signs: The following signs are subject to the approval of the Board of Trustees upon review by the Plan Commission, unless specifically stated otherwise:
- 1. Wall and Ground Signs for Hotels, as permitted by Section IX.D.2(d) of the Village of Burr Ridge Zoning Ordinance, exceeding the maximum area permitted but not

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

Section 55.08 – Office District Signs

- A. Permitted Signs: Unless specifically stated otherwise, a sign permit is required for all Permitted Signs in Office Districts. The following signs shall be permitted in all Office Districts:
1. For buildings of less than 100,000 square feet, each tenant is permitted one wall sign, up to three wall signs, subject to the following conditions:
 - a. The gross square footage of each wall sign shall not exceed the linear street frontage of the subject property divided by three. The permitted gross surface area of each wall sign shall be a minimum of 50 square feet but shall not exceed 75 square feet.
 - b. Tenants occupying at least 10,000 square feet in gross square footage are permitted to erect one wall sign not to exceed 75 square feet in gross surface area.
 2. For buildings in excess of 100,000 square feet, each tenant shall be permitted one wall sign, up to three tenants, subject to the following conditions:

PC-05-2018: Consideration of Amendments to the Sign Ordinance
October 15, 2018

- a. The gross surface area of each wall sign shall not exceed 250 square feet, up to three tenants.
 - b. Tenants occupying at least 10,000 square feet in gross square footage are permitted to erect one wall sign not to exceed 250 square feet in gross surface area.
 3. For Manufacturing District properties that are contiguous to the I-55 right-of-way including those properties contiguous to North Frontage Road and South Frontage Road, the following sign are limitations shall apply:
 - c. For buildings in excess of 50,000 square feet and with a minimum lot frontage of 150 feet, one wall sign shall be permitted per tenant not to exceed 100 square feet in gross surface area plus one square foot for each 1,000 square feet of gross floor area above 50,000 square feet with a maximum sign area not to exceed 250 square feet, not to exceed three wall signs.
 - d. Tenants occupying at least 10,000 square feet in gross square footage shall be exempt from the tenant cap and are permitted to have one wall sign not to exceed 150 square feet in gross surface area.
 4. All Office District properties are permitted one ground sign, subject to the following conditions:
 - d. The ground sign may not exceed 75 square feet in gross surface area, including any monument base.
 - e. Height: The total height of any ground sign measured to the top of the sign shall not exceed eight feet (8') above the level of the street upon which said sign faces, or above the level of the ground at the base of the sign if such ground level is above street level.
 - f. Additional Height and Setback: An additional one foot (1') in height above the eight foot (8') height limitation, to a maximum of twelve feet (12') measured to the top of the sign, shall be permitted for every three feet (3') it is set back beyond the minimum ten foot (10') setback.
 5. One address sign containing only numbers indicating the building's street number shall be permitted per principal building, not to exceed 25 square feet.
 6. Temporary Signs as per Section 55.09, herein.
 7. Exempt Signs as per Section 55.10, herein.
- B. Conditional Signs: The following signs are subject to the approval of the Board of Trustees upon review by the Plan Commission, unless specifically stated otherwise:
1. Wall and Ground Signs for Hotels, as permitted by Section IX.D.2(d) of the Village of Burr Ridge Zoning Ordinance, exceeding the maximum area permitted but not exceeding a combined area of 300 square feet may be allowed. Consideration of conditional approval for additional sign area shall be based on a positive relationship between the proposed sign area and the size of the property and the size of the building on which the sign(s) are located. (A-923-02-04)
 2. Wall and Ground Signs exceeding the maximum number of signs allowed by one. Consideration of conditional approval for an additional sign shall be based on a positive

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