



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

**November 19, 2018  
7:00 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A. October 15, 2018 Plan Commission Regular Meeting

**III. PUBLIC HEARINGS**

- A. **V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact; continued from July 16, 2018 and September 17, 2018**

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

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

Requests a special use pursuant to Section XII.F.3 of the Burr Ridge Zoning Ordinance to permit an illegal, non-conforming chain link fence and barbed wire on the subject property.

- C. **Z-26-2018: Zoning Ordinance Amendment; Amendment and Findings of Fact**

Requests amendments to Section IV.H of the Burr Ridge Zoning Ordinance related to regulations regarding the size of accessory buildings.

**IV. CORRESPONDENCE**

- A. **Board Reports** – October 22, 2018 and November 12, 2018
- B. **Activity Memo** – October 2018

**V. OTHER CONSIDERATIONS**

- A. PC-12-2018: 8601 Kingery Highway; Extraterritorial Plat of Subdivision Review**
- B. PC-05-2018: Amendments to the Sign Ordinance**
- C. PC-11-2018: 2019 Plan Commission Meeting Schedule**

**VI. FUTURE SCHEDULED MEETINGS**

**December 17, 2018**

There is no business currently scheduled for this meeting. Staff recommends this meeting be cancelled.

**January 7, 2019**

- A. V-01-2019: 8300 Madison Street (Kukuk); Variations and Findings of Fact**
- B. Z-01-2019: Zoning Ordinance Amendment (Morton); Flashpoint Regulations**

**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 December 10, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Broline is currently scheduled as the Plan Commission representative for the December 10, 2018 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF OCTOBER 15, 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 Vice Chairman Stratis.

**ROLL CALL** was noted as follows:

**PRESENT:** 7 – Broline, Farrell, Hoch, Irwin, Praxmarer, Petrich, and Stratis

**ABSENT:** 1 – Trzupek

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 October 1, 2018 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

**III. PUBLIC HEARINGS**

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

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

As directed by Vice Chairman Stratis, Mr. Walter described this request as follows: the petitioner is Ivan Petrov, property owner of two contiguous parcels at 150 Shore Drive. 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.

Vice Chairman Stratis asked if the proposed site plan would be approved by the Fire District. Mr. Walter said that there was not sufficient space to get a fire engine on the side of the building. Vice Chairman Stratis clarified if the easement described was for both access and parking. Mr. Walter said that was the case.

Commissioner Farrell asked why the additional building would need a special use. Mr. Walter said that this was for site plan approval and that the building would likely not require any variations.

Commissioner Praxmarer asked if there would be sufficient parking on the site. Randy Metz, landscape architect of the petitioner, said that the amount of parking met the needs of the Zoning Ordinance.

Commissioner Broline asked the petitioner which variation they would prefer to receive between building less spaces than required, or building in a setback. Mr. Metz said that his client would prefer to build the required number of spaces so that it was sufficient going forward.

Commissioner Irwin asked if there was a landscape buffer around the rear property line. Mr. Walter said that the petitioner did add a small landscape buffer but was not sufficient in size, thus still requiring a variation. Mr. Irwin said that the parking lot was already essentially present and supported the variations in that they did not alter the site plan in a significant manner. Commissioner Irwin said the site plan had greater value to both properties if the variances were granted.

Commissioner Hoch asked if landscaping would be required within the parking lot. Mr. Walter said that the landscape islands would be required to have trees or shrubs within them if they were built. Commissioner Hoch asked if Chairman Trzupke had any comments on the petitioner. Vice Chairman Stratis read comments by Chairman Trzupke, stating that he supported the petition in general but struggled to find a hardship necessary for a variance.

Vice Chairman Stratis said that if the vehicle movements were compromised on the sides of the existing building, he would consider that a hardship and give him a reason to move forward. Vice Chairman Stratis asked which variance would be less precedential in nature. Mr. Walter said that he felt that granting the ability to build parking spaces within a setback is less common than a petition to build a use without the permitted amount of spaces. Vice Chairman Stratis asked if the neighboring property owner made any comment on the matter. Mr. Walter said that no public comment was received.

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

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Stratis to recommend that the Board of Trustees approve variations 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, subject to the condition that a parking and access easement be recorded on the entirety of the paved surface and drive aisle on the westernmost property and that the Village be made a legal party to said easement lasting in perpetuity until mutually dissolved by all parties.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**Z-24-2018: 15W599 and 15W601 89<sup>th</sup> Street (Thalamarla); Re-Zoning and Findings of Fact**

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

Sassi Thalamarla, 15W599 89<sup>th</sup> Street, said that staff's report was complete.

Rodney Davis, 89<sup>th</sup> Street, asked for the purpose of the re-zoning. Ms. Thalamarla said that it was to prepare the property for sale. Mr. Davis asked if they had planned to subdivide the property. Ms. Thalamarla said that they would like to subdivide the property but it would not occur for several years.

Commissioner Farrell asked how many parcels could be made from the two existing properties. Ms. Thalamarla said that the two parcels would eventually be divided into four parcels.

Vice Chairman Stratis asked what the minimum size for R-1 parcels was. Mr. Walter said it was 5 acres. Vice Chairman Stratis asked how large the property to the south, zoned R-1, was, and to see if it could be re-zoned for consistency's sake. Mr. Walter said that staff has had discussions with the property owner to re-zone to R-2A in the near future.

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, Farrell, Petrich, Broline, Praxmarer, and Stratis

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees approve a request to re-zone the

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

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

As directed by Vice Chairman Stratis, Mr. Walter described the request as follows: 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.

Marni Chiero, 7600 Grant Street, provided staff and the Plan Commission with a revised site plan. After some discussion and review of the revised site plan, Mr. Walter advised the Plan Commission that it appeared that no variations were required. Mr. Pollock suggested that the petition be continued to November 19 to allow for staff to confirm that no variations were necessary but agreed that there likely was no requirement for variations. Ms. Chiero agreed with this suggestion.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to continue the public hearing to November 19, 2018.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

**IV. CORRESPONDENCE**

**V. OTHER CONSIDERATIONS**

**S-10-2018: 6901 Madison Street (Potter); Text Amendment and Sign Variation**

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

Barb Potter, 6901 Madison Street, said that the staff report was complete and provided a brief summary of the request.

Commissioner Hoch said she was not comfortable with the concept of affixing signs to fences and felt that it would detract from the aesthetics of the property. Ms. Potter said that it would replace a portion of the existing fence and be appropriately sized.

Commissioner Irwin said that he could not support a text amendment to put signs on fences, even small ones.

Ms. Potter asked if there were other options for the property if signs on fences would not be permitted. Mr. Walter explained that the wall sign could be replaced, but amendments were under consideration which would permit Five Seasons to have a ground sign potentially as large as 75 square feet in area.

Commissioner Broline said that the building needed proper signage but also agreed that the sign on a fence would be inappropriate.

Commissioner Praxmarer asked if TheraCore, a tenant on the proposed sign, was affiliated with Five Seasons. Ms. Potter said they were a physical therapy partner who used their space.

Commissioner Farrell said that the proposed amendments were a better method for the petitioner to receive the necessary signs.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees deny a request for a text amendment to permit signs on fences as a conditional sign in Manufacturing Districts.

**ROLL CALL VOTE** was as follows:

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

**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. After a review of the suggestions, Commissioner Farrell suggested that directional letters be included in the address sign amendment i.e. 16W, 15W, etc. Mr. Walter said that he would provide the Plan Commission with a redlined version of the changes to allow for a comparison of before-and-after changes.

Commissioner Petrich asked about a section detailing hotel signs which was perceived to not be in the Sign Ordinance previously. Mr. Walter said he would review the section pointed out by Commissioner Petrich.

It was agreed that the consideration would be reviewed on November 19, 2018.

## **VI. FUTURE SCHEDULED MEETINGS**

### **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.

### **December 3, 2018**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to cancel the December 3, 2018 meeting.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

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

At this time, Vice Chairman Stratis read a letter from Chairman Trzupek regarding V-05-2018, in which Mr. Walter acknowledged that he had made an error regarding the permitted size of accessory buildings in the staff report, leading the Plan Commission to misunderstand the scope of the request. Mr. Walter reported that the Board of Trustees was aware of the error and had the authority to remand the petition to the Plan Commission for reconsideration. Mr. Walter stated that the error should not reflect on future petitioners' ability to obtain variations and the variation for this petition had not yet been officially granted.

## **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to **ADJOURN** the meeting at 8:50 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:50 p.m.

**Respectfully  
Submitted:**

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Evan Walter, Assistant to the Village Administrator



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

**HEARING:**

November 19, 2018; continued  
from September 17, 2018 and  
July 16, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Chris Bart

**PETITIONER STATUS:**

Property Owner

**EXISTING ZONING:**

R-2A Residential

**LAND USE PLAN:**

Recommends Single-Family  
Residential

**EXISTING LAND USE:**

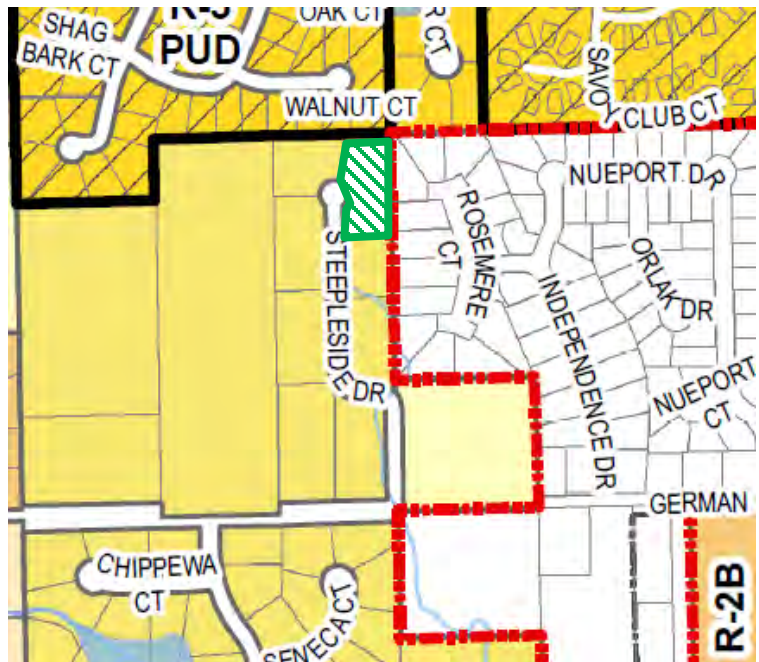
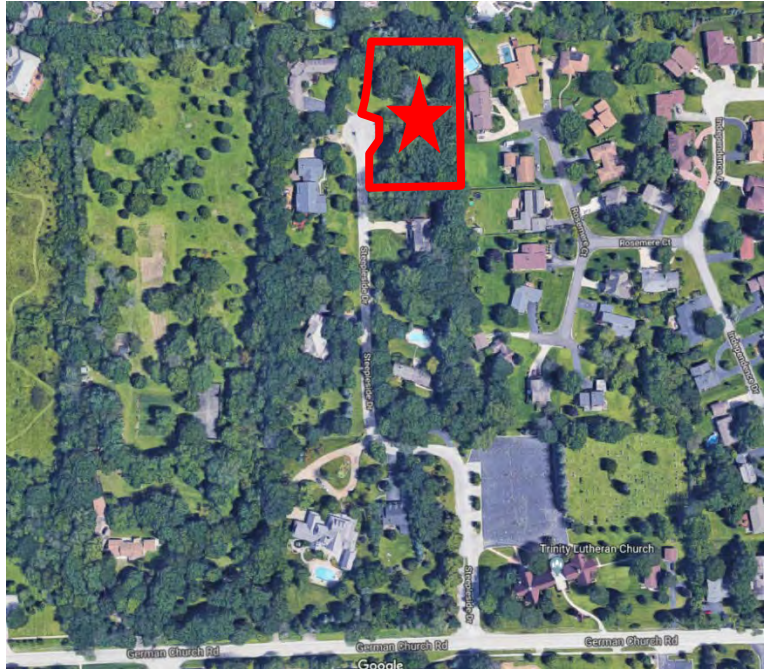
Vacant Single-Family Residential

**SITE AREA:**

1.25 Acres

**SUBDIVISION:**

Ted's Steepleside Resubdivision



This petition was originally considered by the Plan Commission on July 16, 2018 at which time a recommendation for denial was forwarded to the Board of Trustees. At the July 23 Board meeting and at the request of the petitioner, the Village Board remanded this petition to the Plan Commission.

Subsequent to the Board's remand, the petitioner amended their petition to request a rear yard principal building setback of 45 feet rather than the permitted 60 feet to accommodate a new single-family residential building. The original petition requested a 30-foot rear yard setback. The amended 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. The proposed variation would result in a building pad depth of 65 feet. Without the variation, the building pad depth would be 50 feet.

At its September 17 meeting, the Plan Commission requested additional research on the comparative size of total lot and buildable area depths of other parcels zoned R-2A to determine if the buildable area would remain comparatively sized if the variation were granted. There are very few examples of horizontal lots such as those that match the development patterns found on Steepleside Drive that are zoned R-2A, and thus few conclusions could be drawn regarding the subject property's relative buildable area depth. Only four such examples of lots of comparable size and orientation zoned R-2A exist in the Village, all of which are located on Steepleside Drive and shown in the picture to the right. As presently permitted, lots at 8200 and 8250 (developed in 2006) Steepleside have a 50' deep buildable area on 170' deep lots; each has a relative building pad depth equal to 29.4% of the total lot depth. Lots at 8150 (developed in 1995) and 8225 (developed in 1996) Steepleside have a 70' deep buildable area on 180' deep lots; each has a relative building pad depth equal to 38.9% of the total lot depth. If the subject property were permitted a rear setback reduction of 15 feet, it's relative building pad depth would be increased to 38.2% and be 25% relatively deeper than the lot to the south. Other addresses on the street which are differently oriented and thus have a different type of building depth were developed as follows: 8100 (1986); 8255 (1978); 8265 (1997); and 8285 (1994).



### **Public Comment**

No additional public comment was received regarding the revised petition. Several area residents have contacted staff to continue their opposition to the request.

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

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

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

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

Staff Report and Summary

V-03-2018: 8200 Steepleside Drive (Bart); Variation and Findings of Fact; continued from  
September 17, 2018 and July 16, 2018

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**Appendix**

Exhibit A – Petitioner's Materials





# VILLAGE OF BURR RIDGE

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

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

### GENERAL INFORMATION

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

PETITIONER'S ADDRESS 536 RIDGEMOOR DR WILLOWBROOK, IL 60527

PHONE: 630 673-2666 / 630 863-3829

EMAIL: chris@bartindustries.com

PROPERTY OWNER: TED BART STATUS OF PETITIONER: OWNER

OWNER'S ADDRESS: SAME PHONE: SAME

### PROPERTY INFORMATION

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

EXISTING USE/IMPROVEMENTS: VACANT LAND

SUBDIVISION: TED'S STEEPLESIDE

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

### DESCRIPTION OF REQUEST

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

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

REAR SETBACK REDUCTION

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

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

Petitioner's Signature Ted Bart

6/18/2018  
Date Petition is Filed



## Findings of Fact

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

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

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



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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

October 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:

1. The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Chris Bart for a variation pursuant to Section VI.D.7 of the Burr Ridge Zoning Ordinance to reduce the required rear yard setback from 60 feet to 45 feet to accommodate a new a single family residence. The petition number and property address is **V-03-2018: 8200 Steepleside Drive** and the Permanent Real Estate Index Number is: **18-31-103-021-0000.**

A public hearing to consider this petition is scheduled for:

**Date:** Monday, November 19, 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

It should be noted that this notice represents a change of date for an existing hearing. Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

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

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

BO 6 Homeowners Association 7966 Shagbark Lane Burr Ridge, IL 60527	Anthony Calcagno 11620 Walnut Court Burr Ridge, IL 60527	Joe Salamone 11640 Walnut Court Burr Ridge, IL 60527
Daniel Garand 8053 Shagbark Lane Burr Ridge, IL 60527	J Scott Marsik 8041 Shagbark Lane Burr Ridge, IL 60527	Ramon and Marylyn Lopez 8033 Shagbark Lane Burr Ridge, IL 60527
Mark Batts 11637 White Oak Court Burr Ridge, IL 60527	Anthony DeMory 11629 White Oak Court Burr Ridge, IL 60527	Ku Mie Kim 11615 White Oak Court Burr Ridge, IL 60527
James Newsome 11610 White Oak Court Burr Ridge, IL 60527	Yong Bahn 11624 White Oak Court Burr Ridge, IL 60527	John Cora 11638 White Oak Court Burr Ridge, IL 60527
Chicago Title Land Trust 7967 Shagbark Lane Burr Ridge, IL 60527	Comforte 7980 Shagbark Lane Burr Ridge, IL 60527	James and Stacy Vlahakis 8004 Shagbark Lane Burr Ridge, IL 60527
Frank Parrella 8020 Shagbark Lane Burr Ridge, IL 60527	John Dobias 7972 Shagbark Lane Burr Ridge, IL 60527	John Mcauliffe 7975 Woodside Lane Burr Ridge, IL 60527
Mark Mirabile 7985 Woodside Lane Burr Ridge, IL 60527	Ronald McDaniel 8005 Woodside Lane Burr Ridge, IL 60527	Davia 8025 Woodside Lane Burr Ridge, IL 60527
Terence Donnelly 8042 Shagbark Lane Burr Ridge, IL 60527	Michael Lambert 8035 Woodside Lane Burr Ridge, IL 60527	Carol Walter 8045 Woodside Lane Burr Ridge, IL 60527
Jeanne Guglielmi 119 Heron Avenue Naples, FL 34108	Lenoch Residence 8101 Woodside Lane Burr Ridge, IL 60527	Vestina Petraitye 8081 Woodside Lane Burr Ridge, IL 60527
Bruce Hallmann 8065 Woodside Lane Burr Ridge, IL 60527	John Salerno 11715 Shagbark Lane Burr Ridge, IL 60527	Joseph Gavin 11703 Shagbark Lane Burr Ridge, IL 60527

Robert Utrecht 11681 Shagbark Lane Burr Ridge, IL 60527	Bradford Blakeman 80 Burr Ridge Parkway, #151 Burr Ridge, IL 60527	Sean Corry 11653 Walnut Court Burr Ridge, IL 60527
M & S Karaitis 11639 Walnut Court Burr Ridge, IL 60527	Timothy Russell 11627 Walnut Court Burr Ridge, IL 60527	Current Resident 8350 Steepleside Drive Burr Ridge, IL 60527
Current Resident 8300 Steepleside Drive Burr Ridge, IL 60527	Dr. Ghassan Abboud 206 Ambriance Drive Burr Ridge, IL 60527	ATG Trust CO 010202 One S. Wacker Drive, Floor 24 Chicago, IL 60606
Lisa Won 8225 Steepleside Drive Burr Ridge, IL 60527	Lynn Magnesen 8265 Steepleside Drive Burr Ridge, IL 60527	Keith and Joann Kinsey 8285 Steepleside Drive Burr Ridge, IL 60527
Susan Carr 8255 Steepleside Drive Burr Ridge, IL 60527	Justin Houch 8250 Steepleside Drive Burr Ridge, IL 60527	Danielle Denkmann 11702 Shagbark Lane Burr Ridge, IL 60527
Alan Mancini 8028 Shagbark Lane Burr Ridge, IL 60527	Current Resident 11500 German Church Road Burr Ridge, IL 60527	Paul Warndt Trust 7980 Greenbriar Court Burr Ridge, IL 60527
Brian Davis 8010 Greenbriar Court Burr Ridge, IL 60527	Scott Sebastian 9300 W 47 <sup>th</sup> Street Brookfield, IL 60513	Cassius Conli 8070 Greenbriar Court Burr Ridge, IL 60527
Frank Martusciello 8100 Greenbriar Court Burr Ridge, IL 60527	Bekele Egugsaw 8071 Greenbriar Court Burr Ridge, IL 60527	Richard Federico 8041 Greenbriar Court Burr Ridge, IL 60527
Tahir Khokher 8011 Greenbriar Court Burr Ridge, IL 60527	Patrick Lamb 7981 Greenbriar Court Burr Ridge, IL 60527	Albert Shagory 7956 Savoy Club Court Burr Ridge, IL 60527
Chicago Title Trust 7962 Savoy Club Court Burr Ridge, IL 60527	Richard Van 7968 Savoy Club Court Burr Ridge, IL 60527	ATG Trust Co 7974 Savoy Club Court Burr Ridge, IL 60527

Wilson Heaton 7980 Savoy Club Court Burr Ridge, IL 60527	Martin Wehner 8044 Savoy Club Court Burr Ridge, IL 60527	Charles Martin 8050 Savoy Club Court Burr Ridge, IL 60527
Thomas Fischer 8056 Savoy Club Court Burr Ridge, IL 60527	Nancy Anetsberger 8062 Savoy Club Court Burr Ridge, IL 60527	Kenneth Lautenbach 8068 Savoy Club Court Burr Ridge, IL 60527
Anthony Renzi 8074 Savoy Club Court Burr Ridge, IL 60527	Charles Deets 8080 Savoy Club Court Burr Ridge, IL 60527	Lawrence and Nancy Spino 8086 Savoy Club Court Burr Ridge, IL 60527
Warren Fatland 11448 Nueport Drive Willow Springs, IL 60480	Steven Westlake 11500 Nueport Drive Willow Springs, IL 60480	Loraine Zografos 11510 Nueport Drive Willow Springs, IL 60480
Neal Ziech 8111 Independence Drive Willow Springs, IL 60480	Kire Nikolovski 8126 Independence Drive Willow Springs, IL 60480	Dennis Sylvester 8123 Independence Drive Willow Springs, IL 60480
Joe Kremel 8117 Independence Drive Willow Springs, IL 60480	Dahyabhai Patel 8122 Independence Drive Willow Springs, IL 60480	Paul Lukes 11449 Nueport Drive Willow Springs, IL 60480
Waclaw Berdysz 8129 Westport Lane Willow Springs, IL 60480	George Edwards 8135 Westport Lane Willow Springs, IL 60480	Carl Kurucar 8141 Westport Lane Willow Springs, IL 60480
Ryszard Palarz 8139 Independence Drive Willow Springs, IL 60480	Frank Marasovich 8145 Independence Drive Willow Springs, IL 60480	David Griffin 8203 Independence Drive Willow Springs, IL 60480
Phillip and Roberta Krueger 8210 Independence Drive Willow Springs, IL 60480	Steven Mezan 8200 Independence Drive Willow Springs, IL 60480	Maureen Barrett 11520 Rosemere Court Willow Springs, IL 60480
Donald Baar 8148 Rosemere Court Willow Springs, IL 60480	Joseph and Jennifer Jord 8130 Rosemere Court Willow Springs, IL 60480	Wesley Lebron 11519 Rosemere Court Willow Springs, IL 60480

Holly Lake 8228 Rosemere Court Willow Springs, IL 60480	Henry Klein 8219 Rosemere Court Willow Springs, IL 60480	Clarence Haack 8211 Rosemere Court Willow Springs, IL 60480
Cher Geer 8155 Rosemere Court Willow Springs, IL 60480	Edward Formento 8147 Rosemere Court Willow Springs, IL 60480	Thomas Finnegan 8139 Rosemere Court Willow Springs, IL 60480
Shawna Pelko 8131 Rosemere Court Willow Springs, IL 60480	Wafika Khalil 8123 Rosemere Court Willow Springs, IL 60480	Thomas Schwertman 8115 Rosemere Court Willow Springs, IL 60480
Andrew Lubker 8107 Rosemere Court Willow Springs, IL 60480	Katherine Delaney 8120 Rosemere Court Willow Springs, IL 60480	Edward Jalowiec 8118 Rosemere Court Willow Springs, IL 60480
James Walaszek 8124 Rosemere Court Willow Springs, IL 60480		



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

**Z-25-2018: 16W020 79<sup>th</sup> Street (Lyons Truck Sales); Requests a special use pursuant to Section XII.F.3 of the Burr Ridge Zoning Ordinance to permit the continued use of a non-conforming chain link and barbed wire fence on the subject property.**

**HEARING:**

November 19, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Sandra Dodevski

**PETITIONER STATUS:**

Property Owner

**EXISTING ZONING:**

G-I General Industrial

**LAND USE PLAN:**

Recommends Industrial Uses

**EXISTING LAND USE:**

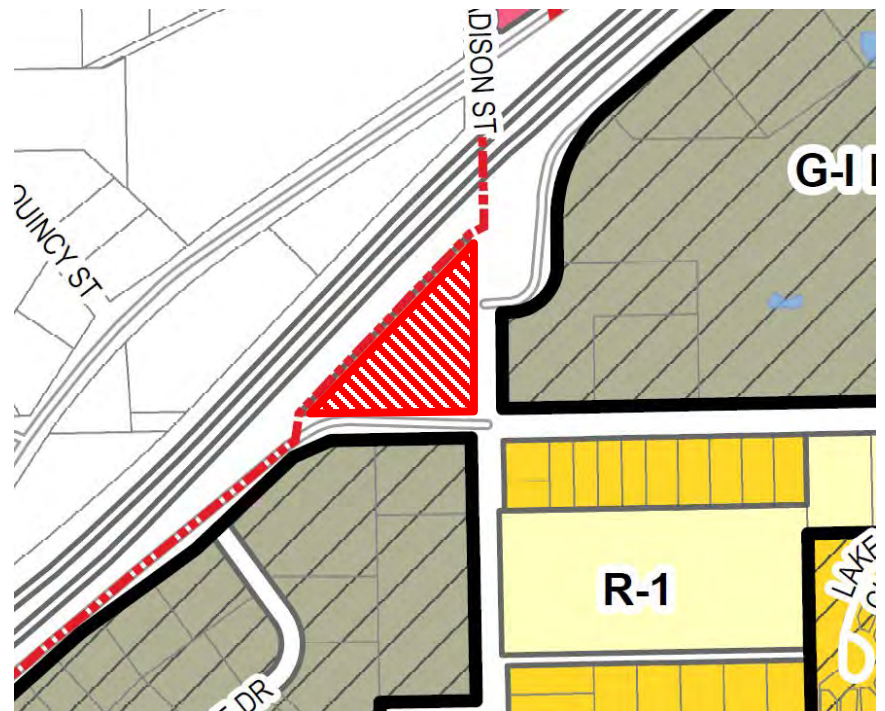
Commercial Business

**SITE AREA:**

3.35 Acres

**SUBDIVISION:**

None



The petitioner is Lyons Truck Sales, a truck sales and service business located at 16W020 79<sup>th</sup> Street. The petitioner requests a special use pursuant to Section XII.F.3 of the Burr Ridge Zoning Ordinance to permit the continued use of a non-conforming chain link and barbed wire fence on the subject property. Chain-link and barbed wire fences are expressly prohibited by the Zoning Ordinance; however, it appears that this structure was in place before the Zoning Ordinance went into effect. Section XII of the Zoning Ordinance permits the owner of an illegal non-conforming use which was in existence on the effective date of the Ordinance (August 11, 1997) to apply for a special use allowing the continued use of said structure.

Along with a previous recommendation made for the fence on the subject property, the Plan Commission recommended a ten-year administrative non-enforcement period be provided to the property owner to allow for the fence to remain in place and be amortized. This petition represents the first step in legally granting such a resolution, if it were desired.

### **Public Hearing History**

In 2015, a special use was granted to Lyons Truck Sales for an *automobile and truck and equipment sales, rental and service* use with several conditions related to site improvements, all of which have been completed and sustained. Several petitions have been brought forward in 2018 attempting to locate an electric fence on the property as well as to amend the Zoning Ordinance to permit chain link as a special use in the Zoning Ordinance.

### **Public Comment**

No public comment was received for the petition.

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

Section XII.F.3 of the Zoning Ordinance states:

- *The owner or occupier of an illegal non-conforming use in existence on the effective date of this Ordinance may apply for a special use permit in accordance with Section XIII of this Ordinance. Upon receipt of such an application, the Board of Trustees, upon recommendation from the Plan Commission, may grant special use approval, subject to such conditions as the Board of Trustees finds necessary for compliance with the special use standards set forth in Section XIII of this Ordinance.*

Section XIII sets out the standards for granting a special use, which are commonly known as the Findings of Fact.

### **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 a special use for a non-conforming illegal use in the form of a chain-link and barbed wire fence on the subject property, it should be made temporary for a ten-year period as previously recommended, at which time both the chain-link and barbed wire fence should be removed.

### **Appendix**

Exhibit A – Petitioner's Application

# EXHIBIT A



## VILLAGE OF BURR RIDGE

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

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

#### GENERAL INFORMATION

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

#### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 3.35 Acres EXISTING ZONING: G-1  
EXISTING USE/IMPROVEMENTS: Comm. truck sales business with two-story building  
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)

Special use to permit non conforming illegal structure on 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.

[Signature]  
Petitioner's Signature

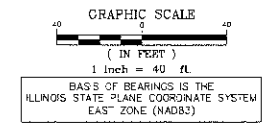
10/18/2018

Date Petition is Filed

ALTA / ACSM LAND TITLE SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, LYING SOUTH OF THE SOUTHEASTERLY  
RIGHT-OF-WAY LINE OF F.A. ROUTE 55, EXCEPT THEREFROM  
THAT PART THEREOF DEDICATED FOR MADISON STREET AND  
79TH STREET, IN DU PAGE COUNTY, ILLINOIS.

LAND IS KNOWN AS: 16W020 79TH STREET  
BURR RIDGE, L 60527



- LEGEND
- meas. MEASURED
  - rec. RECORDED
  - calc. CALCULATED
  - FOUND SURVEY MONUMENT
  - SET 5/8" REBAR UNLESS OTHERWISE NOTED
  - 4" CHAIN LINK FENCE LINE
  - 4" WOOD FENCE LINE
  - 8" CHAIN LINK FENCE
  - FIBER OPTIC LINE
  - GAS LINE
  - GAS METER
  - LIGHT POLE WITH USUAL LIGHT FIXTURE
  - ELECTRIC TRANSFORMER
  - PIPELINE MARKER
  - CABLE TV PEDESTAL
  - TELEPHONE MANHOLE
  - SEWAGE MANHOLE
  - STORM SEWER MANHOLE
  - STORM SEWER PILE
  - BOLLARD



SITE LOCATION MAP  
NOT TO SCALE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY  
LTD. PROPERTIES, LLC

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

FIELD WORK COMPLETED: 1-27-2015

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

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2016)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL  
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS			
No.	DATE	DESCRIPTION	BY

<b>RT &amp; A</b>	<b>Ruettiger, Tonelli &amp; Associates, Inc.</b>		
	Surveyors • Engineers • Planners • Landscape Architects • GIS Consultants		
129 CAPITAL DRIVE • SHOREWOOD, ILLINOIS 60404			
TEL (815) 744-6600 FAX (815) 744-0101			
Website: www.ruettiger-tonelli.com			
DATE: 1-30-2015	SCALE: 1" = 40'	DRAWN BY: ECH	CHECKED BY: KAN
PREPARED FOR:	FORANO LAW	FIELD BOOK: 28-41	PAGE: 23-25
1022 S. Le GRANGE ROAD		DRAWING No.:	
LOGRANCE, ILLINOIS 60525		315-0070-A	
DRAWING TITLE: ALTA / ACSM LAND TITLE SURVEY			

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND  
SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION  
OR CORRECTION.  
FOR BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER  
TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



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

Address:

16W020 79<sup>th</sup> / 2-25/2018

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

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

The fence is acknowledged to be illegal, non-conforming but still provides a service to the business.

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

The proposed special use provides for an amortization period for the eventual removal of said structure.

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

Correct, the fence will mitigate crime and make the area safer.

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

Correct, no physical changes to the land will occur.

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

Correct, these facilities are present.

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

Correct, there is a movable gate that allows for traffic to enter the premises.

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

Correct, this special use will permit the fence to be brought into compliance in a reasonable timeframe.

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

Correct, fences are a normal structure in the G-I District.



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

October 31, 2018

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

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

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Sandra Dodevski for a special use pursuant to Section XII.F.3 of the Burr Ridge Zoning Ordinance to permit the continued use of a non-conforming chain link and barbed wire fence on the subject property. The petition number and property address is **Z-25-2018: 16W020 79<sup>th</sup> Street** and the Permanent Real Estate Index Number is: **09-26-405-001**

A public hearing to consider this petition is scheduled for:

**Date:** Monday, November 19, 2018  
**Time:** 7:00 P.M. or as soon thereafter as the matter may be heard.  
**Location:** Village of Burr Ridge  
Board Room  
7660 South County Line Road  
Burr Ridge, IL 60527

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

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

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

Timothy Masters 7855 Quincy Street Willowbrook, IL 60527 PIN 09-26-404-018	Butterfield Ridge #2 15W760 Frontage Road Burr Ridge, IL 60527 PIN 09-25-000-013	Barbara Holding Co 640 Joliet Road Willowbrook, IL 60521 PIN 09-26-404-019
Chicago Title 7882 Quincy Drive Willowbrook, IL 60527 PIN 09-26-402-011	Lutgarda Mical 15W733 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-001	Patrick Rhea 645 Joliet Road Burr Ridge, IL 60527 PIN 09-26-401-001
Shurgard Income Property 12 801 Joliet Road Willowbrook, IL 60527 PIN 09-26-401-002	Ms. Tracy Murphy School District No. 62 7941 Madison Street Burr Ridge, IL 60527 PIN 09-36-100-012	TR Sliwinski 15W737 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-005
BCL Gemini LLC 60 Shore Drive Burr Ridge, IL 60527 PIN 09-35-203-004	Mars Snackfood LLC 15W660 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-25-302-025	Packaging Design Corp 101 Shore Drive Burr Ridge, IL 60527 PIN 09-35-205-003
American National 500-80 Joliet Road Willowbrook, IL 60527 PIN 09-26-404-027	Shore 114 LLC 116 Shore Drive Burr Ridge, IL 60527 PIN 09-35-206-001	Aspen Investments 15W727 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-006
Ronald Siegel 535 Joliet Road Willowbrook, IL 60527 PIN 09-26-401-006	Midland Management 760 North Frontage Road Willowbrook, IL 60527 PIN 09-26-400-015	7900 Madison LLC 7900 Madison Street Burr Ridge, IL 60527 PIN 09-35-205-023
Tapan & Bani Biswas 15W675 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-009	Randolph Properties LLC 51 Shore Drive Burr Ridge, IL 60527 PIN 09-35-205-002	Eric & JL Brucher 7921 Madison Street Burr Ridge, IL 60527 PIN 09-36-100-002
HPM Investments Inc. 15W719 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-007	Tuschall Family Limited 60 Shore Drive Burr Ridge, IL 60527 PIN 09-25-302-023	Layko Properties 100 Shore Drive Burr Ridge, IL 60527 PIN 09-35-203-006
1 <sup>st</sup> Illinois Bank and Trust #9632 15W705 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-008	MMH LLC 525 Executive Drive Willowbrook, IL 60527 PIN 09-26-404-011	MBC 57 LLC 7926 Madison Street Burr Ridge, IL 60527 PIN 09-35-205-020
James Starha 15W759 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-003	Montgomery & Macy Moy 15W749 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-004	VIP Summerbrook LLC 15W700 Frontage Road Burr Ridge, IL 60527 PIN 09-25-302-014

[illegible]



# NOTICE

Village of Burr Ridge

---

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

For further information,  
please call or visit:

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

Ask for Information Re:

Z-25-2018

Further details are available at:

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

(see Public Hearing/Plan  
Commission Agenda)



**VILLAGE OF BURR RIDGE  
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:

16W020 79th Street

Property Owner or Petitioner:

Sandra Dodevski

(Print Name)

(Signature)



**Z-26-2018: Requests amendment to Section IV.H of the Burr Ridge Zoning Ordinance related to regulations regarding the size of accessory buildings.**

**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:** November 19, 2018

The petition seeks to amend Section IV.H of the Burr Ridge Zoning Ordinance related to regulations regarding the size of accessory buildings. Staff is the petitioner for this request. In consideration of a previous petition, several Plan Commissioners noted that it was their desire to review the regulations related to accessory buildings after several recent petitions had been filed for variations to permit structures larger than what the Zoning Ordinance permits.

**Applicable Zoning Ordinance Regulations**

Section IV.H.10 of the Zoning Ordinance describes the permitted number and size of accessory buildings in each zoning district as follows:

- R-1: two buildings permitted, plus one additional for every 2 acres exceeding 5 acres  
3,000 square feet per building  
20-foot side setback*
- R-2: two buildings permitted  
2,500 square feet per building  
20-foot side setback*
- R-2A: two buildings permitted, plus one additional for every 2 acres exceeding 5 acres  
Building 1: 2,500 square feet and 4.75% Floor Area Ratio, whichever is less  
Building 2: 750 square feet  
15-foot side setback.<sup>93</sup>*
- R-2B: two buildings permitted, plus one additional for every 2 acres exceeding 5 acres  
Building 1: 2,500 square feet and 4.75% Floor Area Ratio, whichever is less  
Building 2: 750 square feet  
17-foot side setback*
- R-3: two buildings permitted, plus one additional for every 2 acres exceeding 5 acres  
Lots >20,000 SF, all buildings total: 1,500 square feet and 3.75% Floor Area Ratio  
Lots <20,000 SF, each building: 750 square feet  
10-foot side setback*
- R-4: two buildings permitted, plus one additional for every 2 acres exceeding 5 acres  
Lots >20,000 SF, all buildings total: 1,500 square feet and 3.75% Floor Area Ratio  
Lots <20,000 SF, each building: 750 square feet  
10-foot side setback (based on subdivision plats)*

*In all zoning districts, accessory structures are required to adhere to a 10-foot rear lot line setback.*

Section IV.H.8 of the Zoning Ordinance also describes the permitted heights of accessory buildings as follows:

- *In no case shall the roofline of an accessory building be higher than the roofline of the principal building.*
- *No accessory building shall exceed one story or 15 feet in height as defined in Section XIV of the Zoning Ordinance, whichever is lower, except as permitted herein for accessory buildings in an R-1 or R-2 District.*
- *An accessory building in an R-1 Single-Family Residence District may be two stories and may be 25 feet as defined in Section XIV of the Zoning Ordinance.*
- *An accessory building with a gable, hip, or gambrel roof in an R-2 Single-Family Residence District may have an absolute height to the peak of the roof of 22 feet 6 inches or an average height of 15 feet as defined in Section XIV – Building Height of the Zoning Ordinance. (Amended by Ordinance A-834-02-07)*
- *Overhead Door Height (Residential): The vertical distance from the bottom of the overhead door opening to the top of the overhead door opening shall not exceed 9 feet in height. (Amended by Ordinance A-834-07-07).*

### **Proposed Amendments**

Staff proposes that the permitted size and setbacks of accessory buildings be determined by a ratio based on the size of the lot and the accessory building itself. Ratios were found to be utilized by many suburban communities with development patterns similar to Burr Ridge, including North Barrington, Barrington Hills, Mettawa, and Wayne, and result in a highly simplified development model. Table 1 proposes tiers in which the size of the accessory building determines the required interior side and rear setbacks. Interior side yard setbacks were determined based on a 1% accessory building size-to-setback ratio, while rear yard setbacks are based on a 0.5% accessory building size-to-setback ratio, with both having a minimum setback of 10'.

The maximum size of permitted accessory buildings and their respective setbacks based on the size of the lot is observed in Table 2. Staff proposes a 5% total lot coverage cap for one accessory building and a 2% total lot coverage cap for a second accessory building (a total of 7%), with all lots permitted to have one accessory building of up to

Table 1	
SF	Setback
≤500	10'
501-1500	15'
1501-2000	20'
2001-3000	30'
3001-4000	40'
≥4000	50'

Table 2							
Lot SF	Home	AS 1	AS 2	Side SB 1	Side SB 2	Rear SB 1	Rear SB 2
20,000	4,000	500	250	10'	10'	10'	10'
20,000	4,000	1,000	500	15'	10'	10'	10'
30,000	6,000	1,500	750	15'	15'	10'	10'
40,000	8,000	2,000	1,000	20'	15'	10'	10'
50,000	10,000	2,500	1,250	30'	15'	15'	10'
60,000	12,000	3,000	1,500	30'	15'	15'	10'
70,000	14,000	3,500	1,750	40'	20'	20'	10'
80,000	16,000	4,000	2,000	40'	20'	20'	10'
90,000	18,000	4,500	2,250	50'	30'	25'	15'
100,000	20,000	5,000	2,500	50'	30'	25'	15'
110,000	22,000	5,500	2,750	50'	30'	25'	15'
120,000	24,000	6,000	3,000	50'	30'	25'	15'
130,000	26,000	6,500	3,250	50'	40'	25'	20'
140,000	28,000	7,000	3,500	50'	40'	25'	20'
150,000	30,000	7,500	3,750	50'	40'	25'	20'
160,000	32,000	8,000	4,000	50'	40'	25'	20'
170,000	34,000	8,500	4,250	50'	50'	25'	25'
180,000	36,000	9,000	4,500	50'	50'	25'	25'
190,000	38,000	9,500	4,750	50'	50'	25'	25'
200,000	40,000	10,000	5,000	50'	50'	25'	25'
300,000	60,000	15,000	7,500	50'	50'	25'	25'
400,000	80,000	20,000	10,000	50'	50'	25'	25'
500,000	100,000	25,000	12,500	50'	50'	25'	25'

1,000 square feet in size (a small number of lots in the Village are under the minimum lot size of 20,000 square feet as they were platted before their annexation or are part of a Planned Unit Development). Finally, staff proposes that accessory buildings on properties over 200,000 square feet in size that are at least 50' from all property lines be permitted to be no more than 25 feet in peak height from the present restriction of 15 feet. Staff proposes that the height of accessory buildings be increased on larger lots with stricter setback requirements so as to permit greater flexibility in building design and use for larger buildings.

Staff notes that the proposed ratio would reduce the permitted size of accessory buildings on lots between 20,000 and 40,000 square feet in size. Under current regulations, lots of these sizes are permitted to have accessory buildings totaling over 7% of the lot coverage, with a maximum value of almost 11% on a 30,000 square foot lot zoned R-2B. To determine whether there is a public demand for large accessory buildings (defined as  $\geq 2,000$  square feet) on lots between 20,000 and 40,000 square feet in size, staff conducted research on the number of accessory buildings built on properties in the past five years, attempting to determine if large accessory buildings were popular on such lots. Staff found only two examples of permits for large accessory buildings being issued in this time frame. Based on these findings, staff concluded that there has been very little demand for large accessory buildings on these lots, and a reduction in the permitted size of accessory buildings on these lots would not impair any trends in accessory building construction within the Village.

Several benefits are realized under the proposed ratio model that are not present in the current model. First, determining the size and setback of all accessory buildings under the proposed model is determined by one measurement: the size of the lot. This model is easy for staff to communicate to residents, promotes clarity in development, and increases the value of larger lots compared to the current model. Second, the required interior side and rear setbacks for an accessory building increases with the possible size of the structure, and in the vast majority of the examples observed in Table 2, a larger setback is required compared to the current model, reducing the impact of buildings on neighboring properties. Third, detaching accessory building regulations from a specific zoning district may incentivize property owners to re-zone to more suitable classifications if they were not penalized for re-zoning to a denser zoning classification. For example, the owner of a newly-annexed one-acre property zoned R-1 would have no incentive to remain in the R-1 District on the basis of accessory building regulations under the proposed model; the approach would regulate each property according to its size. Finally, property owners may also be incentivized to create larger lots upon subdivision as it would permit the owners of the newly-created lots to erect larger accessory buildings, thus contributing to the development pattern of larger lots that has made Burr Ridge unique in the area. Overall, staff's approach results in a simple regulatory structure that is proportional, flexible, and protective of neighboring property owners, thus increasing the quality of life for all property owners in the Village.

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

Staff 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.

### **Appendix**

Exhibit A – Petitioner Materials

Exhibit B – Proposed Amendments

# EXHIBIT A



## VILLAGE OF BURR RIDGE

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

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

#### GENERAL INFORMATION

PETITIONER: Village Staff  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS 7660 County Line Road Burr Ridge, IL 60527  
PHONE: (630) 654-8181  
EMAIL: ewalter@burr-ridge.gov  
PROPERTY OWNER: N/A STATUS OF PETITIONER: Village Staff  
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)

Amendment to ZO regarding Section IV.H in relation to size of accessory structures.

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

10/24/18  
Date Petition is Filed



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

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

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

The proposed amendment creates higher living standards for residents who own large properties and reduce the impact of accessory structures by creating more stringent setback requirements.

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

The purpose of the Zoning Ordinance is to permit the orderly development of single-family residences in the Village, along with the incidental accessory structures that are often found on such properties.

(Please transcribe or attach additional pages as necessary)

## EXHIBIT B

### 8. Height of Accessory Buildings

The height of accessory buildings in residential districts shall comply with the following;

- a. In no case shall the roofline of an accessory building be higher than the roofline of the principal building.
- b. No accessory building shall exceed one story or 15 feet in height as defined in *Section XIV – Building Height* of the Zoning Ordinance – whichever is lower. ***One accessory building on lots over 200,000 square feet may be two stories or 25 feet, whichever is lower, as defined in Section XIV – Building Height of the Zoning Ordinance, provided that the accessory building is setback 50' from all property lines.*** ~~except as permitted herein for accessory buildings in an R-1 or R-2 District.~~
- c. ~~An accessory building in an R-1 Single Family Residence District may be two stories and may be 25 feet as defined in Section XIV – Building Height of the Zoning Ordinance.~~
- d. ~~An accessory building with a gable, hip, or gambrel roof in an R-2 Single Family Residence District may have an absolute height to the peak of the roof of 22 feet 6 inches or an average height of 15 feet as defined in Section XIV – Building Height of the Zoning Ordinance. (Amended by Ordinance A-834-02-07)~~
- e. Overhead Door Height (Residential): The vertical distance from the bottom of the overhead door opening to the top of the overhead door opening shall not exceed 9 feet in height. (Amended by Ordinance A-834-07-07).

### 10. Number and Floor Area of Detached Accessory Buildings

For each lot of record in all residential districts, ~~the number and floor area~~ two accessory ~~structures of permitted accessory~~ buildings shall be permitted as follows:

- a. *The permitted setback of an accessory building shall be determined based upon its gross square footage as follows:*
  - a. *Less than 500 square feet:*
    - i. *Side Yard: 10 feet*
    - ii. *Rear Yard: 10 feet*
  - b. *501-1500 square feet:*
    - i. *Side Yard: 15 feet*
    - ii. *Rear Yard: 10 feet*
  - c. *1501-2000 square feet*
    - i. *Side Yard: 20 feet*
    - ii. *Rear Yard: 10 feet*
  - d. *2001-3000 square feet:*
    - i. *Side Yard: 30 feet*
    - ii. *Rear Yard: 15 feet*
  - e. *3001-4000 square feet*
    - i. *Side Yard: 40 feet*
    - ii. *Rear Yard: 20 feet*

- f. Over 4000 square feet*
  - i. Side Yard: 50 feet*
  - ii. Rear Yard: 25 feet*

- b. The first or sole accessory building shall be permitted to cover no more than 5% of the gross lot coverage per lot of record.*
  - a. All lots of record in the Village are permitted one accessory structure up to 1,000 square feet.*
- c. A second accessory building shall be permitted to cover no more than 2% of the gross lot coverage per lot of record.*

~~a. R-1 District: For a lot of record in an R-1 District that meets the minimum lot area requirement as per Section VI.B of this Ordinance, accessory buildings shall be permitted as follows:~~

- ~~i. Maximum Number: 2  
Plus one additional building for every 2 acres that the property exceeds 5 acres.~~
- ~~ii. Maximum Floor Area Per Building: 3,000 square feet~~

~~b. R-2 District: For a lot of record in an R-2 District that meets the minimum lot area requirement as per Section VI.C of this Ordinance, accessory buildings shall be permitted as follows:~~

- ~~i. Maximum Number: 2~~
- ~~ii. Maximum Floor Area Per Building: 2,500 square feet~~

~~c. R-2A or R-2B District: For a lot of record in an R-2A or R-2B District accessory buildings shall be permitted as follows:~~

- ~~i. Maximum Number: 2  
Plus one additional building for every 2 acres that the property exceeds 5 acres.~~
- ~~ii. Maximum Floor Area for Building 1: 0.0475 (4.75%) FAR & 2,500 square feet  
Building 1 refers to the only accessory building on a lot or the larger of two accessory buildings on a lot. The maximum floor area for Building 1 cannot exceed 0.0475 FAR and 2,500 square feet, whichever is less.~~
- ~~iii. Maximum Floor Area for Building 2: 750 square feet  
Building 2 refers to the smaller of two accessory buildings on a lot.~~

~~d. R-3 or R-4 District: For a lot of record in an R-3 or R-4 District detached accessory buildings shall be permitted as follows:~~

- ~~i. Maximum Number: 2~~

~~Plus one additional building for every 2 acres that the property exceeds 5 acres.~~

- ~~ii. Combined Maximum Floor Area Ratio: 0.0375 (3.75%)~~

~~Combined floor area ratio is the total floor area of all accessory buildings divided by the total lot area.~~

- ~~iii. Combined Maximum Gross Floor Area: 1,500 square feet~~

~~Combined maximum gross floor area is the sum of all detached accessory building floor areas on a lot of record.~~

- ~~iv. Minimum Permitted Floor Area: 750 square feet~~

~~For lots that are less than 20,000 square feet, the maximum floor area for an accessory building shall be 750 square feet regardless of the FAR. (Section IV.H.10 Amended by Ordinance A-834-20-06)~~



## 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 November 19, 2018 Plan Commission Meeting

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

**Z-24-2018: 15W601 89<sup>th</sup> Street (Thalamarla);** The Board of Trustees approved an Ordinance granting the re-zoning of a property from the R-1 District to the R-2A District.

**V-04-2018: 150 Shore Drive (Petrov);** The Board of Trustees approved an Ordinance granting variations for the elimination of a landscape island on a rear lot line as well as parking to be permitted in an 8-foot side yard setback.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

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

**DATE:** November 13, 2018

**RE:** Activity Report for November 19, 2018 Plan Commission Meeting

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

**Z-10-2017: 412 Rockwell Court (PermaSeal);** PermaSeal has received a temporary certificate of occupancy and has begun its operations at its new facility.

**Cottages on Drew (7950 Drew Avenue) Subdivision:** The petitioner has scheduled an engineering in-take meeting with DuPage County, which staff is planning to attend. The petitioner is has also submitted plans for final engineering approval with the Village. The project cannot move forward to final PUD approval until final engineering is approved and other permits are obtained originating from outside Village jurisdiction.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

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

**DATE:** November 9, 2018

**RE:** Extraterritorial Review of Preliminary Plat of Subdivision; 8601 Kingery Highway

Please find attached a request for a planned development proposed in unincorporated DuPage County but within the Village's one-and-one-half mile extraterritorial jurisdiction. Provencal Development has proposed a 15-unit townhome development nearly adjacent to the Village's corporate boundaries at the southeast corner of Kingery Highway and Meadowbrook Place.

According to the State of Illinois, the Village has legal authority to enforce its subdivision regulations beyond the Village boundaries (up to a distance of one and one-half miles outside Village), whether or not the applicable County has also adopted a subdivision code or ordinance.

Where conflicts or inconsistencies arise between the subdivision code of a Village and the adjacent County, the Illinois Municipal Code provides that such conflicts are resolved by deferring to the most restrictive subdivision ordinance or code in place at the time of review. Therefore, if a municipality has adopted a comprehensive plan extending into those unincorporated areas within one-and-one-half-miles of the Village, the subdivision of such property is legally exempted from "the application of any less restrictive rules or regulations". In summary, the property owner must comply with the most restrictive standards and requirements set forth by both the Village and the County.

If the property is located within unincorporated territory covered by the subdivision codes of more than one municipality, the application of the subdivision codes can be determined by an intergovernmental agreement between the municipalities. If there is no such agreement, the Municipal Code states that "the jurisdiction of any one of the corporate authorities shall extend to a median line equidistant" between the boundaries of the municipalities. The Village of Willowbrook is the only community who would have rights of extraterritorial review on this subdivision and they have elected to waive such rights.

At this time, staff has not been provided with proper materials for review, including full-size and to-scale plans, to allow for a determination of the development's compliance with the Village's subdivision plans. Such a review would allow for an understanding as to the developer's investment in half-street improvements, including a half-street resurfacing, curb, sidewalk, and other items required by the Village Subdivision Ordinance. While the Village retains the right to review the development to determine compliance with its Subdivision Ordinance, it may also waive said right and allow the development to continue as proposed. It should be noted that the Village does not have any rights of review regarding the zoning of said property.

Staff is requesting Plan Commission feedback as to whether a full extraterritorial review is desired, or, if such a review is not necessary and thus can be waived.


**DUPAGE  
COUNTY**

 Building  
Division

 Zoning &  
Planning Division

 Environmental  
Division

## BUILDING & ZONING DEPARTMENT

 630-407-6700  
Fax: 630-407-6702

[www.dupageco.org/building](http://www.dupageco.org/building)

### Plat Review Z18-072 Kingery Estates

Please review the information herein and return with your comments to: Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187 or via email at [Jessica.Infelise@dupageco.org](mailto:Jessica.Infelise@dupageco.org) or via facsimile at 630-407-6702 by NOVEMBER 12, 2018.

<b>COMMENT SECTION:</b>		
____: NO OBJECTION/CONCERNS WITH THE PETITION.		
____: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.		
____: I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.		
____: I OBJECT/ HAVE CONCERNS WITH THE PETITION.		
<b>COMMENTS:</b>		
SIGNATURE: _____ DATE: _____		
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: _____		
<b>GENERAL CASE INFORMATION</b>		
<b>PLAT #:</b>	Z18-072 Kingery Estates	
<b>PLAT REQUEST:</b>	Planned Development Subdivision Plat	
<b>APPLICANT/ADDRESS:</b>	HAROLD LIESENFELT (AGENT), 50 BURR RIDGE PARKWAY, BURR RIDGE, IL 60527	
<b>ADDRESS/ LOCATION:</b>	8601 ROUTE 83, BURR RIDGE, ILLINOIS 60527	
<b>TENTATIVE PLAT MTG:</b>	Tuesday, November 13, 2018 at 1 P.M.	
<b>TOWNSHIP/PPN:</b>	Downers Grove N. / District 3	09-35-401-001 & 09-35-401-002
<b>ZONING/LUP:</b>	R-5 Multi-Family	0-5 DU AC
<b>ACREAGE:</b>	Total: 2.89 Acres (125,888 sq. ft.) 09-35-401-001: 1.41 Acres 09-35-401-002: 1.48 Acres	
<b>UTILITIES:</b>	N/A	
<b>PRESENT USE:</b>	Vacant	



Environmental  
Division

630-407-6700  
Fax: 630-407-6702

[illegible]





**DUPAGE  
COUNTY**

Building  
Division

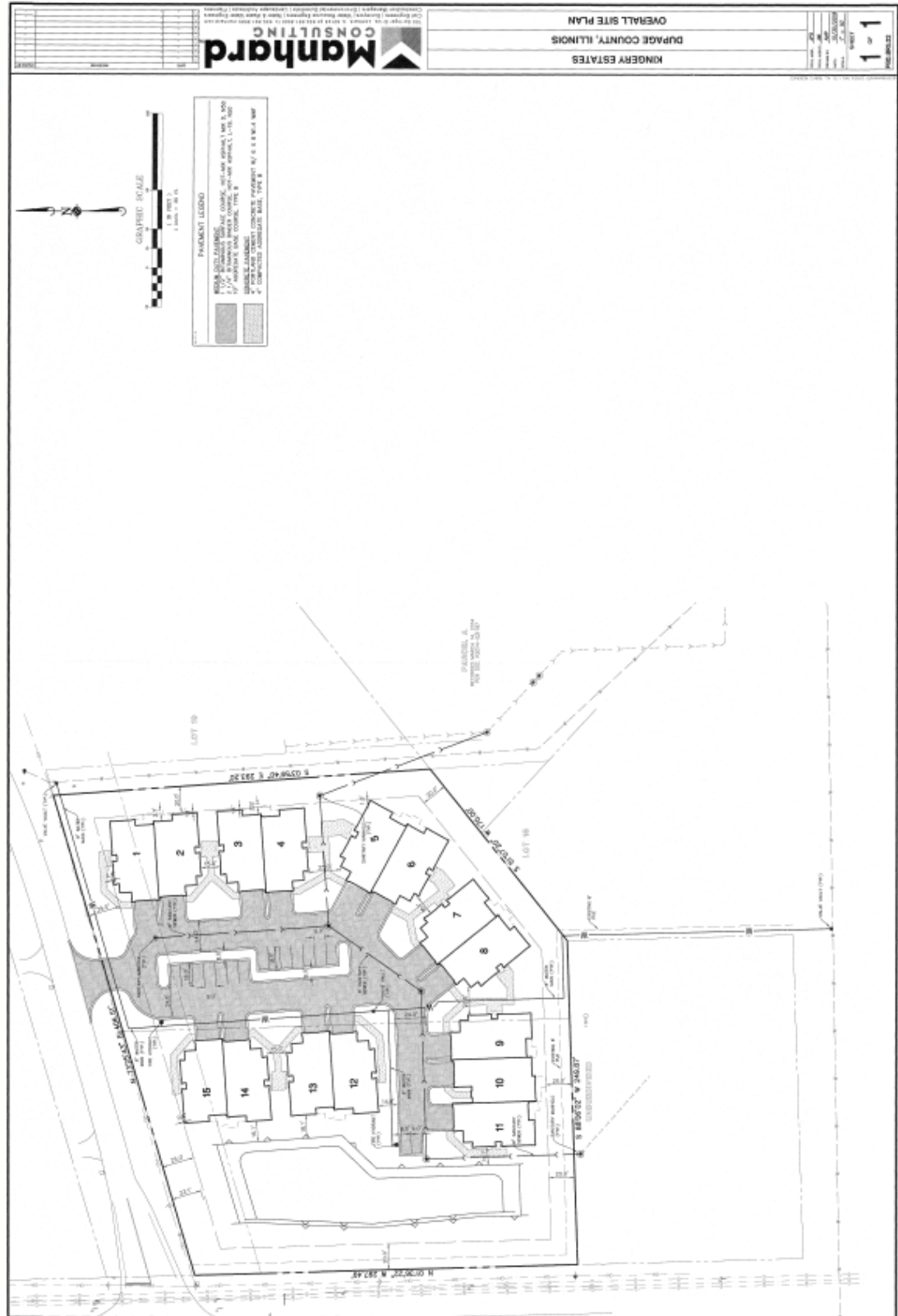
Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
Fax: 630-407-6702

[www.dupageco.org/building](http://www.dupageco.org/building)





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

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

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

**DATE:** November 12, 2018

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

At its October 15, 2018 meeting, the Plan Commission gave additional direction to staff regarding amendments to the Sign Ordinance. At such meeting, a redlined copy of all changes was requested; however, after much consideration, staff felt that providing a side-by-side comparison of a before and after of the changes would be clearer to understand due to the significant amount of formatting involved. The comparison is attached as Exhibit A.

# EXHIBIT A

## PROPOSED

## CURRENT

<u>Section 55.07 – Manufacturing District Signs</u>	<u>Sec. 55.07. Manufacturing District Signs</u>
<p>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:</p> <ol style="list-style-type: none"><li>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:<ol style="list-style-type: none"><li>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.</li><li>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.</li></ol></li><li>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:<ol style="list-style-type: none"><li>a. The gross surface area of each wall sign shall not exceed 150 square feet, up to three tenants.</li><li>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.</li></ol></li><li>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:<ol style="list-style-type: none"><li>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</li></ol></li></ol>	<p>A. Permitted Signs: The following signs shall be permitted in all Manufacturing Districts. Unless specifically stated otherwise, a sign permit is required for all Permitted Signs in Manufacturing Districts.</p> <ol style="list-style-type: none"><li>1. Wall Sign: In lieu of a permitted ground sign, one wall sign shall be permitted for each street frontage of a lot or parcel provided all such signs conform to the following standards:<ol style="list-style-type: none"><li>a. Area: For a building containing less than 100,000 square feet, the gross, combined surface area in square feet of all wall and ground signs shall not exceed 100 square feet. For buildings in excess of 100,000 square feet, the gross surface area in square feet of all wall and ground signs shall be computed on the basis of one square foot of sign area for each 1,000 square feet of gross floor area with a maximum sign area not to exceed 250 square feet. (A-923-01-11)</li><li>b. Area – Properties Adjacent to I-55: For Manufacturing District properties that are contiguous to the I-55 right-of-way including those properties contiguous to North Frontage Road and South Frontage Road, the following sign are limitations shall apply: (A-923-01-11)<ol style="list-style-type: none"><li>i. For a building containing less than 50,000 square feet, the gross, combined surface area of all wall and ground signs shall not exceed 100 square feet.</li><li>ii. For buildings in excess of 50,000 square feet and with a minimum lot frontage of 150 feet, the maximum combined area of all wall and ground signs shall be 100 square feet plus one square foot for each 1,000 square feet of gross floor area above 50,000 square feet with a maximum sign area not to exceed 250 square feet.</li></ol></li></ol></li><li>2. Ground Sign(s): If a lot or parcel has a width of not less than one hundred feet (100'), then such lot or parcel shall be permitted one ground sign</li></ol>

<p>exceed 150 square feet, not to exceed three wall signs.</p> <p>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.</p> <p>4. All Manufacturing District properties are permitted one ground sign, subject to the following conditions:</p> <p>a. The ground sign may not exceed 75 square feet in gross surface area, including any monument base.</p> <p>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.</p> <p>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.</p> <p>5. One address sign containing only numbers indicating the building's street number and prefix shall be permitted per principal building, not to exceed 25 square feet.</p> <p>6. Temporary Signs as per Section 55.09, herein.</p> <p>7. Exempt Signs as per Section 55.10, herein.</p> <p>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:</p> <p>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</p>	<p>in lieu of a permitted wall sign. Such permitted ground sign shall be subject to the following standards:</p> <p>a. Height: The total height of any ground sign measured to the top of the sign shall not exceed eight feet (8') above the level of the street upon which said sign faces, or above the level of the ground at the base of the sign if such ground level is above street level.</p> <p>b. Additional Height and Setback: An additional one foot (1') in height above the eight foot (8') height limitation, to a maximum of twelve feet (12') measured to the top of the sign, shall be permitted for every three feet (3') it is set back beyond the minimum ten foot (10') setback.</p> <p>c. Maximum Area: The combined area of all ground and wall signs shall comply with Section 55.07.A.1.a, above. However, the maximum surface area permitted shall be reduced by seven and one-half (7 1/2) square feet per each foot of sign height that any ground sign is constructed in excess of eight feet (8') in height and under any circumstances, the maximum area of a ground sign shall not exceed 100 square feet. (A-923-01-11)</p> <p>d. A parcel having multiple street frontages may have a combination of wall and ground signs provided such signs do not exceed one ground sign and one ground or wall sign per street frontage. For example, a corner lot may have two wall signs or one wall sign and one ground sign but may not have two ground signs and may not have more than one sign oriented toward each street frontage.</p> <p>3. Temporary Signs as per Section 55.09, herein.</p> <p>4. Exempt Signs as per Section 55.10, herein.</p> <p>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,</p>
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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

1. Subdivision Entryway Signs: One sign per entryway may be allowed provided that each entryway sign shall not exceed 50 square feet. Entryway signs shall be located at the principal roadway entrance or entrances to a particular subdivision. Such signs shall be at such locations specifically approved by the Board of Trustees, and the design of which, including landscaping, shall be as specifically approved by the Board of Trustees. Such signs shall not exceed eight feet (8') in height. The text of all subdivision entryway signs shall include the words "Burr Ridge" as for example, "Oak Subdivision of Burr Ridge". The lettering for "Burr Ridge" may be in smaller font but must be legible. (Amended by A-923-08-02)
2. Signs with more than Three Colors: Signs otherwise prohibited by Section 55.11.Q herein, may be allowed.
3. Temporary signs: Any deviation from the standards for permitted temporary signs as found in Section 55.09 herein may be subject to the procedures and standards for Conditional Signs. (A-923-01-11)

#### Sec. 55.08. Office District Signs

A. Permitted Signs: The following signs shall be permitted in all Office Districts. Unless specifically stated otherwise, a sign permit is required for all Permitted Signs in Office Districts.

1. Wall Sign: In lieu of a permitted ground sign, one wall sign shall be permitted for each street frontage of a parcel subject to the following standards:
  - a. Area: For a building containing less than 100,000 square feet, the gross, combined surface area of all wall and ground signs shall not exceed 100 square feet. For buildings in excess of 100,000 square feet, the gross surface area in square feet of all wall and ground signs shall be computed on the basis of one square foot of sign area for each 1,000 square feet of gross floor area

<p>Signs in Office Districts The following signs shall be permitted in all Office Districts:</p> <ol style="list-style-type: none"> <li>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: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> <li>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: <ol style="list-style-type: none"> <li>a. The gross surface area of each wall sign shall not exceed 250 square feet, up to three tenants.</li> <li>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.</li> </ol> </li> <li>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: <ol style="list-style-type: none"> <li>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.</li> <li>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</li> </ol> </li> </ol>	<p>with a maximum sign area not to exceed 250 square feet. (A-923-01-11)</p> <ol style="list-style-type: none"> <li>b. Area – Properties Adjacent to I-55: For Office District properties that are contiguous to the I-55 right-of-way including those properties contiguous to North Frontage Road and South Frontage Road, the following sign are limitations shall apply: (A-923-01-11) <ol style="list-style-type: none"> <li>i. For a building containing less than 50,000 square feet, the gross, combined surface area of all wall and ground signs shall not exceed 100 square feet.</li> <li>ii. For buildings in excess of 50,000 square feet and with a minimum lot frontage of 150 feet, the maximum combined area of all wall and ground signs shall be 100 square feet plus one square foot for each 1,000 square feet of gross floor area above 50,000 square feet with a maximum sign area not to exceed 250 square feet.</li> </ol> </li> <li>2. Ground Sign(s): If a lot or parcel has a width of not less than one hundred feet (100'), then such lot or parcel shall be permitted one ground sign in lieu of a permitted wall sign, subject to the following standards: <ol style="list-style-type: none"> <li>a. Height: The total height of any ground sign measured to the top of the sign shall not exceed eight feet (8') above the level of the street upon which said sign faces, or above the level of the ground at the base of the sign if such ground level is above street level.</li> <li>b. Additional Height and Setback: An additional one foot (1') in height above the eight foot (8') height limitation, to a maximum of twelve feet (12') measured to the top of the sign, shall be permitted for every three feet (3') it is set back beyond the minimum ten foot (10') setback.</li> <li>c. Maximum Area: The combined area of all ground and wall signs shall comply with Section 55.07.1.A.1.a, above. However, the maximum surface area permitted shall be reduced by seven and one-half (7 1/2)</li> </ol> </li> </ol>
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<p>one wall sign not to exceed 150 square feet in gross surface area.</p> <ol style="list-style-type: none"> <li>4. All Office District properties are permitted one ground sign, subject to the following conditions: <ol style="list-style-type: none"> <li>d. The ground sign may not exceed 75 square feet in gross surface area, including any monument base.</li> <li>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.</li> <li>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.</li> </ol> </li> <li>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.</li> <li>6. Temporary Signs as per Section 55.09, herein.</li> <li>7. Exempt Signs as per Section 55.10, herein.</li> </ol> <p>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:</p> <ol style="list-style-type: none"> <li>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)</li> <li>2. Wall and Ground Signs exceeding the maximum number of signs allowed by one. Consideration of conditional approval for an</li> </ol>	<p>square feet per each foot of sign height that any ground sign is constructed in excess of eight feet (8') in height and under any circumstances, the maximum area of a ground sign shall not exceed 100 square feet. (A-923-01-11)</p> <ol style="list-style-type: none"> <li>d. A parcel having multiple street frontages may have a combination of wall and ground signs provided such signs do not exceed one ground sign and one ground or wall sign per street frontage. For example, a corner lot may have two wall signs or one wall sign and one ground sign but may not have two ground signs and may not have more than one sign oriented toward each street frontage.</li> </ol> <ol style="list-style-type: none"> <li>3. Temporary Signs as per Section 55.09, herein.</li> <li>4. Exempt Signs as per Section 55.10, herein.</li> </ol> <p>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,</p> <ol style="list-style-type: none"> <li>1. Wall and Ground Signs exceeding the maximum area permitted but not exceeding a combined area of 250 square feet may be allowed. Wall and Ground Signs for Hotels, as permitted by Section IX.D.2(d) of the Village of Burr Ridge Zoning Ordinance, exceeding the maximum area permitted but not exceeding a combined area of 300 square feet may be allowed. Consideration of conditional approval for additional sign area shall be based on a positive relationship between the proposed sign area and the size of the property and the size of the building on which the sign(s) are located. (A-923-02-04)</li> <li>2. Wall and Ground Signs exceeding the maximum number of signs allowed by one. For example, a corner lot seeking approval for one ground sign and two wall signs or an interior lot seeking approval of two signs. Consideration of conditional approval for an additional sign shall be based on a positive relationship between the</li> </ol>
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<p>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.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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)</li> <li>5. Signs with more than Three Colors: Signs otherwise prohibited by Section 55.11.Q herein, may be allowed.</li> <li>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)</li> </ol>	<p>proposed sign area and the size of the property and building on which the sign(s) are located.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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)</li> <li>5. Signs with more than Three Colors: Signs otherwise prohibited by Section 55.11.Q herein, may be allowed.</li> <li>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)</li> </ol>
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## 2019 Plan Commission Meeting Schedule

Date	Meeting	Commission Rep
7-Jan	Plan Commission	
14-Jan	Board of Trustees	Irwin
21-Jan	Plan Commission	
28-Jan	Board of Trustees	Petrich
4-Feb	Plan Commission	
11-Feb	Board of Trustees	Broline
18-Feb	Plan Commission	
25-Feb	Board of Trustees	Trzupek
4-Mar	Plan Commission	
11-Mar	Board of Trustees	Stratis
18-Mar	Plan Commission	
25-Mar	Board of Trustees	Praxmarer
1-Apr	No PC Meeting	
8-Apr	Board of Trustees	
15-Apr	Plan Commission	
22-Apr	Board of Trustees	Hoch
6-May	Plan Commission	
13-May	Board of Trustees	Farrell
20-May	Plan Commission	
28-May	Board of Trustees	Irwin
3-Jun	Plan Commission	
10-Jun	Board of Trustees	Petrich
17-Jun	Plan Commission	
24-Jun	Board of Trustees	Broline

Date	Meeting	Commission Rep
1-Jul	No PC Meeting	
8-Jul	Board of Trustees	
15-Jul	Plan Commission	
22-Jul	Board of Trustees	Trzupek
5-Aug	Plan Commission	
12-Aug	Board of Trustees	Stratis
19-Aug	Plan Commission	
26-Aug	Board of Trustees	Praxmarer
2-Sep	No PC Meeting	
9-Sep	Board of Trustees	
16-Sep	Plan Commission	
23-Sep	Board of Trustees	Hoch
7-Oct	Plan Commission	
14-Oct	Board of Trustees	Farrell
21-Oct	Plan Commission	
28-Oct	Board of Trustees	Irwin
4-Nov	Plan Commission	
11-Nov	Board of Trustees	Petrich
18-Nov	Plan Commission	
25-Nov	Board of Trustees	Broline
2-Dec	Plan Commission	
9-Dec	Board of Trustees	Trzupek
16-Dec	Plan Commission	
23-Dec	No BOT Meeting	