

### REGULAR MEETING VILLAGE OF BURR RIDGE PLAN COMMISSION

### January 21, 2019 7:00 P.M.

### I. ROLL CALL

### II. APPROVAL OF PRIOR MEETING MINUTES

- A. January 7, 2019 Plan Commission Regular Meeting
- **B.** January 9, 2019 Plan Commission Workshop

### III. PUBLIC HEARINGS

### A. Z-25-2018: 16W020 79<sup>th</sup> Street (Dodevski); Special Use and Findings of Fact; continued from November 19, 2018 and January 7, 2019

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.

### B. Z-01-2019: 60 Shore Drive (Naddaf); Special Use Amendment and Findings of Fact

Requests special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile sales in an existing building.

### C. Z-26-2018: Zoning Ordinance Amendment; Amendment and Findings of Fact; continued from November 19, 2018

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 Report January 14, 2019
- **B.** Building Report November and December 2018

### V. OTHER CONSIDERATIONS

A. PC-01-2019: Annual Zoning Ordinance Review

January 21, 2019 Plan Commission/Zoning Board of Appeals Page 2 of 2

### VI. PUBLIC COMMENT

### **VII. FUTURE SCHEDULED MEETINGS**

A. February 4, 2019

### • V-03-2019: 145 Tower Drive (De La Fuente); Variation and Findings of Fact

Requests a variation from Section IV.I.36 of the Burr Ridge Zoning Ordinance to permit a dumpster without a trash enclosure on an annual, seasonal basis at an industrial building.

### B. February 18, 2019

### • V-02-2019: 11905, 11933, and 11957 Heritage Drive (Karunaratne); Variation and Findings of Fact; continued from January 7, 2019

Requests a variation pursuant to Section VI.D of the Burr Ridge Zoning Ordinance to reduce the required front yard setback on three lots of record in the R-2A Residential District from 50 feet to 35 feet at three lots of record in the R-2A Residential District.

### VIII. ADJOURNMENT

**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their January 28, 2019 Regular Meeting beginning at 7:00 P.M. Commissioner Broline is the Plan Commission representative for the January 28, 2019 Board meeting.

### PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF BURR RIDGE MINUTES FOR REGULAR MEETING OF JANUARY 7, 2019

### I. ROLL CALL

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

**ROLL CALL** was noted as follows:

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

**ABSENT:** 1 – Irwin

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 November 19, 2018 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

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

**NAYS**: 0 - None

MOTION CARRIED by a vote of 7-0.

### III. PUBLIC HEARINGS

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

### Z-25-2018: 16W020 79th Street (Dodevski); Special Use and Findings of Fact

Mr. Walter requested that this petition be continued to January 21, 2019 at the request of the petitioner. Chairman Trzupek said that the recurrence of absences by the petitioner was highly irregular and requested that the petitioner make every effort to attend at the next possible meeting.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to continue the petition Z-25-2018 to the January 21, 2019 public meeting.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 - None

MOTION CARRIED by a vote of 7-0.

### V-01-2019: 8300 Madison Street (MB Financial); Variations and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Robert Kenny on behalf of MB Financial Bank, property owner and primary tenant of a commercial building at 8300 Madison Street. The petitioner requests variations from the Burr Ridge Zoning Ordinance, including from Section XI.C.8.b to permit parking areas in the corner side and front yards and from Section XI.C.11 to reduce the width of required landscape areas between the parking lot and the front and corner lot lines from 15 feet to zero feet and to eliminate the requirement for landscaping adjacent to parking spaces; said variations to accommodate the construction of parking spaces between the building and Madison Street and the building and 83rd Street. The petitioner is attempting to expand the on-site parking capacity to accommodate additional employees that will be working at the property in the future. MB Financial Bank has been purchased by Fifth Third Bank and additional operations are being relocated to the property as part of the company restructuring. The variations are required in that parking in the front and side yards of properties in Manufacturing Districts is not permitted, while the width of the available space in the front and side yards does not permit the necessary 15-foot wide landscape areas between the edge of the proposed parking lot expansion and the property lines. Mr. Walter described several administrative issues that had been identified by staff and showed several revised site plans alleviating said issues. Mr. Walter noted that several nearby residents had submitted written and verbal objections to the petition.

Robert Kenny, representative for the petitioner, made a brief summary of the petitioner.

Stacy Koty, senior vice president for facilities at MB Financial Bank, stated that the facility was targeted for operational expansion due to its location and current site plan. The bank's operations were planned to be expanded to include cash management and occasional logistical uses.

Stephen Dillon, Wight and Company, showed two separate options for parking expansion on the property, one showing counterclockwise traffic flow and another showing clockwise traffic flow.

Chairman Trzupek asked the petitioner what they felt the hardship for granting a variation was for the subject property. Mr. Kenny said that the constrained nature of the site plan dictated the need for a variation.

Elena Galinski, 8413 Charleston, objected to the petition on the grounds that the additional traffic that the expansion would bring would not be appropriate for the area.

Dick Bacca, resident of Cambridge Subdivision, objected to the petition, but acknowledged that the bank had been a model tenant for the Village and treated the nearby properties with respect.

Thomas Kluber, 780 Cambridge Drive, objected to the petition on the basis that it would depress property values around the subject property, and would mitigate the investments made by the Cambridge Subdivision HOA on their entrance.

Mary Hemsworth, 750 Cambridge Drive, said that she banks with MB Financial due to its walkability, but felt that the additional traffic would be overwhelming and objected to the petition.

Kathy Wells, Kimberly Court, objected to the petition on the grounds that the additional traffic was not desired.

John Variakojis, 8372 Carlyle Court, said that he agreed with the sentiments of the previous comments and objected to the petition.

Bob Haley, 8461 Carlyle Court, said that the use was necessarily changing and objected to the petition on the grounds that it would expand the petitioner's scope beyond what was originally approved.

Willard Hemsworth, 750 Cambridge Drive, asked the Plan Commission what the upside for the Village was if the petition was approved. Chairman Trzupek said that particular question would be addressed by the Plan Commission.

Commissioner Stratis asked how the property owner would address detention if the green space were paved over. Mr. Kenny said that it would be addressed if the variations were approved. Commissioner Stratis asked if the original use of the building was industrial. Mr. Walter said that the building had been built as and used solely as a bank. Commissioner Stratis asked if there was going to be co-tenants. Mr. Walter said that the only co-tenant was scheduled to remain. Commissioner Stratis said that the plan appeared force and did not support the request.

Commissioner Farrell asked if neighboring parking could be leased. Mr. Kenny said that the bank did not want to invest additional resources into a facility if the on-site parking were not guaranteed. Commissioner Farrell said that she did not see a hardship presented and did not support the request.

Commissioner Praxmarer said that the question of visibility from traffic being impaired was a legitimate concern. Commissioner Praxmarer said that the additional trips would impact the intersection and did not support the request.

Commissioner Broline stated that the request did not meet the standards for granting a variation through the Findings of Fact, explaining that the impact on neighbors to the east would be observable. Commissioner Broline said that there were clear challenges with the parking lot being proposed so close to the lot line, thus not allowing for additional buffers being added.

Commissioner Petrich said that while MB Financial had been a great neighbor to the surrounding properties, the changes would be drastic and not appropriate, and did not support the petition.

Commissioner Hoch said that the current property was a terrific buffer as presently constituted, but did not feel that the request was appropriate and did not support the request.

Chairman Trzupek said that while he appreciated that changes in banking had occurred since the building was constructed, but felt that the request did not meet the standards for the Findings of Fact and thus did not support the request.

At 8:13 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to close the public hearing.

### **ROLL CALL VOTE** was as follows:

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

**NAYS**: 0 - None

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

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees deny a request for variations for MB Financial Bank at 8300 Madison Street pursuant to Section XI.C.8.b to permit parking areas in the corner side and front yards and from Section XI.C.11 to reduce the width of required landscape areas between the parking lot and the front and corner lot lines from 15 feet to zero feet and to eliminate the requirement for landscaping adjacent to parking spaces.

### **ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 - None

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

### <u>V-02-2019: 11905, 11933, and 11957 Heritage Drive (Karunaratne); Variation and Findings of Fact</u>

As directed by Chairman Trzupek, Mr. Walter described the request as follows: the petitioner is Samadhi Karunaratne, representative of three property owners at 11905, 11933, and 11957 Heritage Drive. The petitioner requests a variation pursuant to Section VI.D of the Burr Ridge Zoning Ordinance to reduce the required front yard setback from 50 feet to 35 feet on each of the three lots. The request for variation is motivated by the presence of a sanitary sewer easement and pipe bisecting the subject properties, thus reducing the size of the buildable area on each lot. The sewer was installed in 2001, before the subdivision was created and before any current owner had an interest in the subject properties. The pipe is also located very close to the northern boundary line of the easement where homes may be built. Under the current site plan, the foundation of homes could legally be less than two feet from a major sanitary sewer line, and future work on either a foundation or the sewer could endanger the structural integrity of the other built object. No permanent structures may be built in the easement. The petitioner requests that the front-yard setback be reduced from 50 feet to 35 feet to allow for the proposed building pads to be shifted away from the pipe. To compensate for the reduction in front-yard easement, the petitioner proposes creating a permanent 10' buffer abutting the northern boundary of the easement in which no structures could be built. This buffer would ensure that neither the foundations of future buildings nor the pipe would be endangered if work were required on either the home or the pipe. The petitioners have explored two solutions to avoiding a variation, with both petitioners and staff concurring that neither is practical. First, the petitioners attempted to move the pipe from the rear yards to the front yards in the public right-of-way; this was found to be cost prohibitive, with bids between \$160,000 and \$400,000 returned, and the concept was abandoned. Second, the petitioners explored constructing extra-deep foundations at their homes, with the footings located below the depth of the pipe. Cost estimates were not provided for this option, but this would likely add significant cost and complexity that are not recommended by staff due to structural uncertainties. Mr. Walter reported that several neighbors had objected to the petition, as well the Highland Fields HOA. The HOA states that their Design Review Manual, established in the subdivision's Covenants, Conditions and Restrictions, mandates that all homes in Highland Fields (of which these lots are within) have a 50' front yard setback. The HOA has stated that it will decline to grant the subject properties the necessary variations from their Design Review Manual to reduce the HOA required front yard setback from 50' to 35'. The lots would still be required to observe a 50' front yard setback even if such a variation were granted from Village regulations.

Chairman Trzupek asked if moving the pipe within the easement was considered. Mr. Walter said that option had not been seriously considered nor cost-estimated. Chairman Trzupek said that while he appreciated the HOA's position, it is still up to the Village to consider the request on its own merits.

Commissioner Stratis asked if the petition was ripe, and expressed concern that the Village could be viewed as being prejudicial as acting against the wishes of the HOA. Commissioner Stratis said that the Village should consider remaining neutral until other considerations were brought forward by the HOA. Commissioner Stratis said that the Village and HOA were not equal parties, in that the Village has the legal right to consider an application, but the HOA has the right to deny the request forthwith.

Samadhi Karunaratne, representative of the petitioner, said that the request for the variation was due to the fact that the sanitary sewer was located very close to the north boundary of the easement, and that the variation was brought forward as an opportunity to solve an issue of legal building between two parties.

Chairman Trzupek asked if a home could be built up to the boundary line of the easement. Mr. Walter confirmed that the property owners could build a house anywhere inside the setbacks and easements located on the property. Mr. Karunaratne said that the variation was a method to legally create buffers between any potential home and the pipe while not removing additional buildable area from the properties.

Chairman Trzupek asked if the Village had the right to excavate beyond the boundaries of the easement. Mr. Walter said that they did not, and any encroachment would require permission from the property owner(s). Chairman Trzupek asked if there would be any basis for a variation if the pipe was properly centered within the easement. Mr. Walter said that it was unlikely that the request would have been made if that were the case. Mr. Walter said that under Village zoning, the petitioner may build principal and accessory structures up to the boundary of the easement.

Chairman Trzupek said that he was unsure that the pipe was a part of the land that would necessitate granting a variation. Chairman Trzupek said that he felt that the variation was not necessary to allow for development on lot 74, where the pipe was not located near the border of the easement, and suggested that the variation could be more limited.

Rick Erickson, attorney for the Highland Fields HOA, said that the HOA should be given an opportunity to consider the petitioner's request, as they still had to grant a variation to allow for development to occur even if the Village approved the petitioner's request.

Mr. Walter recommended that the Plan Commission continue the hearing to a later date to allow for staff and the petitioner to gather additional information and discuss with the Highland Fields HOA.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to continue the public hearing to February 18, 2019.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 - None

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

- IV. CORRESPONDENCE
- V. OTHER CONSIDERATIONS

### S-01-2019: 7700 County Line Road (MB Financial); Variation and Findings of Fact

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is MB Financial Bank located at 7000 County Line Road. MB Financial Bank has been purchased by Fifth Third Bank and is in the process of re-branding locations throughout the region. The petitioner requests an amendment to a previous variation to change the copy on three existing ground signs located on a lot of record at 7000-7020 County Line, a subdivision known as Oak Grove. No additional signage is being added to the subject property; this variation is solely related to design elements of three specific and existing ground signs. As the existing signs were permitted by a variation that was made subject to the design of the existing signs, the petitioner requires a variation to change the copy on the existing monuments. The building at 7000 County Line Road is part of the same lot of record as two other parcels with free-standing buildings: Cadence Preschool (7010 County Line Road) and Busey Bank (7020 County Line Road). These three parcels comprise the Oak Grove subdivision, which was built in 1993. Under the Sign Ordinance, each lot of record in the Village is permitted to have 100 square feet of signage. The amount of signage on this lot is unusual due to there being three principal, separately-owned buildings on separate parcels on one lot of record. There are four existing ground signs and a wall sign in Oak Grove totaling 428 total square feet in size. The existing signs include one ground sign for MB Financial Bank, two ground signs at Busey Bank, and one existing ground sign at Cadence, which is proposed for re-use.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that an amendment to a previous variation to change the copy on three previously permitted ground signs on the lot of record at 7000-7020 County Line Road.

### **ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 - None

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

### VI. FUTURE SCHEDULED MEETINGS

### January 21, 2019

### A. Z-01-2019: 60 Shore Drive (Naddaf); Special Use and Findings of Fact

Requests special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile sales use at an existing building.

### B. Z-26-2018: Zoning Ordinance Amendments; Text Amendments 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.

### C. 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.

### February 4, 2019

• There are no meetings currently scheduled for this hearing. If there is no business scheduled prior to January 21, 2019, staff recommends that this hearing be cancelled.

### VII. ADJOURNMENT

A MOTION was made by Commissioner Farrell and SECONDED by Commissioner Stratis to ADJOURN the meeting at 9:20 p.m. ALL MEMBERS VOTING AYE, the meeting was adjourned at 9:20 p.m.

Respectfully Submitted:

EVAN BWALTER

Evan Walter, Assistant to the Village Administrator

### PLAN COMMISSION/ZONING BOARD OF APPEALS VILLAGE OF BURR RIDGE MINUTES FOR WORKSHOP OF JANUARY 9, 2019

### I. ROLL CALL

The Workshop of the Plan Commission/Zoning Board of Appeals was called to order at 6:45 p.m. at the Burr Ridge Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

**ROLL CALL** was noted as follows:

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

**ABSENT:** 0 - None

Trustees Mottl, Mital, Franzese, Schiappa, and Paveza along with Village Administrator Doug Pollock, Assistant to the Village Administrator Evan Walter, Management Analyst Andrez Beltran, Village Attorney Scott Uhler, and residents Ellen Raymond and James Stratis were also present.

### II. WELCOME AND INTRODUCTIONS

At this time, Mr. Pollock, Mr. Walter, and Mr. Uhler presented topics and discussion related to the agenda. Discussion was held generally regarding the topics listed.

### III. THE ROLE OF THE PLAN COMMISSION

- IV. THE LEGAL ENVIRONMENT
- V. THE COMPREHENSIVE PLAN
- VI. THE ZONING ORDINANCE
- VII. FINDINGS OF FACT
- VIII. QUESTIONS AND ANSWERS

### **III. ADJOURNMENT**

A MOTION was made by Commissioner Farrell and SECONDED by Commissioner Stratis to ADJOURN the meeting at 8:45 p.m. ALL MEMBERS VOTING AYE, the meeting was adjourned at 8:45 p.m.

Respectfully Submitted:

EVAN BWALTER

Evan Walter, Assistant to the Village Administrator



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; continued from November 19, 2018.

**HEARING:** January 7, 2019; continued from November 19, 2018

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

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

**PETITIONER:** Sandra Dodevski

**PETITIONER STATUS:** Property Owner

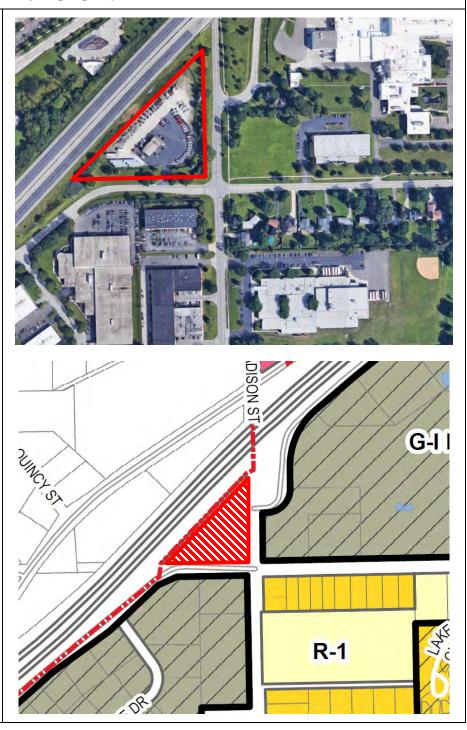
**EXISTING ZONING:** G-I General Industrial

LAND USE PLAN: Recommends Industrial Uses

**EXISTING LAND USE:** Commercial Business

SITE AREA: 3.35 Acres

SUBDIVISION: None



Staff Report and Summary Z-25-2018: 16W020 79<sup>th</sup> Street (Lyons Truck Sales); Special Use and Findings of Fact Page 2 of 2

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.

### <u>Appendix</u>

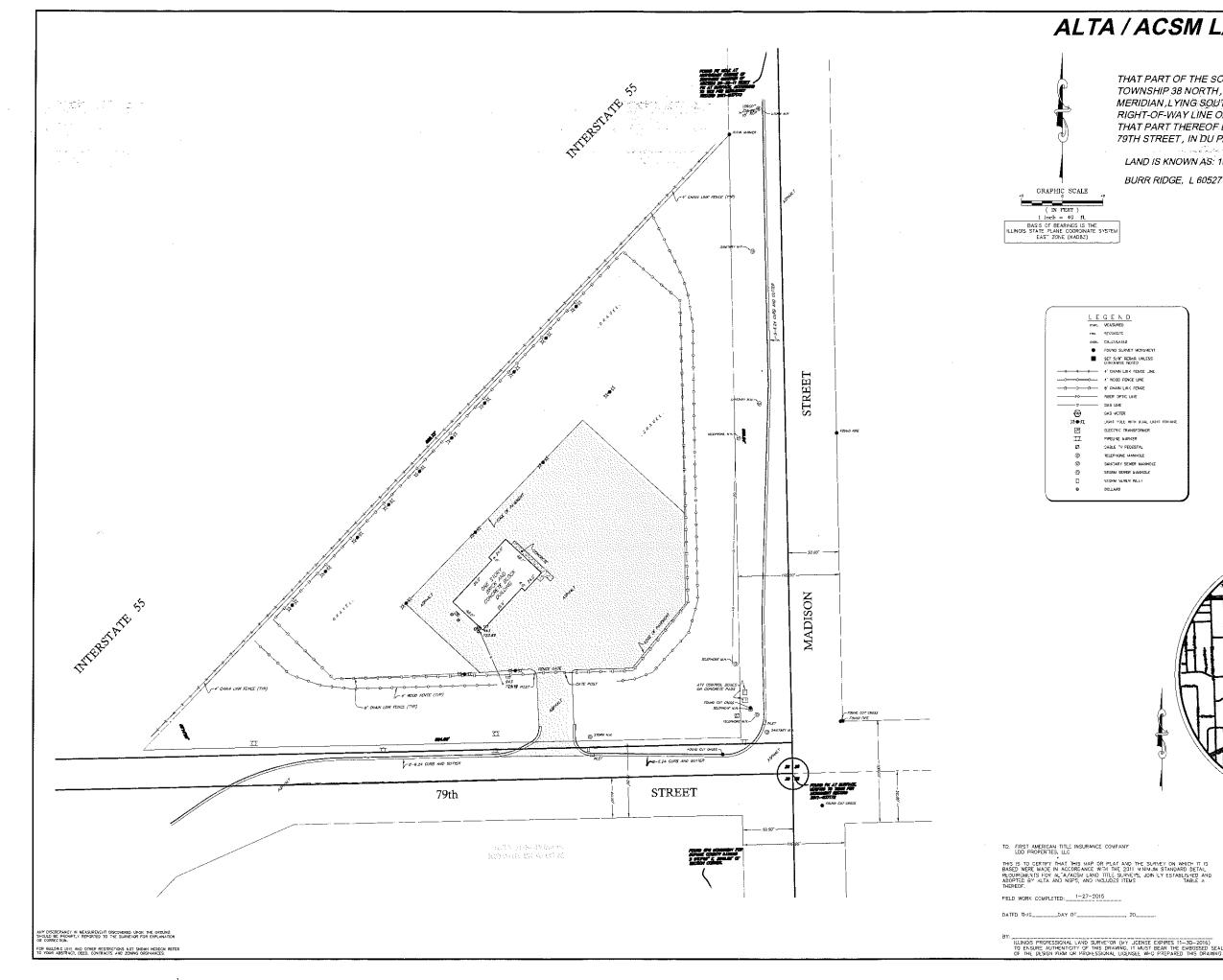
Exhibit A – Petitioner's Application



### VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 16W020 79th Street PIN # 09-76-405-001
GENERAL INFORMATION PETITIONER: Sandra Dodevski (All correspondence will be directed to the Petitioner)
PETITIONER'S ADRESS 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:
PROPERTY INFORMATION
PROPERTY ACREAGE/SQ FOOTAGE: 3.35 Acres EXISTING ZONING: G-I
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 part 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.
Petitioner's Signature Date Petition is Filed

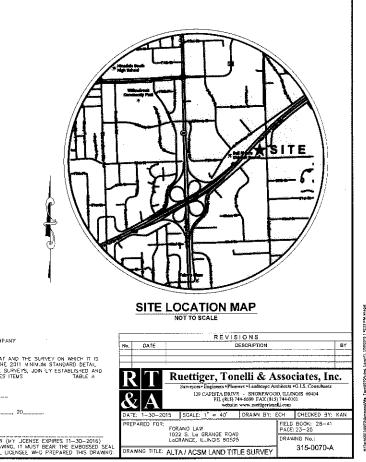


### ALTA / ACSM LAND TITLE SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26. TOWNSHIP 38 NORTH, RANGE 11EAST 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, I LLINOIS.

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

LEGEND met. VEASURED rec. RCC0807D eale. CA\_CULATED FOUND SURVEY MONUMENT SET 5/8" REBAR UNLESS DIREWWSE NOTED PO- ABER OFFIC LINE CIGHT POLE WISH DOAL LIGHT FORTU ELECTRIC TRANSFORMER PIPEUNE WARKER GABLE TV PEDESTAL TELEFHONE MANHOLE SANITARY SEWER MANHOLE STORM SEWER MANHOLE STORM SEWER INCET BOLLARD





Findings of Fact <u>Special Use</u> Burr Ridge Zoning Ordinance

Address: 162020 79m /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\_

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.





7660 County Line Rd. • Burr Ridge, IL 60527 (630) 654-8181 • Fax (630) 654-8269 • 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 <u>Z-25-2018</u>: <u>16W020 79<sup>th</sup> Street</u> and the Permanent Real Estate Index Number is: <u>09-26-405-001</u>

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 <u>ewalter@burr-ridge.gov</u>

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	Butterfield Ridge #2	Barbara Holding Co
7855 Quincy Street	15W760 Frontage Road	640 Joliet Road
Willowbrook, IL 60527	Burr Ridge, IL 60527	Willowbrook, IL 60521
PIN 09-26-404-018	PIN 09-25-000-013	PIN 09-26-404-019
Chicago Title	Lutgarda Mical	Patrick Rhea
7882 Quincy Drive	15W733 79 <sup>th</sup> Street	645 Joliet Road
Willowbrook, IL 60527	Burr Ridge, IL 60527	Burr Ridge, IL 60527
PIN 09-26-402-011	PIN 09-36-100-001	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	Mars Snackfood LLC	Packaging Design Corp
60 Shore Drive	15W660 79 <sup>th</sup> Street	101 Shore Drive
Burr Ridge, IL 60527	Burr Ridge, IL 60527	Burr Ridge, IL 60527
PIN 09-35-203-004	PIN 09-25-302-025	PIN 09-35-205-003
American National	Shore 114 LLC	Aspen Investments
500-80 Joliet Road	116 Shore Drive	15W727 79 <sup>th</sup> Street
Willowbrook, IL 60527	Burr Ridge, IL 60527	Burr Ridge, IL 60527
PIN 09-26-404-027	PIN 09-35-206-001	PIN 09-36-100-006
Ronald Siegel	Midland Management	7900 Madison LLC
535 Joliet Road	760 North Frontage Road	7900 Madison Street
Willowbrook, IL 60527	Willowbrook, IL 60527	Burr Ridge, IL 60527
PIN 09-26-401-006	PIN 09-26-400-015	PIN 09-35-205-023
Tapan & Bani Biswas	Randolph Properties LLC	Eric & JL Brucher
15W675 79 <sup>th</sup> Street	51 Shore Drive	7921 Madison Street
Burr Ridge, IL 60527	Burr Ridge, IL 60527	Burr Ridge, IL 60527
PIN 09-36-100-009	PIN 09-35-205-002	PIN 09-36-100-002
HPM Investments Inc.	Tuschall Family Limited	Layko Properties
15W719 79 <sup>th</sup> Street	60 Shore Drive	100 Shore Drive
Burr Ridge, IL 60527	Burr Ridge, IL 60527	Burr Ridge, IL 60527
PIN 09-36-100-007	PIN 09-25-302-023	PIN 09-35-203-006
1 <sup>st</sup> Illinois Bank and Trust #9632	MMH LLC	MBC 57 LLC
15W705 79 <sup>th</sup> Street	525 Executive Drive	7926 Madison Street
Burr Ridge, IL 60527	Willowbrook, IL 60527	Burr Ridge, IL 60527
PIN 09-36-100-008	PIN 09-26-404-011	PIN 09-35-205-020
James Starha	Montgomery & Macy Moy	VIP Summerbrook LLC
15W759 79 <sup>th</sup> Street	15W749 79 <sup>th</sup> Street	15W700 Frontage Road
Burr Ridge, IL 60527	Burr Ridge, IL 60527	Burr Ridge, IL 60527
PIN 09-36-100-003	PIN 09-36-100-004	PIN 09-25-302-014

Willowbrook 2012 LLC 635 Joliet Road Willowbrook, IL 60516 PIN 09-26-401-005	Flex Capital LLC 15W776 North Frontage Road Burr Ridge, IL 60527 PIN 09-25-300-015	Shore 114 LLC 114 Shore Drive Burr Ridge, IL 60527 PIN 09-35-206-002



# 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

## (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-01-2019: 60 Shore Drive (Naddaf); Requests special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile sales use in an existing building.

**HEARING:** January 21, 2019

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

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

**PETITIONER:** Joseph Naddaf

**PETITIONER STATUS:** Prospective Tenant

**PROPERTY OWNER:** Barnett Capital, LLC

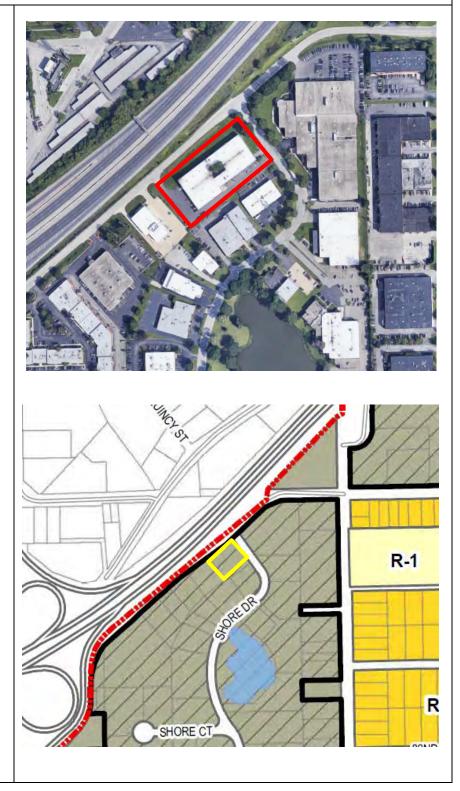
**EXISTING ZONING:** G-I General Industrial PUD

LAND USE PLAN: Recommends Light Industrial Uses

**EXISTING LAND USE:** Commercial Building

**SITE AREA:** 2.2 Acres

**SUBDIVISION:** Hinsdale Industrial Park



Staff Report and Summary Z-01-2019: 60 Shore Drive (Naddaf); Special Use and Findings of Fact Page 2 of 2

The petitioner is Joseph Naddaf, prospective buyer of an existing automobile sales use in an existing building at 60 Shore Drive. The petitioner requests special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile sales business in the G-I General Industrial District. The petitioner is part of a local consortium that is seeking to buy Midwest Auto, an existing automotive sales business at the subject property, and continuing to operate as a luxury, online-based automobile sales business. The petitioners have stated that they plan to rename the business to provide a new image for their venture. The new venture includes former Global Luxury Imports general manager Anwar Alsamen.

### Land Use and Site Plan

The property is surrounded on all sides by G-I General Industrial zoning as well as by comparable industrial and flex space development. Automobile sales are listed as a special use in the G-I General Industrial District. Other retail sales and service businesses are also listed as special uses in the G-I General Industrial District.

### **Public Hearing History**

A special use was approved in 2013 for Brand Max Motors who occupied this space until it was vacated in 2016. Midwest Auto was granted a similar special use in 2017 but would be replaced as the tenants if the current petition for a special use is ultimately granted. Other tenants at the property include a warehouse for Personalization Mall and another indoor automobile sales and restoration business (Corvette Mike's). Staff must note that the previous operators of automobile companies generated several code complaints to the Village.

### Public Comment

Staff received several inquiries from the building's owner and nearby businesses, but no objections were received.

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

Section X.F.2.a of the Zoning Ordinance lists the following special use as follows:

a. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)

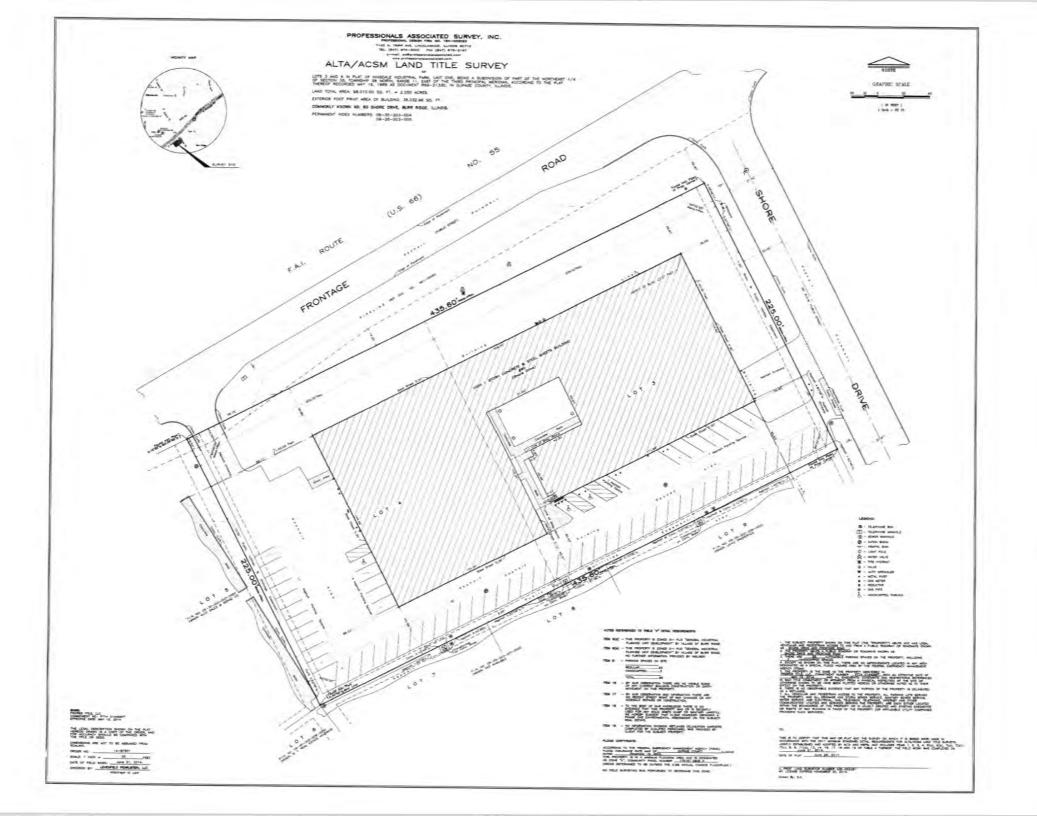
### Findings of Fact and Recommendation

The petitioner has submitted findings of fact which may be approved if the Plan Commission is in agreement with those findings. If the Commission recommends approval of this request, staff recommends the following conditions:

- 1. The special use permit shall be limited to the sales of pre-owned luxury automobiles with minor detailing and repairs.
- 2. The special use shall be limited to the 7,400 square feet of floor area known as Suite A at 60 Shore Drive.
- 3. The special use permit shall be limited to Joseph Naddaf and his business partners and shall expire at such time that Mr. Naddaf and his business partners no longer occupies the space at 60 Shore Drive or at which time there is an assignment or termination of the lease for the space at 60 Shore Drive.
- 4. Outside display or storage of any goods, materials, and automobiles shall be prohibited.

### <u>Appendix</u>

Exhibit A - Petitioner's Materials



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### VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 60 Shore Drive pin # 09-35-203-005
GENERAL INFORMATION PETITIONER: JOSEPH NADDAF (All correspondence will be directed to the Petitioner) PETITIONER'S ADRESS 2627 HIGH MEADOW RD, NAPERVILE, SL 60564 PHONE: (630) 918-5970 EMAIL: DUBA DOSEN 2008 @ GMAIL. 600 EMAIL: DUBA DOSEN 2008 @ GMAIL. 600 PROPERTY OWNER: BUNCH Cop. KI LLC STATUS OF PETITIONER: PLOSECTIVE BUYER OWNER'S ADDRESS: 450 Stoke Blod, 4 6004 PHONE: 847-656-1100 Northbowsk, LL 60042
Northbook, 12 60062
PROPERTY INFORMATION  PROPERTY ACREAGE/SQ FOOTAGE: 2.2 Acms Existing ZONING: <u>G-T Gm. Industrial</u> EXISTING USE/IMPROVEMENTS: <u>Industrial Building</u> SUBDIVISION: <u>Hinsdule Industrial Penke</u> 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) Reputs freeson of Special USE to new ownership of existing Indows or foundable Scies Use. Please Provide Written Description of Request - Attach Extra Pages If Necessary
The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition. Petitioner's Signature Date Petition is Filed



Findings of Fact <u>Special Use</u> Burr Ridge Zoning Ordinance

Address:

60 Show Drive

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. VILACKE RESIDENTS CAN BENEFT, & TAKES WILL BENEFT THE VILLAGE
- 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. WE WILL A COMPARTENSIVE WELL MANAGED BUSINESS
- 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. With our Business a GMDUET, WE WILL Suppose THE Sulfounding
- 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. AGUAE WE WIN NOT INPART THE DOUGLORMENT OF THE PROPERTY
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided. AGPEE, THEY ALPEADY EXIST
- 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. AGREE, THEY ALEADY EXIST
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
  - AGREE
- 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.

AGIERE





7660 County Line Rd. - Burr Ridge, IL 60527 (630) 654-8181- Fax (630) 654-8269 - www.burr-ridge.gov Karen J. Thomas Village Clerk

J. Douglas Pollock Village Administrator

December 27, 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 Joseph Naddaf for special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile sales use in an existing building. The petition number and property address is **Z-01-2019: 60 Shore Drive** and the Permanent Real Estate Index Number is: **09-35-203-005**.

A public hearing to consider this petition is scheduled for:

Date:	Monday, January 21, 2019					
Time:	7:00 P.M. or as soon thereafter as the matter may be heard					
Location:	Village of Burr Ridge Board Room 7660 South County Line Road Burr Ridge, IL 60527					

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

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

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

Vip Morgan Llc 970 Oaklawn Ave Elmhurst, IL 605210000 PIN 09352050350000

Rush Truck Centers Of II

Chicago, IL 605270000 PIN 09352000060000

Walker, John & Helen 15W765 80Th St Burr Ridge, IL 605210000 PIN 09361010010000

Matlashevska, Olena 150 Shore Dr Burr Ridge, IL 605275819 PIN 09352030090000

Bcl-Gemini Llc 450 Skokie Blvd Northbrook, IL 605210000 PIN 09352030050000

School District No 62 7700 Clarendon Hills Willowbrook, IL 605270000 PIN 09361000120000

Willowbrook 2012 Llc 50W580 N Frontage Rd Burr Ridge, IL 605160000 PIN 09264010050000

La Salle Natl 113122 3100 Dundee Rd Northbrook, IL 605210000 PIN 09352050380000

PIN 09352030070000

Marine Trust & Investment 7900 Joliet Rd Willowbrook, IL 605210000 PIN 09352010040000 Village Of Burr Ridge 7660 S County Line Rd Burr Ridge, IL 605210000 PIN 09352050060000

Randolph Properties Llc 51 Shore Dr Burr Ridge, IL 605270000 PIN 09352050020000

Birtch, Eric & Joanne 7921 S Madison Sve Burr Ridge, IL 605210000 PIN 09361000020000

Meinke, Eric 16W281 79Th St Willowbrook, IL 605270000 PIN 09352000050000

Morgan Realty Partners 10204 Werch Dr Woodridge, IL 605270000 PIN 09352050200000

8080 Madison Llc 3100 Dundee Rd Northbrook, IL 605210000 PIN 09352050390000

Guo, Zhengang 1413 Wesley Ct Westmont, IL 605210000 PIN 09264020110000

Drk Real Estate Invest 19W451 Deerpath Ln Lemont, IL 605210000 PIN 09352010030000

7900 Madison Llc 3100 Dundee Rd Northbrook, IL 605270000 PIN 09352050230000

8040 Madison Llc 3100 Dundee Rd Northbrook, IL 605270000 PIN 09352050370000 Karlyn Bldg Jnt Venture 10204 Werch Dr Woodridge, IL 605210000 PIN 09352030010000

Boerema, Dawn 8005 S Madison St Burr Ridge, IL 605210000 PIN 09361010020000

Ctltc Mbob 2929 10 S Lasalle St Chicago, IL 605270000 PIN 09352050040000

Ldd Properties Llc 16W020 79Th St Burr Ridge, IL 605270000 PIN 09264050010000

8040 Madison Llc 3100 Dundee Rd Northbrook, IL 605270000 PIN 09352050240000

Mc Caig, Kent & Cynthia 815 79Th St Willowbrook, IL 605270000 PIN 09352010020000

Midland Management Co 760 Frontage Rd Willowbrook, IL 605270000 PIN 09264000150000

Alco Sales & Service Co 6851 High Grove Blvd Burr Ridge, IL 605270000 PIN 09352030030000

Packaging Design Corp 101 Shore Dr Burr Ridge, IL 605210000 PIN 09352050030000

Ssc Property Holdings Inc

Glendale, CA 605210000 PIN 09264010020000 Lewandowski, Donald 12231 S Coach Rd Palos Hts, IL 605210000 PIN 09352030220000

Matlashevska, Olena 150 Shore Dr Burr Ridge, IL 605275819 PIN 09352030230000

Randolph Properties Llc 51 Shore Dr Burr Ridge, IL 605270000 PIN 09352050010000

Ginger, Betsy A 15 Deer Path Tr Burr Ridge, IL 605270000 PIN 09352030100000

Rhea, Patrick 1122 Timber Trails Rd Downers Grove, IL 605270000 PIN 09264010010000

Ssc Property Holdings Inc

Glendale, CA 605210000 PIN 09352020010000

Barbara Holding Co Llc 2300 S Archer Ave Chicago, IL 605210000 PIN 09264040190000

Cook Financial Llc 5600 N River Rd Rosemont, IL 605270000 PIN 09352050050000

M.T. Real Estate Holdings 136 Shore Dr Burr Ridge, IL 605270000 PIN 09352030080000

Bcl-Gemini Llc 450 Skokie Blvd Northbrook, IL 605210000 PIN 09352030040000 Bronson & Bratton Inc 220 Shore Dr Burr Ridge, IL 605210000 PIN 09352030170000

Complete Supply Inc 16W281 79Th St Hinsdale, IL 605210000 PIN 09352010010000

Layko Properties 100 Shore Dr Burr Ridge, IL 605210000 PIN 09352030060000

Kling Corp 800 W 79Th St Willowbrook, IL 605210000 PIN 09264020310000





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-01-2019 Further details are available at:

www.burr-ridge.gov (see Public Hearing/Plan Commission Agenda)





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

**Consent to Install Public Notice Sign** 

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Street Address of Subject Property:

Property Owner or Petitioner:

Flf



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: January 21, 2019; continued from 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.

### **Review of Initial Proposal**

Staff's initial proposal can be summarized as follows:

- The permitted size and setbacks of accessory buildings would be based on the size of the lot and the proposed accessory building. Interior side yard setbacks were 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'.
- 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%). All lots would be permitted to have one accessory building of up to 1,000 square feet in size, while the second structure would be limited to the 2% total lot coverage cap regardless of lot size.
- Accessory buildings on properties over 200,000 square feet in size that are at least 50 feet from all property lines be permitted to be no more than 25 feet in peak height from the present restriction of 15 feet.

In consideration of the amendments, members of the Plan Commission and public provided feedback on staff's proposal, which staff believes can be summarized as follows:

- While using ratios to regulate size of accessory buildings was desired, the ratios were too liberal, resulting in excessively large accessory buildings.
- Conflicts between side and rear yard setbacks were present.
- A cap on the size of accessory buildings was desired at 6,000 square feet.
- Amending the permitted height of larger accessory buildings was not desired.

### **Revised Proposal**

After review of feedback to the initial proposal, staff has revised its initial proposal and are presented as follows:

• The proposed ratio levels were revised down from 5% and 2% (a total of 7%) of lot coverage to 3% and 1% (a total of 4%) of lot coverage. Under the revised proposal, a 50,000-square foot lot would be permitted to have two accessory buildings no larger than 1,500 square feet and 500 square feet in floor area, respectively. At these ratios, all lots less than 120,000 square feet (2.75 acres) in area will have the total size of permitted accessory buildings reduced from

Staff Report and Summary Z-26-2018: Zoning Ordinance Text Amendment; Accessory Building Regulations; continued from November 19, 2018 Page 2 of 2

current regulations. This would reduce the amount of total permitted size of accessory buildings on the vast majority of properties in the Village.

- Staff proposes that the setbacks for accessory buildings be equal to 1% of the floor area of the accessory building itself from all lot lines. For example, a 1,500 square foot accessory building would be required to observe 15 foot setbacks. All accessory buildings would be required to be observe 10 foot setbacks from all property lines regardless of buildings size.
- Accessory buildings would be capped at 6,000 and 2,000 square feet in size. This would mean that the ratio-method of determining the size of accessory buildings would be limited at lots above 200,000 square feet. Currently, the Zoning Ordinance permits all lots under five acress in size to have two total accessory buildings; however, one additional accessory building is permitted for every two additional acress on lots larger than five acress in all zoning districts with the exception of the R-2 District. Put another way, lots that are seven acress in size may have three accessory buildings, lots that are nine acress in size may have four accessory buildings, and so forth. Under staff's revised proposal, each lot would be limited to two accessory buildings regardless of the lot's size, but the size of accessory buildings would be based on the size of the lot as previously described.
- Finally, accessory buildings would be limited to 15 feet in mean height in all zoning districts. Currently, accessory buildings are permitted to be 25 feet and two stories in height in the R-1 District and 15 feet and one story (whichever is lower) in all other districts. Accessory buildings in the R-2 District may have an absolute height to the peak of the roof of 22 feet, 6 inches. In summary, all accessory buildings would be limited to a 15-foot mean height, thus shortening a very small amount of potential accessory buildings in the Village.

A comparison of the present and proposed regulatory outcomes is available in Exhibit A.

Staff wishes to clarify several additional regulations that are not proposed to be amended or be affected by the proposed amendments:

- The combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building.
- The combined horizontal area of all accessory buildings shall not exceed 60% of the horizontal floor area of the principal building.
- Accessory buildings shall be separated by at least 10 feet from the principal building and from all other accessory buildings on a lot.

### 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.

### <u>Appendix</u>

Exhibit A – Current vs. Proposed Amendment Charts and Language

### EXHIBIT A

						Та	ble 1							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
			Current						Pro	posed			Ne	
Lot Size	Acres	Home	AS 1	AS 2	Sum	Lot Cov	AS 1	SB 1	AS 2	SB 2	Sum	Lot Cov	Lot Cov	SF
20,000	0.46	4,000	1,500		1,500	7.5%	600	10	200	10	800	4.0%	-3.5%	(700)
30,000	0.69	6,000	2,500	750	3,250	10.8%	900	10	300	10	1,200	4.0%	<b>-6.8</b> %	(2,050)
40,000	0.92	8,000	2,500	750	3,250	8.1%	1,200	12	400	10	1,600	4.0%	-4.1%	(1,650)
50,000	1.15	10,000	2,500	750	3,250	6.5%	1,500	15	500	10	2,000	4.0%	-2.5%	(1,250)
60,000	1.38	12,000	2,500	750	3,250	5.4%	1,800	18	600	10	2,400	4.0%	-1.4%	(850)
65,000	1.49	13,000	2,500	750	3,250	5.0%	1,950	20	650	10	2,600	4.0%	-1.0%	(650)
70,000	1.61	14,000	2,500	750	3,250	4.6%	2,100	21	700	10	2,800	4.0%	-0.6%	(450)
80,000	1.84	16,000	2,500	750	3,250	4.1%	2,400	24	800	10	3,200	4.0%	-0.1%	(50)
90,000	2.07	18,000	2,500	2,500	5,000	5.6%	2,700	27	900	10	3,600	4.0%	-1.6%	(1,400)
100,000	2.30	20,000	2,500	2,500	5,000	5.0%	3,000	30	1,000	10	4,000	4.0%	-1.0%	(1,000)
110,000	2.53	22,000	2,500	2,500	5,000	4.5%	3,300	33	1,100	11	4,400	4.0%	-0.5%	(600)
120,000	2.75	24,000	2,500	2,500	5,000	4.2%	3,600	36	1,200	12	4,800	4.0%	-0.2%	(200)
130,000	2.98	26,000	2,500	2,500	5,000	3.8%	3,900	39	1,300	13	5,200	4.0%	0.2%	200
140,000	3.21	28,000	2,500	2,500	5,000	3.6%	4,200	42	1,400	14	5,600	4.0%	0.4%	600
150,000	3.44	30,000	2,500	2,500	5,000	3.3%	4,500	45	1,500	15	6,000	4.0%	0.7%	1,000
160,000	3.67	32,000	2,500	2,500	5,000	3.1%	4,800	48	1,600	16	6,400	4.0%	0.9%	1,400
170,000	3.90	34,000	2,500	2,500	5,000	2.9%	5,100	51	1,700	17	6,800	4.0%	1.1%	1,800
180,000	4.13	36,000	2,500	2,500	5,000	2.8%	5,400	54	1,800	18	7,200	4.0%	1.2%	2,200
190,000	4.36	38,000	2,500	2,500	5,000	2.6%	5,700	57	1,900	19	7,600	4.0%	1.4%	2,600
200,000	4.59	40,000	2,500	2,500	5,000	2.5%	6,000	60	2,000	20	8,000	4.0%	1.5%	3,000
300,000	6.89	60,000	3,000	3,000	6,000	2.0%	6,000	60	2,000	20	8,000	2.7%	0.7%	2,000
400,000	9.18	80,000	3,000	3,000	6,000	1.5%	6,000	60	2,000	20	8,000	2.0%	0.5%	2,000
500,000	11.48	100,000	3,000	3,000	6,000	1.2%	6,000	60	2,000	20	8,000	1.6%	0.4%	2,000

### 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. 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 principal or first accessory building shall be permitted to cover no more than 3% of the gross lot coverage of the lot of record.
- b. A secondary accessory building shall be permitted to cover no more than 1% of the gross lot coverage of the lot of record.
- c. The size of the principal and secondary accessory structures shall not be permitted to exceed 6,000 and 2,000 square feet in gross square footage, respectively.

For each lot of record in all residential districts, the setback from all lot lines for accessory buildings shall be equal to 1% the gross floor area of said accessory building, with all accessory buildings and structures required to be at least 10 feet from all lot lines.

- 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
DATE:	January 15, 2019
RE:	Board Report for January 21, 2019 Plan Commission Meeting

At its January 14, 2019 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

S-01-2019: 7000 County Line Road (MB Financial); The Board of Trustees approved an ordinance granting an amendment to a previous variation to change the copy of three existing ground signs.

**PC-05-2018: Amendments to the Sign Ordinance**; The Board of Trustees directed staff to prepare an Ordinance approving amendments to the Sign Ordinance as recommended by the Plan Commission.

V-01-2019: 8300 Madison Street (MB Financial); This petition was withdrawn prior to consideration by the Board of Trustees.

# Permits Applied For November 2018



Permit Number	Date Applied	Property Address	Applicant Name & Contac	ct Info	Description
JCA-18-296	11/07/2018	7020 County Line Rd	R.L. Sohol General Contractor	14150 S. Rt. 30, Suite 204 Plainfield IL 60544	Com Alteration
JCA-18-310	11/27/2018	16W 30 83RD ST	All-Pro Construction	1460 Market St Des Plaines IL 60016	Com Alteration
JCMSC-18-300	11/09/2018	7600 Grant St	Rose Paving LLC	1539 Paving LLC Streamwood IL 60107	Commercial Miscellaneous
ICMSC-18-303	11/19/2018	7501 Brush Hill Rd	SAC Wireless	540 W. Madision ST Chicago IL 60661	Commercial Miscellaneous
ICPM-18-299	11/09/2018	114 Shore Dr	Green Air Care	1534 BarClay Blvd Buffalo Grove IL 60089	Com Mechanical Permit
JDEK-18-302	11/13/2018	802 Ambriance	Innovative Decks	6926 W 183rd St. Tinley Park IL 60477	Deck
IELV-18-307	11/27/2018	8900 County Line Rd	DME Elevators & Lifts	1973 Ohio St Lisle IL 60532	Elevator
PF-18-301	11/12/2018	7300 Elm St	All Star Fence	12653 S. Doty Ave Chicago IL 60633	Fence Permit
PF-18-311	11/30/2018	8001 Drew Ave	South Group LLC	PO Box 251 Western Springs IL 60558	Fence Permit
PR-18-292	11/05/2018	ROWs Ck Cty Locations	Comcast	5N301 Medinah Rd. Addison IL 60101	Right-of-Way
PR-18-298	11/08/2018	6210 Cove Creek Ct	Old World Brick Paving	3060 River Rd River Grove IL 60171	Right-of-Way
PS-18-293	11/28/2018	6860 North Frontage Road	Southwater Signs	934 N. Church Elmhurst IL 60126	Sign
RAL-18-304	11/20/2018	805 Ambriance	Normandy Construction Co	734 Ogden Ave. Downers Grove IL 60515	Residential Alteration
RAL-18-309	11/28/2018	604 Kenmare Dr	Sim Development	428 S. Peck Ave. La Grange IL 60525	Residential Alteration
IRDB-18-306	11/28/2018	11301 72nd St	Douglas A Weaver		Residential Detached Building
RES-18-295	11/06/2018	10S 676 GLENN DR	Safeguard Waterproofing	400 Dominic Ct. Franklin Park IL 60131	Residential Miscellaneous
JRPE-18-305	11/13/2018	9254 Fallingwater Dr E	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit



# Permits Applied For November 2018

Permit Number	Date Applied	Property Address	Applicant Name & Cont	act Info	Description
JRSF-18-294	11/05/2018	7367 Lakeside Cir.	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-18-297	11/08/2018	7600 Hamilton Av	Raymond & Patricia Howe	5500 S. Elm St. Hinsdale IL 60521	Residential New Single Family
TOTAL: 19					



## Permits Issued November 2018

			We date the state of the second of	10 Jan 11 4 10		
Permit Number	Date Issued	<b>Property Address</b>	Applicant Name & Contact In	ıfo	Description	i,
					Value & Sq	Ftg
JCA-18-269	11/20/2018	304 Burr Ridge Pkwy	Steve Holland	1256 State St Lemont IL 60439	Com Alteration \$48,479	605
JCA-18-296	11/30/2018	7020 County Line Rd	R.L. Sohol General Contractor	14150 S. Rt. 30, Suite 204 Plainfield IL 60544	Com Alteration \$109,955	1,264
JDEK-18-302	11/27/2018	802 Ambriance	Innovative Decks	6926 W 183rd St. Tinley Park IL 60477	Deck	
JELV-18-267	11/06/2018	11500 German Church Rd	Trinity Lutheran Church	11500 German Church Rd Burr Ridge IL 60521	Elevator	
JPF-18-278	11/12/2018	6545 COUNTY LINE RD	Starr Fence Mariani Landscape	1000 Vandustrial Westmont IL 60559	Fence Permit	
JPF-18-286	11/15/2018	6112 County Line Rd	Homeowner	Burr Ridge IL 60527	Fence Permit	
JPF-18-291	11/16/2018	412 Rockwell Ct	Northwest Cedar Products	15537 S. Weber Road Lockport IL 60441	Fence Permit	
JPF-18-301	11/29/2018	7300 Elm St	All Star Fence	12653 S. Doty Ave Chicago IL 60633	Fence Permit	
JPR-18-271	11/19/2018	ROWs Ck Cty Locations			Right-of-Way	
JPR-18-298	11/16/2018	6210 Cove Creek Ct	Old World Brick Paving	3060 River Rd River Grove IL 60171	Right-of-Way	
JRAL-18-238	11/29/2018	6150 Park Av.	Tesla, Inc.	2560 Blvd of the Generals Norristown PA 19403	Residential Alter	ration
JRAL-18-248	11/02/2018	6185 Wildwood Ln	Bradford & Kent Builders	807 Ogden Ave. Downers Grove IL 60515	Residential Alter \$45,975	ration 613
JRAL-18-263	11/30/2018	8 Longwood Dr	CVG Architects	1245 E Diehl Rd Naperville IL 60563	Residential Alter \$6,000	ration 80
JRAL-18-279	11/07/2018	15W 780 87th St.	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential Alter \$195,000	ation 2,600
JRAL-18-283	11/20/2018	7720 Hamilton Ave	Balo Builders, Inc.	137 E. Grantley Elmhurst IL 60126	Residential Alter \$65,550	ation 874
JRDB-18-289	11/20/2018	8411 Meadowbrook	Mike Ruzicka	8411 Meadowbrook Dr. Burr Ridge IL 60527	Residential Detail	ched Building

01/11/2019					
Permit Number	nber Date Issued Property Address Applicant Name & Contact Info		t Info	Description	
					Value & Sq Ftg
JRES-18-260	11/12/2018	6423 Hillcrest Dr.	Tesla Inc.	6800 Dumbarton Cr Fremont CA 94555	Residential Miscellaneous
JRES-18-295	11/20/2018	10S 676 GLENN DR	Safeguard Waterproofing	400 Dominic Ct. Franklin Park IL 60131	Residential Miscellaneous
JRPE-18-284	11/12/2018	6273 Garfield Ave	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPE-18-285	11/09/2018	128 Circle Ridge Dr	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPE-18-288	11/16/2018	68 Cabernet CT	EMT Electrical Co.	6207 w. Cornelia Av. Chicago IL 60634	Res Electrical Permit
JRSF-18-151	11/05/2018	382 Highland Ct	Roberts Design & Build	4506 Roslyn Rd.	Residential New Single Fam

TOTAL: 23

JRSF-18-281

01/11/2019

### **Permits Issued November 2018**

McNaughton Development

Downers Grove IL 60515 11S220 Jackson St. Burr Ridge IL 60527

ectrical Permit ectrical Permit ntial New Single Family \$1,016,700 6,778

Residential New Single Family \$366,300 2,442

11/02/2018

7307 Lakeside Cir

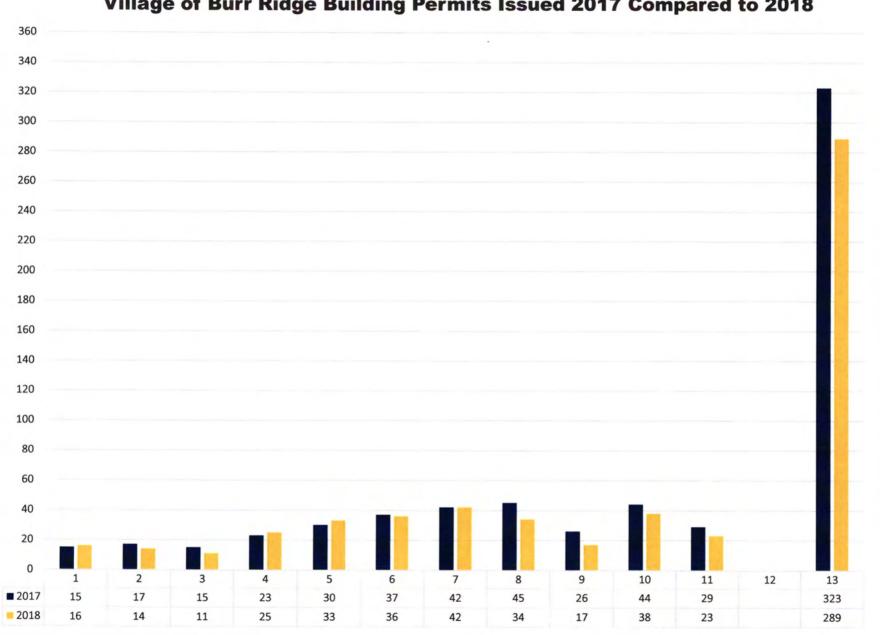
## **Occupancy Certificates Issued November 2018**



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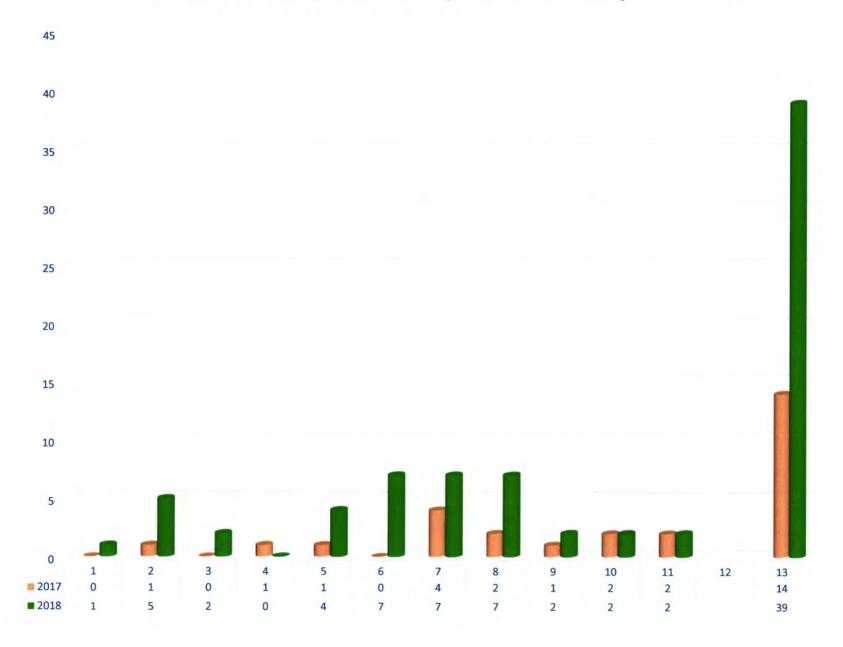
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF18030	11/05/18	Jacek Komperda	11216 W 73rd Pl
OF18031	11/08/18	Jack and Gerry Monson	7316 Lakeside Cir
OF18033	11/13/18	Rocco Salviola	68 Cabernet CT
OF18034	11/21/18	Roy and Jeanne Pikus	7296 Lakeside Cir

IDDES HOL INCID	de miscellaneous Pern		Downlow		
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	¢1 F 41 700	¢44.100			61 505 00
JANUART	\$1,541,700 [1]	\$44,100 [1]			\$1,585,80
FEBRUARY	\$2,548,500				C2 074 7E
FEBRUART	[5]	[3]	-		\$2,874,75
MARCH	\$1,471,350				¢1 607 17
WARCH	[2]	\$225,825 [2]			\$1,697,17
APRIL	[2]	\$661,275			\$661,27
		[6]			\$001,27
MAY	\$1,480,800			\$662,204	\$2,448,10
	[4]	[6]		[2]	\$2,410,10
JUNE	\$3,012,450	\$69,225		\$1,746,719	\$4,828,394
	[7]	[1]		[2]	+ .,===,== .
JULY	\$4,873,350	\$190,425		\$1,728,548	\$6,792,323
i	[7]	[6]		[1]	
AUGUST	\$4,922,850	\$119,100	5 m	\$1,263,062	\$6,305,012
	[7]	[4]		[2]	
SEPTEMBER	\$2,108,550	\$182,700		\$37,353	\$2,328,603
	[2]	[3]		[1]	
OCTOBER	\$732,600	\$242,325		\$993,375	\$1,968,300
	[2]	[3]		[1]	
NOVEMBER	\$1,383,000	\$312,475		\$158,434	\$1,853,909
	[2]	[4]		[2]	
DECEMBER			1		
2017 TOTAL	\$24,075,150	\$2,678,800	\$0	\$6,589,695	\$33,343,645
	[39]	[39]		[11]	



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

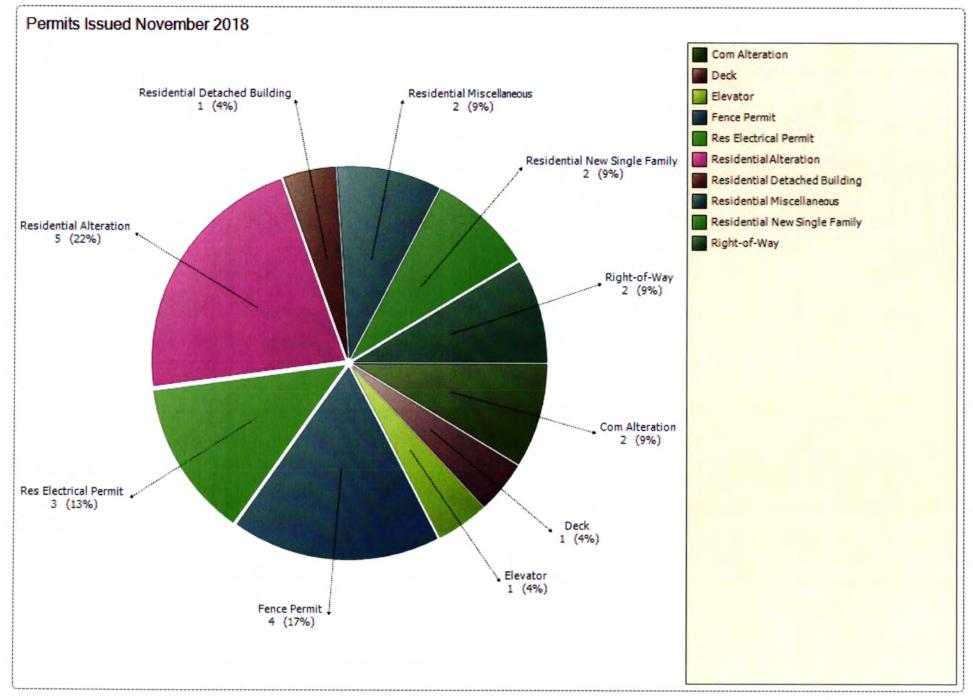
## Village of Burr Ridge New Housing Permits 2017 Compared to 2018



#### 01/11/2019 04:15 PM

Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 11/01/2018 AND 11/30/2018



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# Permits Applied For December 2018

01/11/2019

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Permit Number	Date Applied	Property Address	Applicant Name & Contac	ct Info	Description
JCA-18-316	12/06/2018	15W 60 FRONTAGE RD	Integrated Project Management	15W200 South Frontage Rd. Burr Ridge IL 60527	Com Alteration
JCA-18-319	12/10/2018	6101 County Line Rd	King Bruwaert House	6101 County Line Road Burr Ridge IL 60527	Com Alteration
JCA-19-002	12/21/2018	16W 361 South Frontage RD	Lagestee-Mulder Inc.	17005 Westview Ave South Holland IL 60473	Com Alteration
JCPP-18-320	12/10/2018	181 Shore Ct	Affordable Mechanical Contrac	4445 North Osage Ave Norridge IL 60706	Com Plumbing Permit
IDEK-18-324	12/11/2018	7657 Forest Hill Rd.	Warners Decking, Inc	13349 Welbsley Ct Plainfield IL 60585	Deck
IPR-18-317	12/17/2018	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
IPR-18-318	12/17/2018	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
PR-18-321	12/11/2018	8857 Johnston Rd	Rose Development	7851 W. Ogden Avenue Lyons IL 60534	Right-of-Way
IPR-18-328	12/13/2018	15W 640 83RD ST	Ed's Plumbing & Sewer, Inc.	17W431 N. Frontage Rd Darien IL 60561	Right-of-Way
IPS-19-003	12/27/2018	8300 Madison St.	Sanford & Sign	162 W Grand Ave Elmhurst IL 60126	Sign
IRAL-18-314	12/03/2018	136 Chestnut Hill Cir	Walter Plaza	P.O. Box 681 Palos Park IL 60464	Residential Alteration
IRAL-18-322	12/12/2018	733 Tomlin Dr	Urban Contractor Inc.	4846 N. Normandy Chicago IL 60656	Residential Alteration
RAL-18-323	12/12/2018	65 Huntington Ct	Rosewood Signature Homes	7933 Pine Ct Darien IL 60561	Residential Alteration
IRAL-18-327	12/18/2018	128 Carriage Way B-218	AM Kitchen & Bath	728 E. Veteras Pkwy. Yorkville IL 60560	Residential Alteration
IRAL-19-004	12/27/2018	6403 St. James Ct	Phoenix Home Construction	1034 S Ellsworth Addison IL 60101	Residential Alteration
RPE-18-312	12/03/2018	25 Ambriance	Ravi Amblee	25 Ambiance Dr Burr Ridge IL 60527	Res Electrical Permit
JRSF-18-308	12/10/2018	10S 650 Oak Hill CT	SG Home Builders	1800 Wedgewood Ln. Schaumburg IL 60193	Residential New Single Family

## Permits Applied For December 2018



Permit Number	Date Applied	Property Address	Applicant Name & Cont	act Info	Description
JRSF-18-313	12/04/2018	8363 Waterview Ct	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
JRSF-18-315	12/05/2018	7302 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-18-326	12/12/2018	1123 Secret Forest Dr	Brick By Brick Builders	1032 W. 58th St La Grange IL 60525	Residential New Single Family
JRSF-19-001	12/21/2018	7244 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family

TOTAL: 21

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Permit Number	Date Issued	Property Address	Applicant Name & Contact In	fo	Descriptio Value & S	
JCMSC-18-303	12/14/2018	7501 Brush Hill Rd	SAC Wireless	540 W. Madision ST Chicago IL 60661	Commercial M	
JCPM-18-299	12/10/2018	114 Shore Dr	Green Air Care	1534 BarClay Blvd Buffalo Grove IL 60089	Com Mechanic	cal Permit
JCPP-18-320	12/21/2018	181 Shore Ct	Affordable Mechanical Contrac	4445 North Osage Ave Norridge IL 60706	Com Plumbing	, Permit
JPR-18-317	12/17/2018	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	
JPR-18-321	12/21/2018	8857 Johnston Rd	Rose Development	7851 W. Ogden Avenue Lyons IL 60534	Right-of-Way	
JRAL-18-304	12/10/2018	805 Ambriance	Normandy Construction Co	734 Ogden Ave. Downers Grove IL 60515	Residential Alt \$84,000	eration 1,120
JRAL-18-309	12/20/2018	604 Kenmare Dr	Sim Development	428 S. Peck Ave. La Grange IL 60525	Residential Alt \$77,250	eration 1,030
JRAL-18-314	12/20/2018	136 Chestnut Hill Cir	Walter Plaza	P.O. Box 681 Palos Park IL 60464	Residential Alt \$31,800	eration 424
JRPE-18-312	12/20/2018	25 Ambriance	Ravi Amblee	25 Ambiance Dr Burr Ridge IL 60527	Res Electrical	Permit
JRSF-18-294	12/03/2018	7367 Lakeside Cir.	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential Net \$366,300	w Single Family 2,442

TOTAL: 10

01/11/2019

## Permits Issued December 2018

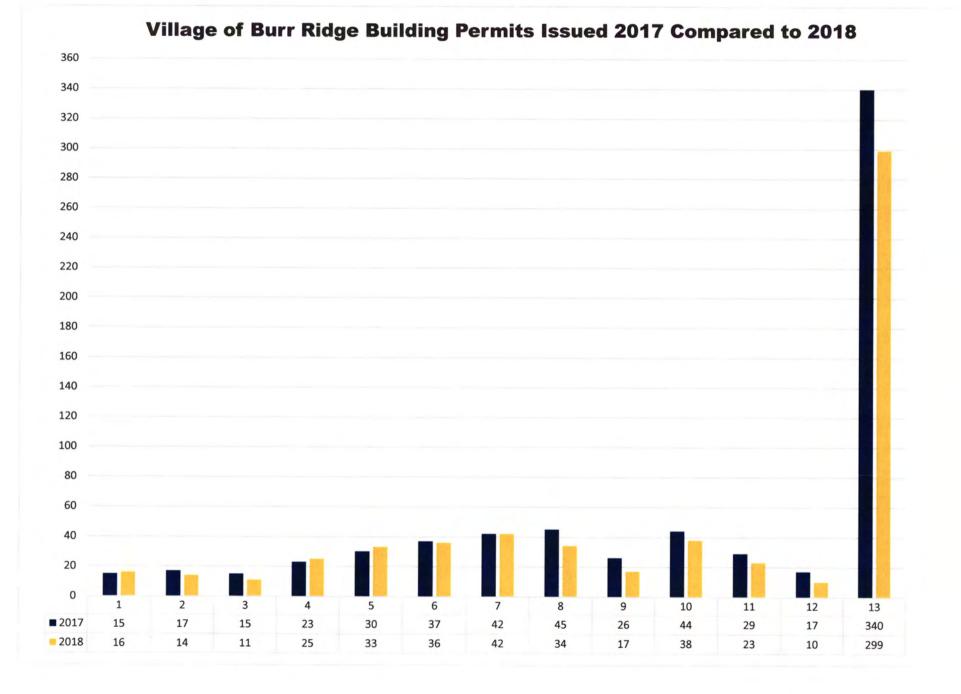
## **Occupancy Certificates Issued December 2018**

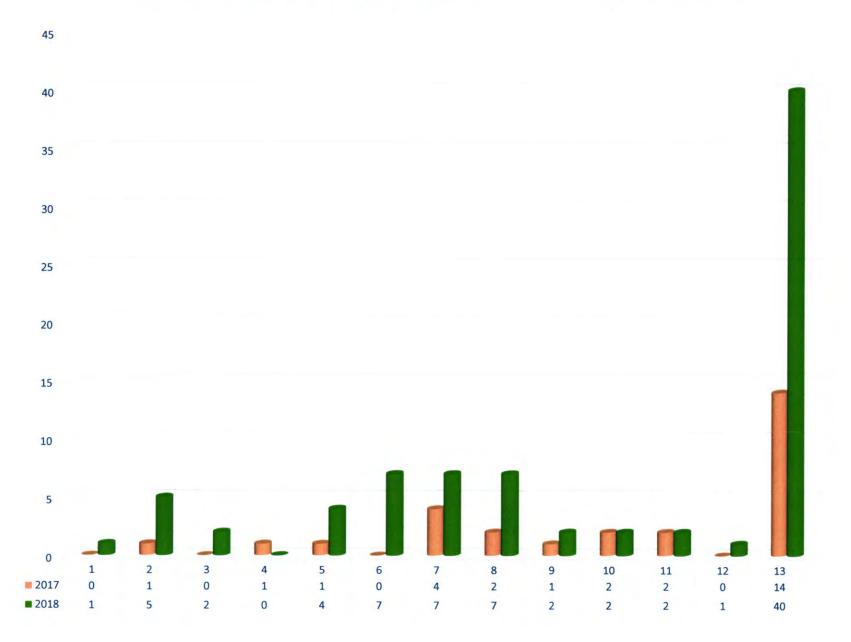


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CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF18035	12/04/18	John and Patricia Trudicks	7283 Lakeside Cir
OF18037	12/13/18	Burr Ridge Senior Living	16W 301 91st St
OF18038	12/14/18	PharmScript	281 Shore Dr
OF18039	12/19/18	Matt & Sara Joyce	6111 Madison St
OF18040	12/27/18	Michael & Barbara Glynn	7343 Lakeside Cir
OF18041	12/27/18	Anthony & Lucy DiTommaso	7282 Lakeside Cir
OF18042	12/27/18	David & Beverly Stock	7321 Lakeside Cir
OF18043	12/27/18	George & Josephine Spindler	7344 Lakeside Cir

(Does not inclu	de miscellaneous Perr	nits)			
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$1,541,700	\$44,100			\$1,585,800
	[1]	[1]			\$1,383,800
FEBRUARY	\$2,548,500				\$2,874,750
	[5]	[3]			\$2,074,750
MARCH	\$1,471,350	\$225,825			\$1,697,175
	[2]	[2]			+=/===/===
APRIL		\$661,275			\$661,275
1 Mar		[6]			
MAY	\$1,480,800	\$305,100		\$662,204	\$2,448,104
	[4]	[6]		[2]	
JUNE	\$3,012,450	\$69,225		\$1,746,719	\$4,828,394
	[7]	[1]		[2]	
JULY	\$4,873,350	\$190,425		\$1,728,548	\$6,792,323
	[7]	[6]		[1]	
AUGUST	\$4,922,850	\$119,100		\$1,263,062	\$6,305,012
	[7]	[4]		[2]	
SEPTEMBER	\$2,108,550	\$182,700		\$37,353	\$2,328,603
	[2]	[3]		[1]	
OCTOBER	\$732,600	\$242,325		\$993,375	\$1,968,300
	[2]	[3]		[1]	
NOVEMBER	\$1,383,000	\$312,475		\$158,434	\$1,853,909
DECEMBER	[2]	[4]		[2]	
DECEMBER	\$366,300	\$193,050			\$559,350
	[1]	[3]		1	
2017 TOTAL	<b>\$24,441,450</b> [40]	<b>\$2,871,850</b> [42]	\$0	\$6,589,695 [11]	\$33,902,995

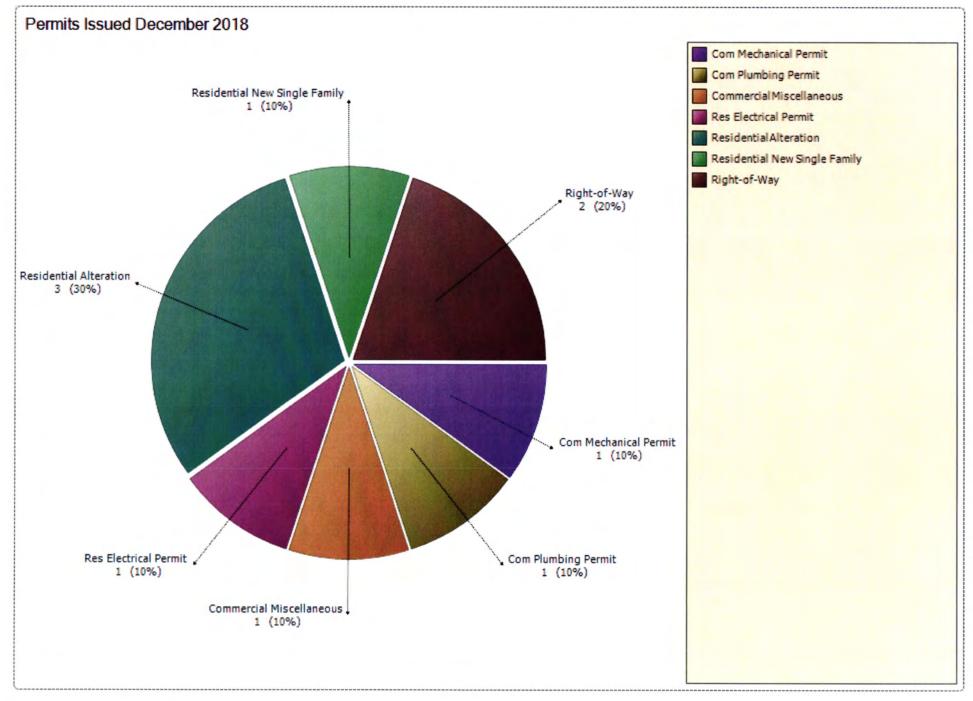




## Village of Burr Ridge New Housing Permits 2017 Compared to 2018

Permits by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 12/01/2018 AND 12/31/2018





### VILLAGE OF BURR RIDGE

### MEMORANDUM

- TO:Village of Burr Ridge Plan CommissionGreg Trzupek, Chairman
- FROM: Evan Walter Assistant to the Village Administrator
- **DATE:** January 21, 2019

#### **RE:** PC-01-2019; Annual Zoning Review

Listed below are summaries of all actions considered by the Plan Commission in 2019. Staff is presenting this information for the annual Zoning Ordinance review. The annual zoning review is an opportunity to identify areas where the Zoning Ordinance may need to be updated to remain consistent with the Village's Comprehensive Plan, to keep up with property trends, to resolve conflicts, or address unintended consequences of zoning regulations.

### Variations (9)

#### V-01-2018: 7210 Giddings Avenue (Marth)

- Requests a variation pursuant to Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in a corner side yard.
- Recommended denial 5-0.

#### Z-04-2018: 7950 Drew Avenue (Patera)

- Requests a variation from Section VI.F.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres.
- Recommended approval 6-1.

#### Z-08-2018: 15W110 87th Street (Provencal)

- Requests a variation from Section VI.D.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 10 acres rather than the required minimum of 40 acres.
- Withdrawn.

#### V-02-2018: 3 Morgan Court (Argyris)

- Requests a variation from Section IV.J.1.a of the Burr Ridge Zoning Ordinance to permit a fence that exceeds 5 feet in height.
- Recommended approval 5-0.

#### V-03-2018: 8200 Steepleside Drive (Bart)

- 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 35 (later revised to 45) feet.
- Withdrawn.

#### V-04-2018: 150 Shore Drive (Petrov)

- Requests a variation from Section XI.C.11.a of the Burr Ridge Zoning Ordinance to eliminate the requirement for a perimeter landscape area on the rear lot line of a property and for a variation from Section IV.I.2 to permit parking spaces within a required 8-foot side yard setback, or, in lieu thereof, a variation from Section XI.C.13.d(6) to permit a commercial building without the required number of parking spaces.
- Recommended approval 6-0.

#### Z-19-2018: 324 Burr Ridge Parkway (Grasso)

- Requests a variation from Section XI.C.13 to permit the expansion of the existing restaurant without the required number of parking spaces.
- Recommended denial 4-3.

#### V-05-2018: 15W069 & 15W091 91st Street (Cattaneo)

- Requests variations from Section IV.H.8 and IV.H.10 of the Burr Ridge Zoning Ordinance to permit a detached accessory structure taller than 15' in mean height and greater than 2,500 square feet in area on a property in the R-2B Residential District.
- Recommended approval 7-0.
- Note: a staff error in the written summary provided erroneous information relative to the Zoning Ordinance's regulations.

#### V-07-2018: 7600 Grant (Chiero)

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

### Special Uses (15)

#### Z-01-2018: 6860 North Frontage Road (Agarwal)

- Requests special use pursuant to Section X.E.2.k of the Burr Ridge Zoning Ordinance to permit three medical clinics in a L-I Light Industrial District.
- Recommended approval 5-0.

#### Z-02-2018: 15W308 North Frontage Road (Wilk)

- Requests special use to permit outdoor overnight truck parking and storage in a B-2 Business District.
- Recommended approval 5-0.

#### Z-04-2018: 7950 Drew Avenue (Patera)

- Requests special use approval as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development.
- Recommended approval 6-1.

#### Z-05-2018: 9101 Kingery Highway (McDonald's)

- Requests an amendment to Planned Unit Development Ordinance #A-834-24-15 (special use) and requests a special use approval as per Section VIII.C.2.q of the Burr Ridge Zoning Ordinance for a restaurant with drive-thru facilities in a B-2 Business District.
- Recommended approval 4-1.

#### Z-06-2018: 16W020 79th Street (Lyons Truck Sales)

- Requests a special use as per the amended Section IV.J to permit an electric fence on the subject property.
- Recommended approval 3-1.

### Z-07-2018: 6860 North Frontage Road (Agarwal)

- Requests special use pursuant to Section X.E.2.k of the Burr Ridge Zoning Ordinance to permit a medical clinic in a L-I Light Industrial District.
- Recommended approval 6-0.

#### Z-08-2018: 15W110 87th Street (Provencal)

- Requests for special use approval as per Section VI.D.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development.
- Withdrawn.

### Z-09-2018: 306 Burr Ridge Parkway (Hennessey)

- Requests special use approval for a custom art studio in a B-1 Business District.
- Recommended approval 6-0.

#### Z-10-2018: 16W020 79th Street (Lyons Truck Sales)

- Requests a special use as per the amended Section IV.J to permit a chain link fence on the subject property.
- Recommended deny 6-0.

### Z-14-2018: 50-324 Burr Ridge Parkway (Garber)

- Requests special use approval pursuant to Section VIII.B.2.cc of the Burr Ridge Zoning Ordinance for a Planned Unit Development in a B-1 Business District.
- Withdrawn.

### Z-15-2018: 15W455 79th Street (St. Mark Coptic Church)

- Requests special use approval pursuant to Section VI.H.2.1 of the Burr Ridge Zoning Ordinance to permit off-site commercial parking in a residential district.
- Withdrawn.

#### Z-16-2018: 16W231 South Frontage Road (Gain)

- Requests special use approval pursuant to Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile service use in a G-I General Industrial District.
- Recommended approval 4-0.

#### Z-17-2018: 304 Burr Ridge Parkway (Holland)

- Requests special use approval as per Section VIII.B.2.bb of the Burr Ridge Zoning Ordinance for a pet service store in a B-1 Business District.
- Recommended approval 5-0.

#### Z-19-2018: 324 Burr Ridge Parkway (Grasso)

- Requests special use approval as per Section VIII.B.2.x to amend the conditions of a prior special use approval for outdoor dining.
- Recommended approval 7-0.

#### Z-25-2018: 16W020 79th Street (Dodevski)

- 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.
- Forthcoming.

### **Text Amendments (8)**

#### Z-02-2018: 15W308 North Frontage Road (Wilk)

- Requests an amendment to Section VIII.C.2 of the Burr Ridge Zoning Ordinance; a special use as per the amended Section VIII.C.2 to permit an irrigation installation business in a B-2 Business District.
- Recommended approval 5-0.

#### Z-03-2018: Outdoor, Overnight Commercial Vehicle Parking in Manufacturing Districts

- Requests an amendment to Section X.B.7 of the Zoning Ordinance, which states that no more than two delivery trucks weighing less than 24,000 pounds are permitted to be parked outdoors, overnight in a Manufacturing District, except by approval of a special use; said amendment to consider allowing different quantities and types of outdoor, overnight commercial vehicle parking in Manufacturing Districts.
- Recommended approval 6-0.

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

- Requests amendments to the Sign Ordinance regarding wall signs at multi-tenant buildings, etc.
- Recommended approval 7-0.

#### Z-06-2018: 16W020 79th Street (Lyons Truck Sales)

- Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit an electric fence as a special use in a non-residential district.
- Recommended approval 3-1.

#### Z-09-2018: 306 Burr Ridge Parkway (Hennessey)

- Requests a text amendment to permit "custom art studio" as a permitted or special use in the B-1 Business District.
- Recommended approval 6-0.

#### Z-10-2018: 16W020 79th Street (Lyons Truck Sales)

- Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in a non-residential district.
- Recommended deny 6-0.

#### Z-23-2018: Shared Parking Determination

- Requests amendment to Section XI of the Burr Ridge Zoning Ordinance to permit a shared parking computation method for determination of required parking at multi-use shopping centers in the Village.
- Recommended to table indefinitely. No date set for continuation.

#### Z-26-2018: Size of Accessory Buildings

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

## Re-Zoning (4)

### Z-12-2018: 11411 German Church Road (Green Park Construction)

- Requests re-zoning from the R-2B Residential District to the R-3 Residential District as per Section VI of the Burr Ridge Zoning Ordinance.
- Recommended approval 5-0.

### Z-13-2018: 8700 Buege Lane (Zdarsky)

- Requests re-zoning upon annexation to the R-3 Residential District as per Section VI of the Burr Ridge Zoning Ordinance.
- Recommended approval 5-0.

### Z-18-2018: 8400 Oak Knoll Drive (Marsheh)

- Requests re-zoning upon annexation as per Section VI of the Burr Ridge Zoning Ordinance to the R-2A Residence District.
- Recommended approval 7-0.

#### Z-24-2018: 15W599 & 15W601 89th Street (Thalamarla)

- Requests re-zoning from the R-1 Residential District to the R-2A Residential District as per Section VI of the Burr Ridge Zoning Ordinance.
- Recommended approval 7-0.

### <u>Signs (9)</u>

#### <u>S-01-2018: 16W260 83<sup>rd</sup> Street (Odeh)</u>

- Requests a variation to permit two wall signs in addition to a permitted ground sign.
- Recommended denial 5-0.

#### S-02-2018: 7600 County Line Road (Shirley Ryan Ability Lab)

- Requests conditional approval for a ground and wall sign in a T-1 Transitional District.
- Recommended approval 4-0.

#### S-03-2018: 9101 Kingery Highway (McDonald's)

- Requests a variation to permit four wall signs on the subject property.
- Recommended approval 5-0.

#### S-04-2018: 7600 County Line Road (Shirley Ryan Ability Lab)

- Requests a variation to permit two additional wall signs at a property in the T-1 Transitional District.
- Recommended approval 4-0.

#### S-06-2018: 7600 Grant Street (ProLogis)

- Requests variations from Chapter 55.07 of the Burr Ridge Municipal Code to permit two additional wall signs and a ground sign, with all signs in excess of the permitted size requirements, as well as conditional sign approvals to permit three signs with more than three colors.
- Recommended approval 5-0.

#### S-07-2018: 6860 North Frontage Road (Will)

- Requests a variation from Chapter 55.07 of the Burr Ridge Municipal Code to permit a shared ground sign.
- Recommended approval 5-0.

#### S-08-2018: 6860 North Frontage Road (Will)

- Requests variation to permit three wall signs in addition to a permitted wall sign.
- Recommended approval 7-0.

#### S-09-2018: 7010 County Line Road (Cadence)

- Requests variations to add a ground sign on the lot of record.
- Recommended approval 7-0.

#### S-10-2018: 6901 Madison (Five Seasons)

- Requests variation to permit a sign on a fence.
- Withdrawn in anticipation of amendments to the Sign Ordinance.

### **Other Petitions (7)**

#### PC-01-2018: Informal Discussion – Dremonas Subdivision (Provencal)

• Requests informal discussion regarding the property at 15W110 87<sup>th</sup> Street and the potential for a PUD.

#### PC-04-2018: 7656 Wolf Road (Venclovas)

- Requests private sanitary sewer for new home.
- Recommended approval 4-0.

#### PC-08-2018: King-Bruwaert House

- Requests variations to permit a subdivision fence taller than six feet in height and solid in elevation.
- Variation for height: recommended approval 5-0.
- Variation for solid fence: recommended deny 5-0.

#### PC-09-2018: 8600 County Line Road (Camarena)

- Requests private sanitary sewer for new home.
- Recommended approval 7-0.

#### Preliminary Plat of Subdivision – 7950 Drew Avenue

• Withdrawn.

#### **Preliminary Plat of Subdivision – Dremonas**

• Recommended approval 4-0.

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

• Recommended approval 5-0.

After review of all public hearing petitions from 2018, there are no items that require further attention from the perspective of staff.