



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

**February 18, 2019
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PRIOR MEETING MINUTES

- A. January 21, 2019 Plan Commission Regular Meeting

III. PUBLIC HEARINGS

- A. **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. **Z-26-2018: Zoning Ordinance Amendment; Amendment and Findings of Fact; continued from November 19, 2018 and January 21, 2019**

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 28 and February 11, 2019
- B. Building Report – January 2019

V. OTHER PETITIONS

VI. PUBLIC COMMENT

VIII. FUTURE SCHEDULED MEETINGS

A. March 4, 2019

V-05-2019: 15W455 79th Street (St. Mark Coptic Church); Variation and Findings of Fact

Requests a variation to permit a dumpster located in the front yard of a non-residential property in lieu of adjacent to the rear wall of the principal building as required by the Zoning Ordinance.

B. March 18, 2019

V-06-2019: 7875 Wolf Road (Mihailovic); Variation and Findings of Fact

Requests a variation from Section VI.D.7 of the Burr Ridge Zoning Ordinance to permit a front yard setback of 40 feet rather than the permitted 50 feet to accommodate a new single-family residential home in the R-2A Residential District.

Please note that no meeting is scheduled for April 1, 2019 due to the municipal election held at the Village Hall and Police Station on April 2, 2019.

VII. ADJOURNMENT

PLEASE NOTE: All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their February 25, 2019 Regular Meeting beginning at 7:00 P.M. Chairman Trzupek is the Plan Commission representative for the February 25, 2019 Board meeting.

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF JANUARY 21, 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: 8 – Broline, Irwin, Farrell, Hoch, Praxmarer, Petrich, Stratis, and Trzupek

ABSENT: 0 – None

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

II. APPROVAL OF PRIOR MEETING MINUTES

Several edits to the draft minutes were suggested by Commissioners Broline, Hoch, and Irwin.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to approve the minutes of the January 7, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 - Irwin

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; continued from November 19, 2018 and January 7, 2019

As directed by Chairman Trzupek, Mr. Walter described the request as follows: the petitioner is Lyons Truck Sales, a truck sales and service business located at 16W020 79th 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.

At this time, Mr. Walter noted that despite several conversations with the petitioner, the petitioner was not present. Commissioner Stratis asked if the Plan Commission could move forward with consideration of the petition without the petitioner present. Mr. Pollock said that would be acceptable. No Commissioners objected to this suggestion.

Chairman Trzupek asked if there was any point when chain-link fence on the property was legal. Mr. Pollock said that the fence was never known to be legally conforming or non-conforming at any point. Chairman Trzupek asked what would happen if the special use was not granted. Mr. Walter said that the fence would immediately become a code violation and staff would enforce the Zoning Ordinance and have it removed.

At 7:20 p.m. **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Commissioner Hoch said that the property appeared unique in that it backed up to the Interstate and was a rare property in which there was not a frontage road between the business and the Interstate, and would support the petition for that reason.

Commissioner Stratis expressed no concerns with the petition and felt that the petitioner should come into total compliance with the Zoning Ordinance after the amortization period expired.

Commissioner Hoch asked if there were any portions of the wooden fence that were in disrepair. Mr. Walter said that staff would conduct an investigation of the state of the fence.

Commissioner Petrich asked for additional details regarding the wooden fence. Mr. Walter said that the wooden fence was required as part of the property's original special use and must remain.

Commissioner Hoch asked what an ideal fence would be for this location. Mr. Walter said that ultimately any replacement fence would be a special use as per the Zoning Ordinance and that the Plan Commission would have the opportunity to review that petition when it materialized.

Commissioner Irwin said that the fence did not appear necessary or attractive, and felt that the chain link fence was undesirable in its present location. Mr. Walter provided a summary of the criminal issues that have occurred on the property and the chain link fence was deemed to be a necessary security measure by the property owners.

The Plan Commission requested that a statement be included on the record that the recommendation for approval is being made on the basis of amortizing the fence, and that re-approval of an additional temporary special use was not desired beyond the initial period at this time.

Commissioner Hoch said that she was disappointed that the petitioner was not present for the hearing.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve a temporary special use for an illegal, non-

conforming chain link fence and barbed wire, to expire after five years from the execution of an Ordinance.

ROLL CALL VOTE was as follows:

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

NAYS: 1 – Irwin

MOTION CARRIED by a vote of 6-1.

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

As directed by Chairman Trzupek, Mr. Walter described this request as follows: 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. Mr. Walter said that two previous automobile sales uses have occupied this space recently, but have been the subject of code violations. Mr. Walter noted that an additional condition not initially recommended by staff, which would prohibit outdoor detailing and servicing of the vehicle, was included for Midwest Auto but not BrandMax.

Anwar Alsalem, representative of the petitioner, said that he was involved with the prospective investor group and felt that the location was ideal for such a business. Mr. Walter said that Mr. Alsalem is the former general manager of Global Luxury Imports, who recently closed.

Chairman Trzupek asked if Midwest Auto was defined as a “pre-owned luxury automobile” use. Mr. Walter said that “luxury automobiles” has been defined by a certain sale price by aggregate and by percentage, such as a \$75,000 average sale price. Only Global Luxury Imports has had these conditions applied to their special use approval.

Commissioner Hoch asked what the new name of the business would be. Mr. Alsalem said that they were leaning towards Burr Ridge Luxury Exchange at this time. Commissioner Hoch asked what the complaints were about regarding the previous automobile uses. Mr. Walter said that the issues were primarily related to outdoor vehicle storage as well as some instances of late-night noise, but the issues were primarily related to a separate operator.

Commissioner Broline said that there were no complaints from Global Luxury Imports and that the location next to residential and County Line Road made it unique, but the use would not be impactful at the proposed location.

Commissioner Farrell said that she supported the request but wished to add the condition to prohibit detailing and minor servicing outdoors. Commissioner Farrell requested that the Findings of Fact be elaborated upon, specifically that the property had been used for automobile uses in previous form.

Commissioner Stratis said that he felt that the prohibition of outdoor detailing and servicing was burdensome and did not support such a condition.

Chairman Trzupek asked if there were any conditions that prohibited actions related to outdoor storage or activity. Mr. Walter said that only outdoor storage of materials was prohibited, and all conditions listed would prohibit otherwise permitted actions.

Commissioner Farrell said that she would revise her position to reflect that outdoor mechanical maintenance be prohibited. Commissioner Stratis concurred. Mr. Alsalem said that almost all mechanical work was performed off-site anyway, so it would be unlikely that such behavior would occur on the site. Mr. Alsalem concurred with all conditions proposed.

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, Irwin, Praxmarer, Farrell, Broline, Stratis, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Farrell to recommend that the Board of Trustees approve a request for a special use as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile sales use in an existing building.

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.
5. Outdoor mechanical maintenance of any vehicle shall be prohibited.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Z-26-2018: Zoning Ordinance Amendments; Text Amendments and Findings of Fact; continued from November 19, 2018

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

After review of feedback to the initial proposal, staff has revised its initial proposal 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 current regulations. This would reduce the amount of total permitted size of accessory buildings on the vast majority of properties in the Village.
- All lots in the Village will be permitted to have one accessory building not to exceed 600 square feet and a second accessory building not to exceed 200 square feet.
- 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 acres in size to have two total accessory buildings; however, one additional accessory building is permitted for every two additional acres on lots larger than five acres in all zoning districts with the exception of the R-2 District. Put another way, lots that are seven acres in size may have three accessory buildings, lots that are nine acres 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.

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.

Chairman Trzupek said that he felt the revised petition was too broad, and impacted small lots too directly. It was his understanding that the Plan Commission would focus solely on larger lots and how accessory buildings could be constructed on those.

Commissioner Stratis said that it was his understanding of the proposal that the setbacks of buildings would grow as the lot size grew, and preferred the setbacks be based on the size of the accessory building. Mr. Walter confirmed that the setbacks for accessory buildings were proposed to be based on the size of the accessory building, not the lot.

Alice Krampits, 7515 Drew, said that the proposal was too restrictive for smaller lots. Ms. Krampits asked if the proposal meant to permit two, 6,000-square foot accessory buildings on the largest lots. Mr. Walter explained that the proposal would permit one, 6,000-square foot accessory building and one, 2,000-square foot accessory building, and that there was no potential to combine the square footage into a single larger building under the most recent proposal. Ms. Krampits asked for an explanation of the definition of horizontal floor area. Mr. Walter said that horizontal area was based upon the footprint of any building, so a second story would not artificially expand the size of either building.

Ms. Krampits said that she hoped that the previous Plan Commission workshop was helpful as she believed that additional training was needed for certain Trustees. Ms. Krampits said the proposed amendments penalized the smaller lots, and that the discussion should be limited to larger lots.

Ms. Krampits asked that the Board and Plan Commission re-establish its policy of having two considerations before an Ordinance was approved in final.

Commissioner Stratis said that the amendments were moving in the right direction and that lot proportions were a logical approach to this petition. Commissioner Stratis said that it was his feeling that too many in the community had the perspective that other people do not have the right to develop their own property to the letter of the law.

At this time, Mr. Pollock gave a brief history of amendments that had been made regarding the size of accessory buildings in the Village.

Commissioner Farrell said that she was in favor of exploring the option to combine two smaller buildings into one larger building, at least on smaller lots, which was defined as 30,000 square foot lots and smaller. Commissioner Farrell said that she would like to see additional information based on permit histories to determine what the market is bearing in terms of accessory building size. Mr. Walter concurred with exploration of both concepts at a future meeting.

Commissioner Praxmarer asked about other communities. Mr. Walter said that he had provided comparable examples of Wayne, Mettawa, and Barrington at a previous meeting, but noted that finding a comparable community with 20,000 square foot and 5-acre lots in the same community was rare and difficult to find a true comparison that would be helpful.

Commissioner Broline said he was thinking of a particular home with a large coach house in the rear yard. Commissioner Stratis asked about the legal basis for coach houses. Mr. Pollock provided a summary of the relevant regulations.

Commissioner Petrich asked if height restrictions were proposed to be amended. Mr. Walter said that the generally would not be changed except in the R-1 District.

Commissioner Irwin said that he was pleased with the proposal and could support it as presented. Commissioner Irwin said that he would support a single garage door's height be made as 10' to permit indoor parking of recreational vehicles, which was supported by the Plan Commission.

Chairman Trzupek said that everything in green in Exhibit A reducing the size of accessory buildings was not something he could support as presented.

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 – Hoch, Irwin, Stratis, Farrell, Broline, Praxmarer, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

V. OTHER CONSIDERATIONS

PC-01-2019: Annual Zoning Review

Mr. Walter said that the attachment was a complete review of all items presented to the Plan Commission in 2018. Mr. Walter commented on the ratio of variation requests to variations that were ultimately approved, noting that the Plan Commission had done a good job of giving serious consideration to such petitions. Ms. Hoch asked for several edits which would promote ease of comprehension.

VI. FUTURE SCHEDULED MEETINGS

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.

The Plan Commission requested that this petition be moved to February 18, 2019 to allow for the February 4 meeting to be cancelled.

February 18, 2019

- **V-02-2019: 11905, 11933, 11957 Heritage Drive (Karunaratne); Variations 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.

VII. 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 Walter, Assistant to the Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-03-2019: 145 Tower Drive (De La Fuente); 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.

HEARING:

February 18, 2019

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Asst. to the Village Administrator

PETITIONER:

Ismael De La Fuente

PETITIONER STATUS:

Employee of Petitioner

PROPERTY OWNER:

CI Tower Road, LLC

EXISTING ZONING:

R-A Research Assembly

LAND USE PLAN:

Recommends Industrial Uses

EXISTING LAND USE:

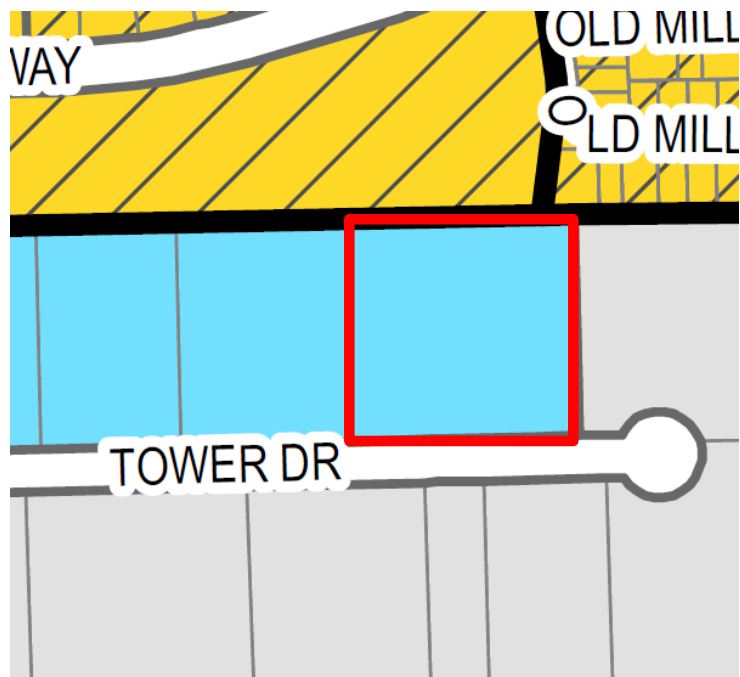
Industrial Buildings

SITE AREA:

4.02 Acres

SUBDIVISION:

Tower Drive



The petitioner is Ismael De La Fuente, representative of Creative Imports, a business located at 145 Tower Drive. The petitioner 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 the subject property. The petitioner states that the company requesting the variation is a clothing business, and requires additional trash capacity due to the business' busy season from January to March, with the majority of the waste generated being cardboard and packing material from clothing shipments. The dumpster would be placed on a below-grade loading ramp connected to the business' warehouse and would not block vehicular access at its potential location. The subject property is located directly to the south of Carriage Way subdivision, with the dumpster proposed to be located approximately 300 feet from the nearest residential unit.

Public Hearing History

No previous public hearings have been held regarding the subject property.

Public Comment

Two businesses located elsewhere in 145 Tower Drive objected to the petition.

Applicable Zoning Ordinance Section(s)

Section IV.I.36 states the following:

All facilities for the collection of garbage, refuse, ashes and similar waste materials shall comply with Chapter 50 of the Village of Burr Ridge Municipal Code. Dumpsters for the storage of such waste materials shall be permitted to be located on non-residential properties subject to compliance with the following conditions:

- a. Dumpsters shall be located within a principal or accessory building or adjacent to the rear wall of the principal building. If the property is adjacent to a residential property, the Community Development Director may approve an alternate location for the purpose of ensuring that a dumpster is not located in proximity to the residential property.*
- b. Dumpsters shall be enclosed on all sides with solid walls of a material and color compatible with the principal building. Wall enclosures for dumpsters may be masonry or solid wood subject to the review and approval of the Community Development Director. The access gate to a dumpster shall be properly maintained and kept latched except when being used.*

Findings of Fact and Recommendation

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of the variation for the subject property, staff recommends that the variation expire when the petitioner no longer occupies the space at 145 Tower Drive and subject to the condition that the dumpster be present only during January 1-March 31 and is emptied on a weekly basis regardless of the dumpster's capacity.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A

EXHIBIT "B"

**PLAT OF CONDOMINIUM
OF
145 TOWER DRIVE**

2.4. 15-19-100-008
12 12 300-017

WILLIAM

[illegible]

THE WEST 1/4 OF 1/4 OF SEC 15 IN BR 40S POINS PARK, GRANT CO.
SUBDIVISION OF PART OF THE WEST 1/4 OF THE SW-1/4 SEC 1/4
AND PART IN THE WEST 1/4 OF THE WEST 1/4 OF THE EAST 1/4
OF THE US 1/4 SEC 1/4 OF SECTION 15, TOWNSHIP 3 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED MAY 12 1997 AS INSTRUMENT
NUMBER 20065595, IN CLAY COUNTY RECORDS

LOCAL ADDRESS:
140 TOWN HALL
BUREAU, LUNGS

LEGEND

CODES FOR CODES	
AREA	REMARKS
NO	PROCESSED
END	UNLOCATED
CP	FINISHED 4,071 E.C. PART
CL	COMPLETED
*	FOUR NEW P.C.

BASIS OF HEARINGS.

BASES OF BEARINGS IS THE ILLINOIS STATE PLANNING
COMMISSION RE SYSTEM EAST ZONE (PAG 52)

BENCHMARKS

CHISELED SQUARE TOP AND CENTER OF CONCRETE
RAILING OF BRIDGE OVER 63RD STREET DITCH ON
GARFIELD AVENUE, APPROXIMATELY 4.0 FEET OVER
CENTERLINE LOCATED APPROXIMATELY 2,400 FEET
NORTH OF PLANNED ROAD
ELEV. = 844.183 FEET (NGVD 29)

SITE BENCHMARK 1- NORTHEAST BOLT OF FIRE HYDRANT
ON THE SOUTH SIDE OF TOWER ROAD SOUTH OF THE
EASTERLY MOST ACCESS TO THE SUBJECT PARCEL 2.
ELEV = 685.27 FEET (NGVD 29)

SITE BENCHMARK 2-NORTHEAST BOLT OF FIRE HYDRANT
ON THE SOUTH SIDE OF TOWER DRIVE AT THE WEST
PROPERTY LINE OF THE SUBJECT PARCEL 1 EXTENDED.
ELEV.=669.73 FEET (NGVD 29)

NOTES

- [illegible]

[illegible]

* ALL ABOVE CALLS SHOULD BE TO THE CHAIRMAN OF A. P. STATE ROAD AND THE DEVELOPMENT OF ALL BACKWARD AREAS OF THE STATE

REGULAR PARKING SPACES	101
HANDICAPPED PARKING SPACES	5
TOTAL PARKING SPACES	106

STATE OF ILLINOIS

CLARITY OF WILL
MUSTHOLD TONG

NO. 114-20251, HEREBY CERTIFIES THAT IT HAS EXAMINED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT THEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

TURNIN THIS WORK COMPLETED 2/20/2007
 CHECK UNITED STATES AND SEAL THIS FIRST DAY OF FEBRUARY. 2007

BY _____

REVIEWS			
No.	DATE	DESCRIPTION	BY
1	12-29-87	REMANUFACTURED UNITS & ADDED UNIT 3	TRB
2	1-1-88	RECYCLED BATTERY TO 12-1	TRB
3	1-1-88	RECYCLED BATTERY TO 12-1	TRB
4	1-1-88	ADDED BATTERY TO 12-1	TRB
5	1-1-88	ADDED BATTERY TO 12-1	TRB
6	1-1-88	ADDED BATTERY TO 12-1	TRB
7	1-1-88	ADDED BATTERY TO 12-1	TRB
8	1-1-88	ADDED BATTERY TO 12-1	TRB
9	1-1-88	ADDED BATTERY TO 12-1	TRB
10	1-1-88	ADDED BATTERY TO 12-1	TRB
11	1-1-88	ADDED BATTERY TO 12-1	TRB
12	1-1-88	ADDED BATTERY TO 12-1	TRB
13	1-1-88	ADDED BATTERY TO 12-1	TRB
14	1-1-88	ADDED BATTERY TO 12-1	TRB
15	1-1-88	ADDED BATTERY TO 12-1	TRB
16	1-1-88	ADDED BATTERY TO 12-1	TRB
17	1-1-88	ADDED BATTERY TO 12-1	TRB
18	1-1-88	ADDED BATTERY TO 12-1	TRB
19	1-1-88	ADDED BATTERY TO 12-1	TRB
20	1-1-88	ADDED BATTERY TO 12-1	TRB
21	1-1-88	ADDED BATTERY TO 12-1	TRB
22	1-1-88	ADDED BATTERY TO 12-1	TRB
23	1-1-88	ADDED BATTERY TO 12-1	TRB
24	1-1-88	ADDED BATTERY TO 12-1	TRB
25	1-1-88	ADDED BATTERY TO 12-1	TRB
26	1-1-88	ADDED BATTERY TO 12-1	TRB
27	1-1-88	ADDED BATTERY TO 12-1	TRB
28	1-1-88	ADDED BATTERY TO 12-1	TRB
29	1-1-88	ADDED BATTERY TO 12-1	TRB
30	1-1-88	ADDED BATTERY TO 12-1	TRB
31	1-1-88	ADDED BATTERY TO 12-1	TRB
32	1-1-88	ADDED BATTERY TO 12-1	TRB
33	1-1-88	ADDED BATTERY TO 12-1	TRB
34	1-1-88	ADDED BATTERY TO 12-1	TRB
35	1-1-88	ADDED BATTERY TO 12-1	TRB
36	1-1-88	ADDED BATTERY TO 12-1	TRB
37	1-1-88	ADDED BATTERY TO 12-1	TRB
38	1-1-88	ADDED BATTERY TO 12-1	TRB
39	1-1-88	ADDED BATTERY TO 12-1	TRB
40	1-1-88	ADDED BATTERY TO 12-1	TRB
41	1-1-88	ADDED BATTERY TO 12-1	TRB
42	1-1-88	ADDED BATTERY TO 12-1	TRB
43	1-1-88	ADDED BATTERY TO 12-1	TRB
44	1-1-88	ADDED BATTERY TO 12-1	TRB
45	1-1-88	ADDED BATTERY TO 12-1	TRB
46	1-1-88	ADDED BATTERY TO 12-1	TRB
47	1-1-88	ADDED BATTERY TO 12-1	TRB
48	1-1-88	ADDED BATTERY TO 12-1	TRB
49	1-1-88	ADDED BATTERY TO 12-1	TRB
50	1-1-88	ADDED BATTERY TO 12-1	TRB
51	1-1-88	ADDED BATTERY TO 12-1	TRB
52	1-1-88	ADDED BATTERY TO 12-1	TRB
53	1-1-88	ADDED BATTERY TO 12-1	TRB
54	1-1-88	ADDED BATTERY TO 12-1	TRB
55	1-1-88	ADDED BATTERY TO 12-1	TRB
56	1-1-88	ADDED BATTERY TO 12-1	TRB
57	1-1-88	ADDED BATTERY TO 12-1	TRB
58	1-1-88	ADDED BATTERY TO 12-1	TRB
59	1-1-88	ADDED BATTERY TO 12-1	TRB
60	1-1-88	ADDED BATTERY TO 12-1	TRB
61	1-1-88	ADDED BATTERY TO 12-1	TRB
62	1-1-88	ADDED BATTERY TO 12-1	TRB
63	1-1-88	ADDED BATTERY TO 12-1	TRB
64	1-1-88	ADDED BATTERY TO 12-1	TRB
65	1-1-88	ADDED BATTERY TO 12-1	TRB
66	1-1-88	ADDED BATTERY TO 12-1	TRB
67	1-1-88	ADDED BATTERY TO 12-1	TRB
68	1-1-88	ADDED BATTERY TO 12-1	TRB
69	1-1-88	ADDED BATTERY TO 12-1	TRB
70	1-1-88	ADDED BATTERY TO 12-1	TRB
71	1-1-88	ADDED BATTERY TO 12-1	TRB
72	1-1-88	ADDED BATTERY TO 12-1	TRB
73	1-1-88	ADDED BATTERY TO 12-1	TRB
74	1-1-88	ADDED BATTERY TO 12-1	TRB
75	1-1-88	ADDED BATTERY TO 12-1	TRB
76	1-1-88	ADDED BATTERY TO 12-1	TRB
77	1-1-88	ADDED BATTERY TO 12-1	TRB
78	1-1-88	ADDED BATTERY TO 12-1	TRB
79	1-1-88	ADDED BATTERY TO 12-1	TRB



Findings of Fact
Zoning Variation
Burr Ridge Zoning Ordinance

Address: _____

As per Section XIII.H.3 of the Village of Burr Ridge Zoning Ordinance, for a variation to be approved, the petitioner must confirm all of the following findings by providing facts supporting such findings.

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

The additional, seasonal dumpster will allow the business to remove the cardboard from the interior of the building so as to promote safety both indoors and outdoors, as well as mitigating any additional fire hazards.

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

The dumpster will be placed on one of the unused ramps to an overhead door connected to our private space and will not interfere with other business activities.

- 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.

The property has limited private space for an additional dumpster, much less one that is required to be permanently screened.

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

The purpose of the variation is to promote safe and orderly disposal of trash generated by permitted business activities.

- 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.

Concur. The business has a spring seasonal peak, and while the interior of the space can handle our business operations, storing trash inside is not a safe option for our activities nor for the building.

- 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.

If granted, this variation will increase safety and usability for all persons at or near our place of business.

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

The neighborhood is already predominantly industrial with many dumpsters being placed around the area. It is unlikely that this variation will be noticed from the street.

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

the public safety, or substantially diminish or impair property values within the neighborhood.

Correct. Access will not be blocked.

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

Correct. This area is an industrial region of the Village by both Comprehensive Plan and Zoning Ordinance regulations and is being used in such a manner.



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

RECEIVED
JAN 09 2019
VILLAGE OF BURR RIDGE

ADDRESS OF PROPERTY: 145 Tower Dr #1, Burr Ridge PIN # 18-19-300-036-1001

GENERAL INFORMATION

PETITIONER: ISMAEL DE LA FUENTE

(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 145 Tower Dr #1 Burr Ridge IL 60527

PHONE: 630-789-1011

EMAIL: Sam.creative@comcast.net

PROPERTY OWNER: C1 Tower Road, LLC STATUS OF PETITIONER: _____

OWNER'S ADDRESS: 145 Tower Dr #1, Burr Ridge PHONE: 630-789-1011

PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 4.00 Acres EXISTING ZONING: R-2A

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: _____

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

DESCRIPTION OF REQUEST

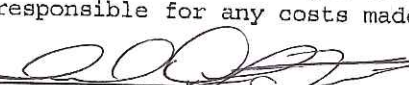
PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

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

Outdoor Storage for seasonal trash disposal

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

1/9/2019
Date Petition is Filed



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

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

January 14, 2019

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 Ismael de la Fuente for 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. The petition number and property address is **V-03-2019: 145 Tower Drive** and the Permanent Real Estate Index Number is: **18-19-300-036-1001**.

A public hearing to consider this petition is scheduled for:

Date: Monday, February 4, 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.

Suzanne Halpin
23 Old Mill Ln
Burr Ridge, IL 605277814
PIN 18193080230000

M Jhaveri
P O Box 1268
Morton Grove, IL 600537268
PIN 18301000030000

,
PIN 18193070071100

Mif 144 Tower Burr Rid
9450 W Bryn Mawr 550
Rosemont, IL 600185222
PIN 18193000290000

Kathleen Ryan
35 S Old Mill Lane
Burr Ridge, IL 605277817
PIN 18193080350000

, 0
PIN 18193000220000

Peter Linda Diaz
149 Carriage Way
Burr Ridge, IL 605275703
PIN 18193060040000

T & D Scanlon
27 Old Mill Court
Burr Ridge, IL 605277815
PIN 18193080270000

Ronald Miller
114 Surrey Lane
Burr Ridge, IL 605275717
PIN 18193060160000

John J Hardy
129 Carriage Way Dr
Burr Ridge, IL 605275703
PIN 18193060090000

, 0
PIN 18193080380000

Anne K Stewart
3 N Old Mill Lane Rd
Burr Ridge, IL 605275780
PIN 18193080030000

Katharina Nickl
26 W Old Mill Ln
Burr Ridge, IL 605277814
PIN 18193080260000

Bruce Sirus
124 Tower Dr
Burr Ridge, IL 605275720
PIN 18193000240000

Norma Maglio
18 S Old Mill Ln
Burr Ridge, IL 605275797
PIN 18193080180000

,
PIN 18193000361003

,
PIN 18193000361006

S & Susan Contarino
126 Surrey Lane
Burr Ridge, IL 605275717
PIN 18193060190000

William A Bower Jr
31 Old Mill Ct
Burr Ridge, IL 605277816
PIN 18193080310000

James&Maryann Kotowicz
29 Old Mill Ct
Burr Ridge, IL 605277816
PIN 18193080290000

Cartrell Collins
133 Carriage Way Dr
Burr Ridge, IL 605275703
PIN 18193060080000

Richard J Morrissey
137 Carriage Way
Burr Ridge, IL 605275703
PIN 18193060070000

,
PIN 18193070071400

Edward Breen
138 Surrey Land
Burr Ridge, IL 605275717
PIN 18193060220000

J Thomas Concklin
5 N Old Mill Ln
Burr Ridge, IL 605275786
PIN 18193080050000

Robin A Slas Coan
157 Carriage Way
Burr Ridge, IL 605275703
PIN 18193060020000

Charles Olsen
24 W Old Mill Ln
Burr Ridge, IL 605277814
PIN 18193080240000

Edward F & Joan Walsh
21 Old Mill Lane
Burr Ridge, IL 605277813
PIN 18193080210000

Steven Bezanis
125 Surrey Ln
Burr Ridge, IL 605275716
PIN 18193040030000

,
PIN 18193000361009

Richard Rigley
331 Surrey Ln
Burr Ridge, IL 605275718
PIN 18193040010000

Thomas E Moran
125 Carriageway
Burr Ridge, IL 605275703
PIN 18193060100000

John & Linda Dauksas
34 S Old Mill Lane
Burr Ridge, IL 605277817
PIN 18193080340000

,
PIN 18193070071300

Joseph & M Mahoney
37 S Old Mill Ln
Burr Ridge, IL 605277817
PIN 18193080370000

Ann Renaldi
Po Box 2636
Douglas, MI 494062636
PIN 18193080090000

Alan & Mary Kurash
10 E Old Mill Lane
Burr Ridge, IL 605275795
PIN 18193080100000

Dean Condotti
153 Carriage Way
Burr Ridge, IL 605275703
PIN 18193060030000

M Lisnich
30 Old Mill Ct
Burr Ridge, IL 605277816
PIN 18193080300000

Richard J Vande Merkt
19 S Old Mill Ln
Burr Ridge, IL 605277813
PIN 18193080190000

James M Davis Tr
11 E Old Mill Ln
Burr Ridge, IL 605275795
PIN 18193080110000

Peter R Santori
129 Surrey Ln
Burr Ridge, IL 605275716
PIN 18193040020000

Ci Tower Road Llc
145 Tower Drive Ste 1
Burr Ridge, IL 605277844
PIN 18193000361001

Nsb Land Llc
10S660 Kingery Highway
Willowbrook, IL 605270730
PIN 18193010040000

Dennis Twohig
32 Old Mill Ct
Burr Ridge, IL 605277816
PIN 18193080320000

Raymond Dagnino
117 Surrey Lane
Burr Ridge, IL 605275716
PIN 18193040050000

Thomas & Susan Casper
1 N Old Mill Ln
Burr Ridge, IL 605275780
PIN 18193080010000

,
PIN 18193000361007

Hinsdale Mgmt Corp
21 Spinning Wheel Rd
Hinsdale, IL 605212930
PIN 18193000230000

,
PIN 18193000270000

Bremars Prop Owners
Po Box 460169
Houston, TX 770568169
PIN 18193000340000

David L Printz 57185-1
122 Surrey Ln
Burr Ridge, IL 605275717
PIN 18193060180000

Greg & Tammi Sengpiel
16 Old Mill Ln S
Burr Ridge, IL 605275797
PIN 18193080160000

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Somerset, NJ 88736104
PIN 18193060170000

,
PIN 18193000361012

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Indianapolis, IN 462400509
PIN 18301000090000

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17 S Old Mill Ln
Burr Ridge, IL 605275797
PIN 18193080170000

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Burr Ridge, IL 605275717
PIN 18193060210000

101 Tower Dr
101 Tower Drive
Burr Ridge, IL 605275779
PIN 18193000150000

Dennis Burke
7 N Old Mill Ln
Burr Ridge, IL 605275786
PIN 18193080070000

Mif 144 Tower Burr Rid
9450 W Bryn Mawr 550
Rosemont, IL 600185222
PIN 18193000260000

Earl N Pilgrim
6 N Old Mill Ln
Burr Ridge, IL 605275786
PIN 18193080060000

Carmela S Peckat
109 Carriage Way Dr
Burr Ridge, IL 605275703
PIN 18193060270000

Chunlan Xu & Ye Tain
117 Carriage Way
Burr Ridge, IL 605275703
PIN 18193060120000

Dik Drug Company
160 Tower Dr
Burr Ridge, IL 605275720
PIN 18193000330000

,
PIN 18193000361005

,
PIN 18193000361004

,
PIN 0

John R Ballarini
145 Carriage Way Drive
Burr Ridge, IL 605275703
PIN 18193060050000

,
PIN 18193000361010

Gregory & Lynn Jones
130 Surrey Lane
Burr Ridge, IL 605275717
PIN 18193060200000

Nsb Land Llc
10S660 Kingery Highway
Willowbrook, IL 605270730
PIN 18193010050000

Thomas H Christianson
25 W Old Mill Ln
Burr Ridge, IL 605277814
PIN 18193080250000

Carol A Gardner
33 Old Mill Ct
Burr Ridge, IL 605277816
PIN 18193080330000

Sheboygan Holdings Llc
1 Oakbrook Terr #400
Oakbrook Ter, IL 601814449
PIN 18301000110000

Helmut Holzer
20 S Old Mill Ln
Burr Ridge, IL 605277813
PIN 18193080200000

,
PIN 18193000361011

Damen & E Wos
142 Surrey Lane
Burr Ridge, IL 605275717
PIN 18193060230000

Robert R Schmieder
2 N Old Mill Ln
Burr Ridge, IL 605275780
PIN 18193080020000

, 0
PIN 18193010020000

Susan J Clausen
141 Carriage Way Dr
Burr Ridge, IL 605275703
PIN 18193060060000

Sheboygan Holdings Llc
1 Oakbrook Terr #400
Oakbrook Ter, IL 601814449
PIN 18301000120000

Walk Paul
36 S Old Mill Ln
Burr Ridge, IL 605277817
PIN 18193080360000

Mcfarlane Douglass
135 Tower Drive
Burr Ridge, IL 605275779
PIN 18193000070000

Pacific Sakata Inc
1300 Higgins Rd
Park Ridge, IL 600685743
PIN 18193080390000

Ams Mechanical Sysys
140 E Tower Dr
Burr Ridge, IL 605275784
PIN 18193000250000

Zhou & Sha
15 S Old Mill Ln
Burr Ridge, IL 605275797
PIN 18193080150000

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Osprey, FL 342299246
PIN 18193080140000

,
PIN 18193070071200

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PIN 18193080220000

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Burr Ridge, IL 605275703
PIN 18193060110000

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13 E Old Mill Ln
Burr Ridge, IL 605275795
PIN 18193080130000

F J & S N Sazama
12 E Old Mill Ln
Burr Ridge, IL 605275795
PIN 18193080120000

Gary & Laurie Kassen
4 N Old Mill Ln
Burr Ridge, IL 605275786
PIN 18193080040000

,
PIN 18193070071000

Frank R Kral
8 N Old Mill Ln
Burr Ridge, IL 605275786
PIN 18193080080000

Gary R Svihla
146 Surrey Lane
Burr Ridge, IL 605275717
PIN 18193060240000

,
PIN 18193000361008

Daniel F Cochran
28 Old Mill Ct
Burr Ridge, IL 605277815
PIN 18193080280000

,
PIN 18193000361002

Harry A Bradley
121 Surrey Ln
Burr Ridge, IL 605275716
PIN 18193040040000

Jean Archambault
113 Carriage Way Dr
Burr Ridge, IL 605275703
PIN 18193060260000

Dik Drug Co
160 Tower Dr
Burr Ridge, IL 605275720
PIN 18193000310000



**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:

145 Tower Dr. # 1, Burr Ridge

Property Owner or Petitioner:

ISMAEL DELA FUENTE
(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: February 18, 2019; continued from January 21, 2019 and November 19, 2018

The petition considers amending 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

To date, staff has proposed the following items with feedback received:

- The total horizontal lot coverage of the first accessory buildings was proposed to be set at 3 or 5 percent and the second at 1 or 2 percent (a total of 4 or 7 percent). Each lot would be permitted to have two accessory buildings regardless of size. The Plan Commission generally agreed that the size of the lot rather than zoning was a more appropriate method to determine the permitted size of accessory buildings, but no consensus was reached regarding the proper ratio level.
- The permitted size and setbacks of accessory buildings would be based on the size of the lot and the proposed accessory building. Interior side and rear yard setbacks were based on a 1% accessory building size-to-setback ratio, with both having a minimum setback of 10' regardless of lot or accessory building size. The Plan Commission generally agreed that the proposed setback revisions were appropriate.
- The Plan Commission generally agreed that accessory buildings should be limited to a maximum size of 6,000 square feet regardless of lot size.
- Amending the permitted height of larger accessory buildings was not desired.
- A Plan Commissioner proposed allowing property owners the ability to access the sum of their permitted accessory building sizes instead of segregating across two buildings. Additional analysis has been provided and will be discussed later in this report (Exhibit B).
- Additional analysis of recently issued permits was desired to determine what sizes of accessory buildings were being constructed across the Village. Additional analysis has been provided and will be discussed later in this report (Exhibit A).

Staff continues to propose no changes be made to the following regulations:

- 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.

Further Discussion

The following analysis is provided based on requests from the Plan Commission:

- There is no practical issue with allowing property owners to use a maximum amount of lot coverage for accessory buildings as is needed or desired by said property owners, as occurs presently in the R-3 District. If so desired by the Plan Commission, this amendment could be easily memorialized and implemented.
- Staff researched all accessory building permits that were issued and finalized from January 1, 2012 to February 12, 2019. In summary, 51 total accessory buildings have been constructed in the Village during this time period, with 29 of these buildings being sheds of generally less than 500 square feet in size. A 1,769 square foot garage at a 5-acre property zoned R-2 was the largest accessory building permitted during this time.
- Staff has completed an analysis comparing current zoning regulations to the proposed ratio method (Exhibit B). Staff modeled the example footprint of a home built to 75% of the Village's floor area ratio (FAR) cap then calculated the maximum size of accessory buildings permitted on the property based on the size of the home built based on current and proposed regulations. The results of this analysis demonstrate that it is challenging to build maximum-sized accessory buildings on certain lots due to the 30%/60% accessory building caps that are currently in place, while the proposed reductions of permitted accessory buildings are much smaller in real terms compared to standard comparisons.

After review of its initial two staff reports and feedback, staff requests clarification and direction from the Plan Commission regarding the petition as a whole, specifically on the following points:

- Does the Plan Commission wish to have a ratio-based method of determining the permitted size of accessory buildings for all lots in the Village?
- Are reductions in accessory building sizes on any lots desired?
- Does the Plan Commission wish to address the issue of building size only on large lots while incorporating other amendments, such as setback requirements? If so, what is the definition of a large lot?

Once these answers are received, staff feels it will be better able to provide a proposal to the Plan Commission that is tailored to its desires.

Findings of Fact and Recommendation

At this time, staff requests that no recommendation be made regarding the proposed amendments, and that the Plan Commission limit itself to direction to staff.

Appendix

Exhibit A – Review of Permit Data

Exhibit B – Current vs. Proposed Amendment Charts

EXHIBIT A

Permit	Type	Address	Zoning	Building SF	Lot Size	Current	3%	4%	5%
JRDB-12-108	Shed	11 Deer Path Trail	R-3	300	60113	1500	1803	2405	3006
JRDB-12-225	Shed	15W661 81st St.	R-3	300	38333	1500	1150	1533	1917
JRDB-13-041	Garage	15W241 81st St.	R-2	1240	108464	2500	3254	4339	5423
JRDB-13-060	Garage	8335 County Line Rd	R-2	1402	217800	2500	6000	6000	6000
JRDB-13-161	Garage	6545 County Line Rd	R-2A	1858	64469	2500	1934	2579	3223
JRDB-13-247	Pavilion	11910 Crosscreek Ct.	R-2B	300	27000	2500	810	1080	1350
JRDB-14-107	Shed	7154 Fair Elms Ave	R-3	300	20030	1500	601	801	1002
JRDB-14-110	Garage	11349 71st St	R-3	480	13503	1500	405	540	675
JRDB-14-141	Shed	11332 72nd St	R-3	300	32234	1500	967	1289	1612
JRDB-14-190	Garage	8426 Meadowbrook Dr	R-2B	502	49223	2500	1477	1969	2461
JRDB-14-209	Pool House	9381 Garfield Ave	R-2A	500	44000	2500	1320	1760	2200
JRDB-14-296	Pool House	6110 County Line Rd	R-2B	1088	108029	2500	3241	4321	5401
JRDB-14-317	Garage	15W281 91st St.	R-2B	400	11761	2500	353	470	588
JRDB-14-350	Shed	11314 79th St	R-3	300	97574	1500	2927	3903	4879
JRDB-15-044	Pool House	8650 Castle Ct	R-3	270	20100	1500	603	804	1005
JRDB-15-128	Shed	6150 Park Av.	R-3	300	43560	1500	1307	1742	2178
JRDB-15-135	Shed	7257 Commonwealth Ave	R-3	300	20500	1500	615	820	1025
JRDB-15-150	Shed	7210 Elm Ave	R-3	300	15682	1500	470	627	784
JRDB-15-153	Shed	10S664 Glenn Dr	R-3	300	20900	1500	627	836	1045
JRDB-15-202	Pool House	15W170 60th St	R-2A	598	52708	2500	1581	2108	2635
JRDB-15-228	Shed	8533 Heather Dr	R-4	300	18731	1500	562	749	937
JRDB-15-254	Shed	7245 Fair Elms Ave	R-3	300	27878	1500	836	1115	1394
JRDB-15-270	Shed	7785 Forest Hill Rd	R-3	300	27007	1500	810	1080	1350
JRDB-15-287	Shed	9155 Forest Edge Ln.	R-2B	300	24394	2500	732	976	1220
JRDB-16-140	Shed	1149 Laurie Ln	R-3	300	18730	1500	562	749	937
JRDB-16-151	Garage	11309 72nd St	R-3	450	30930	1500	928	1237	1547
JRDB-16-153	Shed	16W264 94th St	R-3	300	14810	1500	444	592	741
JRDB-16-158	Shed	10S452 Glenn Drive	R-3	300	20038	1500	601	802	1002
JRDB-16-182	Shed	8484 Carlisle Ct	R-3	300	20473	1500	614	819	1024
JRDB-16-184	Shed	11430 73rd Place	R-3	300	19602	1500	588	784	980
JRDB-16-192	Shed	7611 Drew Ave	R-2A	300	40511	2500	1215	1620	2026
JRDB-16-197	Garage	15W305 91st St	R-2B	1009	31363	2500	941	1255	1568
JRDB-16-217	Garage	7340 Hamilton Ave	R-3	680	13068	1500	392	523	653
JRDB-16-245	Pavilion	7924 Bucktrail Dr	R-3	300	40510	1500	1215	1620	2026
JRDB-16-284	Shed	10S501 Glenn Dr	R-3	300	21344	1500	640	854	1067
JRDB-16-330	Garage	16W341 93rd Pl	R-3	750	11325	1500	340	453	566
JRDB-16-344	Garage	7760 Wolf Rd	R-2A	1500	98010	2500	2940	3920	4901
JRDB-16-349	Shed	1141 Laurie Ln	R-3	300	18730	1500	562	749	937
JRDB-17-032	Garage	11801 German Church Rd	R-2	1769	217800	2500	6000	6000	6000
JRDB-17-117	Garage	16W331 94th Pl	R-3	965	11326	1500	340	453	566
JRDB-17-140	Garage	16W311 94th St.	R-3	300	14810	1500	444	592	741
JRDB-17-168	Shed	7215 Central Ave	R-3	300	19602	1500	588	784	980
JRDB-17-189	Pavilion	6545 Hillcrest Dr.	R-2A	300	41382	2500	1241	1655	2069
JRDB-17-204	Shed	7623 Drew Ave	R-2A	300	40511	2500	1215	1620	2026
JRDB-17-268	Shed	7523 Drew Ave	R-2A	300	40511	2500	1215	1620	2026
JRDB-18-103	Shed	15W315 79th St	R-2A	300	40075	2500	1202	1603	2004
JRDB-18-157	Shed	11315 72nd St	R-3	300	31363	1500	941	1255	1568
JRDB-18-179	Garage	8001 Drew Ave	R-2	1384	109336	2500	3280	4373	5467
JRDB-18-280	Shed	8205 Garfield Ave	R-4	300	16117	1500	484	645	806
JRDB-18-289	Shed	8411 Meadowbrook	R-2B	300	98811	2500	2964	3952	4941
JRDB-18-306	Shed	11301 72nd St	R-3	300	31363	1500	941	1255	1568

The accessory building presently on the lot would be permitted at a certain ratio level

The accessory building presently on the lot would not be permitted at a certain ratio level

Lots over 100,000 SF

Lots over 200,000 SF

EXHIBIT B

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
			Current				Proposed						Net	
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%	-6.8%	(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

1	2	4	5	6	7	8	9	10
Lot Factors			Current		Proposed		Net	
Lot Size	Acres	75% Home	AS Sum	Lot Cov	AS Sum	Lot Cov	Lot Cov	SF
20,000	0.46	1,500	900	4.5%	800	4.0%	-0.5%	(100)
30,000	0.69	2,250	1,350	4.5%	1,200	4.0%	-0.5%	(150)
40,000	0.92	3,000	1,800	4.5%	1,600	4.0%	-0.5%	(200)
50,000	1.15	3,750	2,250	4.5%	2,000	4.0%	-0.5%	(250)
60,000	1.38	4,500	2,700	4.5%	2,400	4.0%	-0.5%	(300)
65,000	1.49	4,875	2,925	4.5%	2,600	4.0%	-0.5%	(325)
70,000	1.61	5,250	3,150	4.5%	2,800	4.0%	-0.5%	(350)
80,000	1.84	6,000	3,250	4.1%	3,200	4.0%	-0.1%	(50)
90,000	2.07	6,750	3,250	3.6%	3,600	4.0%	0.4%	350
100,000	2.30	7,500	3,250	3.3%	4,000	4.0%	0.8%	750
110,000	2.53	8,250	5,000	4.5%	4,400	4.0%	-0.5%	(600)
120,000	2.75	9,000	5,000	4.2%	4,800	4.0%	-0.2%	(200)
130,000	2.98	9,750	5,000	3.8%	5,200	4.0%	0.2%	200
140,000	3.21	10,500	5,000	3.6%	5,600	4.0%	0.4%	600
150,000	3.44	11,250	5,000	3.3%	6,000	4.0%	0.7%	1,000
160,000	3.67	12,000	5,000	3.1%	6,400	4.0%	0.9%	1,400
170,000	3.90	12,750	5,000	2.9%	6,800	4.0%	1.1%	1,800
180,000	4.13	13,500	5,000	2.8%	7,200	4.0%	1.2%	2,200
190,000	4.36	14,250	5,000	2.6%	7,600	4.0%	1.4%	2,600
200,000	4.59	15,000	5,000	2.5%	8,000	4.0%	1.5%	3,000
300,000	6.89	22,500	6,000	2.0%	8,000	2.7%	0.7%	2,000
400,000	9.18	30,000	6,000	1.5%	8,000	2.0%	0.5%	2,000
500,000	11.48	37,500	6,000	1.2%	8,000	1.6%	0.4%	2,000



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant to the Village Administrator

DATE: February 12, 2019

RE: Board Report for February 18, 2019 Plan Commission Meeting

At its January 28, 2019 and February 11, 2019 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

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

Z-01-2019: 60 Shore Drive (Naddaf); The Board of Trustees adopted an Ordinance approving a special use for an automobile sales use with all conditions as recommended by the Plan Commission.

Z-25-2018: 16W020 79th Street (Dodevski); The Board of Trustees adopted an Ordinance approving a special use for an illegal, non-conforming structure with the five-year expiration as recommended by the Plan Commission.

The Board of Trustees also adopted the Village's annual zoning map for calendar year 2019.

02/07/2019

Permits Applied For January 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-19-014	01/09/2019	1000 Burr Ridge Pkwy	L.R. Hein Construction	1480 Industrial Dr. Itasca IL 60143	Com Alteration
JCA-19-019	01/17/2019	7600 Grant St	Fisher Commercial Constructio	75 Randall St Elk Grove Village IL 60007	Com Alteration
JDS-19-017	01/09/2019	6500 Elm St	Dave Knecht Homes LLC	15 Spinning Wheel Rd., #425 Hinsdale IL 60521	Demolition Structure
JELV-19-009	01/04/2019	800 Burr Ridge Pkwy	Schindler Elevator Corp.	853 N. Church Ct Elmhurst IL 60126	Elevator
JGEN-19-005	01/03/2019	7902 Savoy Club Ct.	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator
JPR-19-006	01/09/2019	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way
JPR-19-007	01/09/2019	ROWs DuPage Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	Right-of-Way
JPR-19-010	01/25/2019	ROWs DuPage Locations	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JPR-19-011	01/10/2019	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way
JPS-19-013	01/09/2019	200 Burr Ridge Pkwy	QA Prints	3420 S. Morgan St Chicago IL 60608	Sign
JRAD-19-018	01/16/2019	15W 119 75TH ST	CAS Construcion	8231 W 145th Orland Park IL 60462	Residential Addition
JRAL-19-012	01/09/2019	4 Roanoke Ct	Omnicon, Inc.	2207 Muriel Ct Joliet IL 60433	Residential Alteration
JRAL-19-015	01/15/2019	1202 Kenmare Dr	Lamantia Design & Constructi	20 E. Ogden Av Hinsdale IL 60521	Residential Alteration
JRAL-19-022	01/30/2019	6201 Wildwood Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRPE-19-016	01/09/2019	6500 Elm St	T Light Electric	16119 Greenlair Dr Homer Glen IL 60491	Res Electrical Permit
JRPF-19-008	01/04/2019	717 Gregford Rd	Barrington Pools, Inc.	6 Executive Ct Barrington IL 60010	Pool and Fence
JRSF-19-024	01/30/2019	7257 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family

02/07/2019

Permits Applied For January 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JTRLR-19-021	01/24/2019	9101 Kingery Hwy	Peter Schwabe, Inc.	13890 Bishops Dr. Suite 100 Brookfield WI 53005	Construction Trailer
TOTAL:	18				

02/08/2019

Permits Issued January 2019



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-18-316	01/09/2019	15W 60 FRONTAGE RD	Integrated Project Management	15W200 South Frontage Rd. Burr Ridge IL 60527	Com Alteration \$2,881,108	33,120
JCA-18-319	01/29/2019	6101 County Line Rd	King Bruwaert House	6101 County Line Road Burr Ridge IL 60527	Com Alteration \$965,346	10,556
JDEK-18-324	01/10/2019	7657 Forest Hill Rd.	Warners Decking, Inc	13349 Welbsley Ct Plainfield IL 60585	Deck	
JELV-19-009	01/17/2019	800 Burr Ridge Pkwy	Schindler Elevator Corp.	853 N. Church Ct Elmhurst IL 60126	Elevator	
JPR-18-118	01/29/2019	150 Harvester Dr.	TurnKey Network Solutions	1806 Hagermann Dr Batavia IL 60510	Right-of-Way	
JPR-18-273	01/29/2019	7501 Brush Hill Rd	TurnKey Network Solutions	1806 Hagermann Dr Batavia IL 60510	Right-of-Way	
JPR-18-318	01/18/2019	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	
JPR-18-328	01/10/2019	15W 640 83RD ST	Ed's Plumbing & Sewer, Inc.	17W431 N. Frontage Rd Darien IL 60561	Right-of-Way	
JPR-19-006	01/09/2019	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way	
JPR-19-007	01/09/2019	ROWs DuPage Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	Right-of-Way	
JPR-19-010	01/28/2019	ROWs DuPage Locations	RS Services Systems, Inc.	38 Forestwood Dr. Romeoville IL 60446	Right-of-Way	
JPS-18-210	01/10/2019	7600 Grant St	CNC Graphics	501 Frontier Way Bensenville IL 60106	Sign	
JPS-19-003	01/18/2019	8300 Madison St.	Sanford & Sign	162 W Grand Ave Elmhurst IL 60126	Sign	
JRAL-18-263	11/30/2018	8 Longwood Dr	CVG Architects	1245 E Diehl Rd Naperville IL 60563	Residential Alteration \$6,000	80
JRAL-18-323	01/15/2019	65 Huntington Ct	Rosewood Signature Homes	7933 Pine Ct Darien IL 60561	Residential Alteration \$181,200	2,416
JRAL-18-327	01/03/2019	128 Carriage Way B-218	AM Kitchen & Bath	728 E. Veteras Pkwy. Yorkville IL 60560	Residential Alteration \$2,325	31

02/08/2019

Permits Issued January 2019



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	
				Value & Sq Ftg	
JRPF-19-008	01/29/2019	717 Gregford Rd	Barrington Pools, Inc.	6 Executive Ct Barrington IL 60010	Pool and Fence
JRSF-16-308	01/22/2019	10S 681 Oak Hill Ct	Homeowner	Burr Ridge IL 60527	Residential New Single Family 5,415
JRSF-18-313	01/29/2019	8363 Waterview Ct	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family \$773,100 5,154
JRSF-18-315	01/15/2019	7302 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$488,100 3,254
JRSF-19-001	01/25/2019	7244 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$540,900 3,606
TOTAL:	21				

02/08/19

Occupancy Certificates Issued January 2019



CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF19001	01/22/19	Parking Garage	16W 301 91st St

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2019

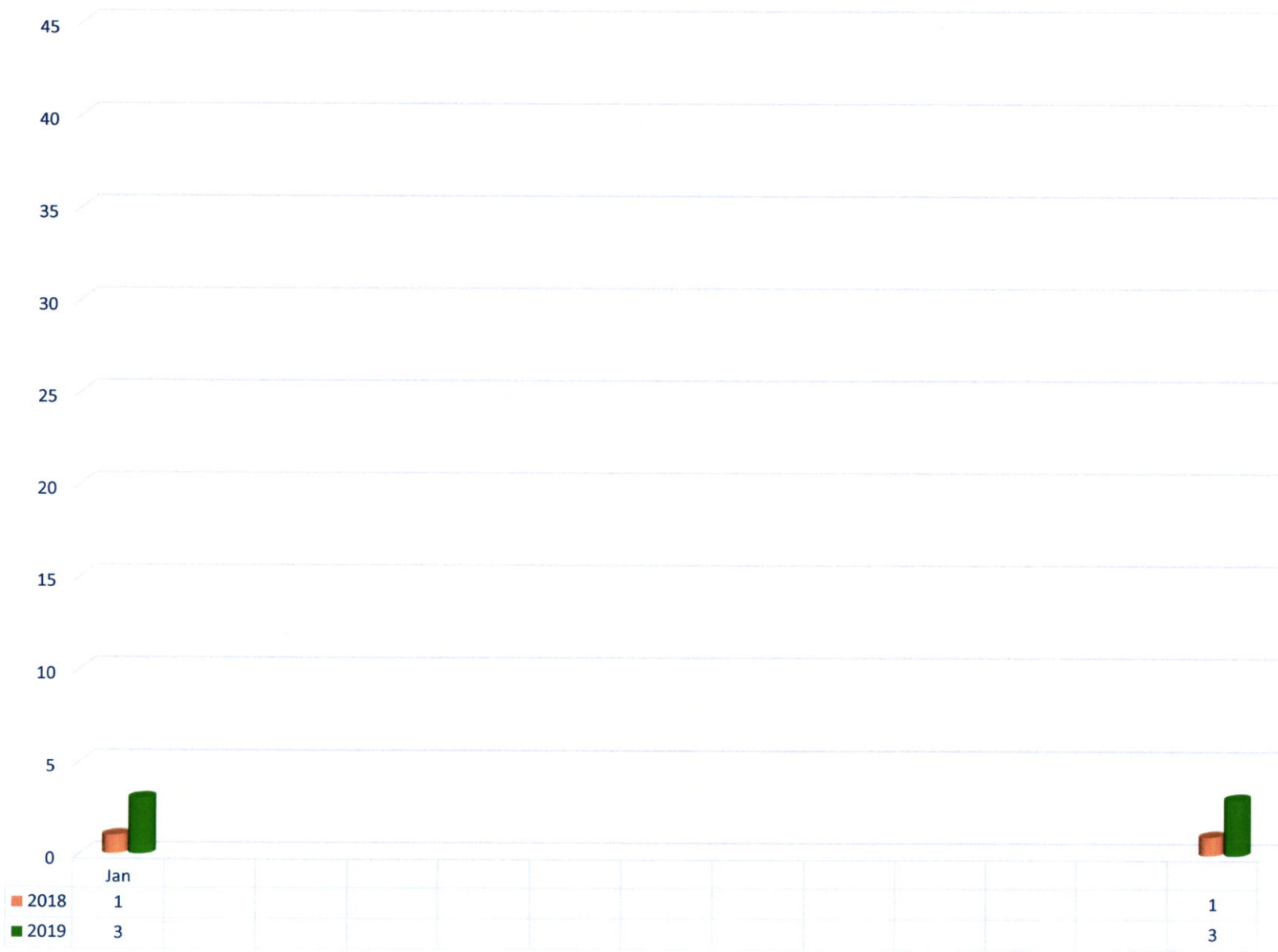
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$1,802,100	\$1,859,525		\$3,846,454	\$7,508,079
	[3]	[3]		[2]	
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
2018 TOTAL	\$1,802,100	\$1,859,525	\$0	\$3,846,454	\$7,508,079
	[3]	[3]		[2]	

Village of Burr Ridge Building Permits Issued 2018 Compared to 2019



Village of Burr Ridge New Housing Permits 2018 Compared to 2019



Permits by Project Type

Permits Issued January 2019

