



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

**March 4, 2019  
7:00 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF PRIOR MEETING MINUTES**

- A. February 18, 2019 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

- A. V-05-2019: 15W455 79<sup>th</sup> 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. Z-26-2018: Zoning Ordinance Amendment; Amendment and Findings of Fact; continued from November 19, 2018, January 21, 2019, and February 18, 2019**

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

**IV. CORRESPONDENCE**

**V. OTHER PETITIONS**

- A. S-02-2019: 11650 Bridewell Drive; Conditional Approval and Sign Variation**

**VI. PUBLIC COMMENT**

**VIII. FUTURE SCHEDULED MEETINGS**

- A. Staff recommends that the March 18, 2019 meeting be cancelled due to a lack of business.**
- B. April 15, 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.

**VII. ADJOURNMENT**

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**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their March 11, 2019 Regular Meeting beginning at 7:00 P.M. Commissioner Stratis is the Plan Commission representative for the March 11, 2019 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF FEBRUARY 18, 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:** 6 – Broline, Farrell, Hoch, Petrich, Stratis, and Trzupek

**ABSENT:** 2 – Praxmarer, Irwin

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 Chairman Trzupek and Commissioner Petrich.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to approve the minutes of the January 21, 2019 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Hoch, Petrich, Farrell, Broline, Stratis, and Trzupek

**NAYS:** 0 – None

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

**III. PUBLIC HEARINGS**

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

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

As directed by Chairman Trzupek, Mr. Walter described the request as follows: the petitioner is Ismael De La Fuente, representative of Creative Imports 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. Three total businesses in the vicinity of the subject property objected to the petitioner's request.

Ismael De La Fuente, 145 Tower Drive, explained the business' needs and the purpose of the dumpster, stating that they were currently at their maximum capacity for the size of their dumpsters but also in the amount of times that their waste hauler would pick up their refuse.

Commissioner Hoch asked if the trash could be stored indoors. Mr. De La Fuente said that the amount of space indoors compared to the amount of trash generated by the business made indoor storage unsafe and unrealistic. Commissioner Hoch said she was unable to support an open dumpster on the site.

Commissioner Petrich said he was unable to support the request due to the visibility of the additional dumpster.

Commissioner Broline asked how this matter came to be before the Plan Commission. Mr. De La Fuente said that he contacted the Village to determine if the dumpster was permitted in the first place. Commissioner Broline asked if the company could operate safely without the dumpster. Mr. De La Fuente said the four smaller dumpsters on site can handle eight yards of waste, while the business generated 45 yards of waste, both weekly.

Commissioner Farrell said that she felt that there was no hardship related to the request and suggested either another provider or an alternate method of trash disposal.

Commissioner Stratis asked if the petitioner rented or owned their space. Mr. De La Fuente said that they owned their space. Commissioner Stratis asked how the tenants in the building were designated space for trash disposal. Mr. De La Fuente said that there was no set allocation for trash access, and that the parking lot was a designated common area.

Commissioner Hoch asked if the business could use a garbage compactor or shredder. Mr. De La Fuente said that the building was not large enough for a compactor, while Mr. Walter said that a shredder was worrisome in terms of the noise it would generate so close to a residential area.

Chairman Trzupek asked if the dumpster observed on an aerial photo was enclosed. Mr. De La Fuente said that it was. Chairman Trzupek asked if there was any option to contribute to an expansion to a shared dumpster. Mr. De La Fuente said that such an option was likely not feasible but would explore the option. Chairman Trzupek said he could not support the petition.

Mr. Walter said that based on feedback from the Plan Commission, he requested that the petitioner withdraw the motion to be able to solve the problem offline. Mr. De La Fuente agreed, and withdrew the petition.

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

As directed by Chairman Trzupek, Mr. Walter said that staff had 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).

Mr. Walter said that the following regulations are proposed to remain in place unchanged:

- 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.

Mr. Walter then provided additional analysis to the Plan Commission based on previous requests for information. Mr. Walter then asked the Plan Commission the following questions, requesting direction on each:

- 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?

At this time, Chairman Trzupek asked for public comment.

Mark Thoma, 7515 Drew, provided a handout to the Plan Commission documenting that while the Zoning Ordinance provides for a maximum square footage in terms of a raw value, buildings are also limited by floor area ratio. Mr. Thoma said that he felt that the Zoning Ordinance was appropriate as is. Mr. Thoma asked about a scenario in which a property owner built an accessory building based on a 5-acre lot size, but then subdivided the lot, causing the accessory building to become too large based on the newly-sized lot. Mr. Pollock said that all accessory buildings are considered as part of the Village's subdivision review process, and if non-conformities were discovered during said process, they would need to be reduced or eliminated in full to comply. Mr. Thoma said that the Village should consider calculating the lot size based on buildable area rather than on the entire lot size, taking into account flood and wet plains. Commissioner Stratis said he opposed this concept as it was too difficult to memorialize.

Alice Krampits, 7515 Drew, said that wholesale revisions were not appropriate, as well as said that density remained a primary issue within the Village.

Chairman Trzupek said he did not support the concept of a fully ratio-based method for determining the appropriate size of accessory buildings but felt that he could support ratios being one factor.

Commissioner Farrell said that she supported the concept of larger lots having larger accessory buildings, especially considering that a property owner was permitted by right to have horses but not allow them to care for said horses by right. Commissioner Farrell said that she continued to support allowing property owners to combine the maximum amount of square footage if desired.

Commissioner Broline asked why staff proposed limiting properties to two accessory buildings. Mr. Walter said that almost all lots in the Village are currently limited to two accessory buildings except for properties over 5 acres in size.

Commissioner Petrich said he supported keeping the Zoning Ordinance as-is, except for allowing those with large lots to have larger accessory buildings, factoring in for additional setback requirements.

Commissioner Hoch said she would support allowing increases in accessory building sizes for larger lots.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to continue the public hearing to March 4, 2019.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Hoch, Petrich, Broline, Farrell, Stratis, and Trzupek

**NAYS:** 0 – None

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

**IV. CORRESPONDENCE**

**V. OTHER CONSIDERATIONS**

**VI. PUBLIC COMMENT**

**VII. FUTURE SCHEDULED MEETINGS**

**March 4, 2019**

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

- Requests 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.

**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.

## **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 8:40 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 8:40 p.m.

**Respectfully  
Submitted:**

*EVAN B WALTER*

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Evan Walter, Assistant to the Village Administrator



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

**V-05-2019: 15W455 79<sup>th</sup> Street (St. Mark Coptic Church); 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.**

**HEARING:**

March 4, 2019

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

George Kaldas

**PETITIONER STATUS:**

Church Trustee

**PROPERTY OWNER:**

St. Mark Coptic Church

**EXISTING ZONING:**

R-3 Residential

**LAND USE PLAN:**

Recommends Residential Uses

**EXISTING LAND USE:**

Church

**SITE AREA:**

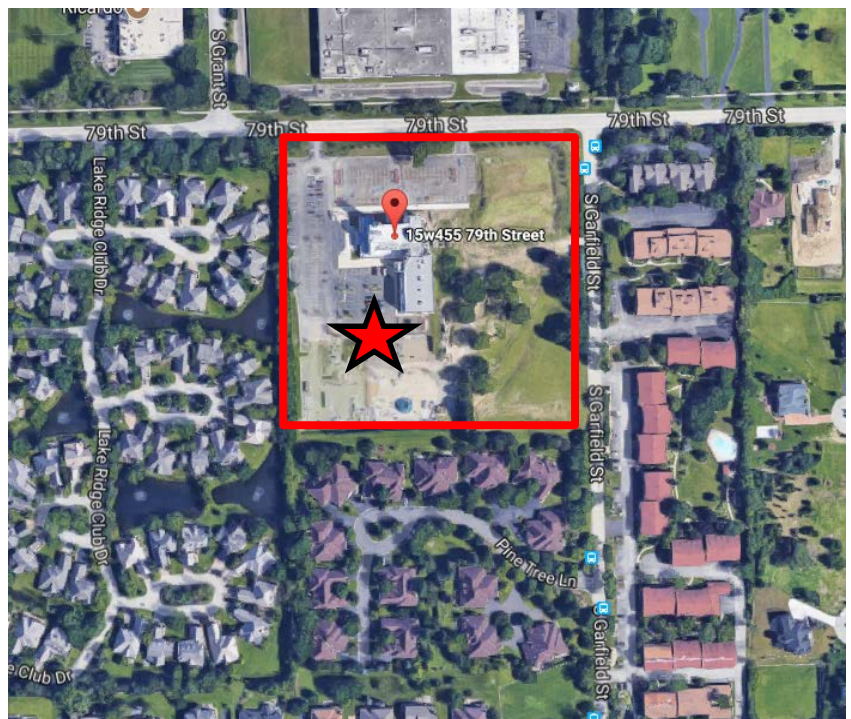
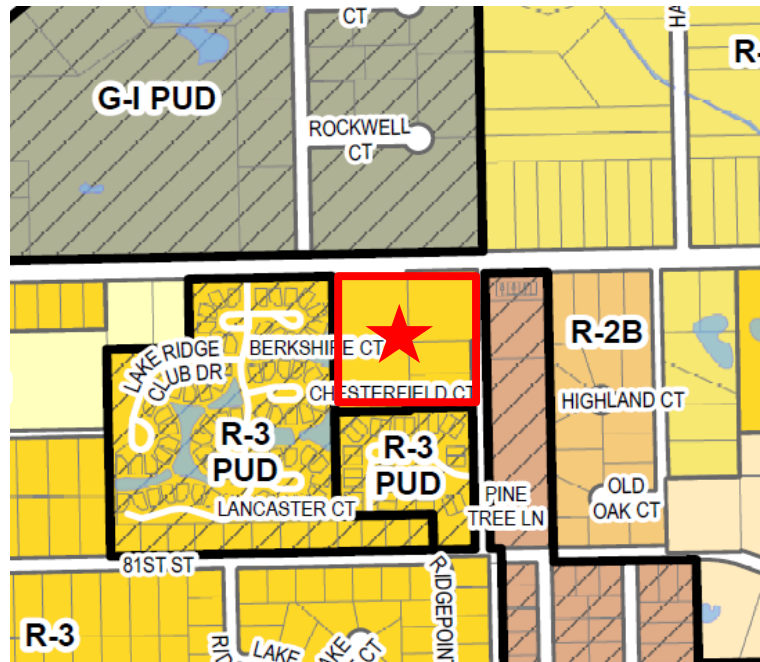
8.75 Acres

**SUBDIVISION:**

None

**AVAILABLE PARKING:**

210 Spaces





The petitioner is St. Mark Coptic Church located at 15W455 79<sup>th</sup> Street. The petitioner is requesting 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. The purpose of the request is primarily to allow for greater distance between the church's dumpster enclosure and neighboring residential properties, as well as to allow for greater ease of trash pickup for its waste hauler.

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

The petitioner occupies 8.75 acres of land on the southwest corner of 79<sup>th</sup> Street and Garfield Street. The church is bounded by R-3 Residential PUD subdivisions to the west (Lake Ridge Club) and south (Pine Tree) and R-4 Residential PUD (several condo associations) to the east, with G-I General Industrial to the north across 79<sup>th</sup> Street. The rear wall of the church, where a dumpster and enclosure is normally permitted, is approximately 175 feet from the nearest residential unit (in Pine Tree); the proposed location of the dumpster is approximately 300 feet from the nearest residential unit (in Braemoor).

### **Public Hearing History**

The public hearings held regarding this property are as follows:

- 2001 - a special use to expand the church and preschool with no more than 30 children
- 2007 - a special use to increase the capacity of the preschool to 40 children
- 2013 - a special use for a second expansion to the church as well as expansion of the parking lot, an outdoor playground, outdoor classroom, and outdoor kitchen and gazebo as well as a variation to permit a limited number of parking spaces to encroach into the required 30-foot setback from the west property line
- 2017 - a variation to allow a fence in a corner side yard
- 2018 - a special use to allow off-site commercial parking at the church (withdrawn)

### **Public Comment**

Several residents from Lake Ridge Club and Pine Tree subdivisions as well as industrial property owners along Grant Street have expressed support for the petition. No objections have been received.

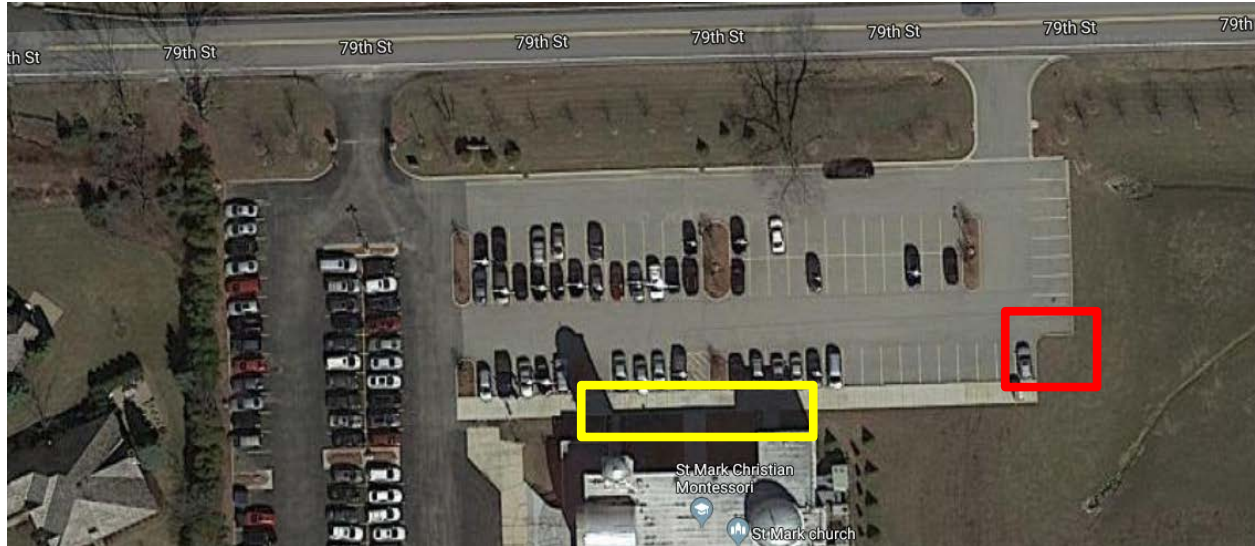
### **Applicable Zoning Ordinance Section(s)**

Section IV.I.36 of the Zoning Ordinance states the following:

- 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.*
- a. *There shall be no more than one dumpster enclosure for a building (or one per tenant for a multiple-tenant building) and said dumpster enclosure shall be used only for the enclosure of a trash dumpster.*

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

If the Plan Commission chooses to adopt the findings of fact and recommend approval of a variation for St. Mark Coptic Church for a dumpster to be permitted in the front yard, staff recommends that the dumpster be placed in either of two locations as shown in the map below:



The area in yellow would permit the dumpster and its enclosure to blend more seamlessly into the larger, principal structure behind it; however, it would only be able to be placed so that its doors would face 79<sup>th</sup> Street. The area in red would be more isolated in its location, and thus potentially more visible from the street, but could be placed so that its doors could face west. If the dumpster is required to be built in the yellow area, staff recommends that the enclosure be made of white building material identical to that of the principal building. If the dumpster is required to be built in the red area, staff recommends that the enclosure be of a brown stone material to better blend with the area around the enclosure.

In either scenario, staff recommends the following conditions be included if the Plan Commission chooses to recommend approval:

1. The enclosure shall be surrounded on three sides by year-round landscaping no shorter than the enclosure's walls.
2. The dumpster shall have a pedestrian gate and the primary doors shall remain closed except for when refuse is collected by a waste hauler.
3. The dumpster shall be emptied on a weekly basis.
4. Refuse shall be prohibited to be left outside of the enclosure.
5. The existing dumpster shall be placed within 50 feet of the rear wall of the building until the enclosure is completed in its required location.

### **Appendix**

Exhibit A – Petitioner's Materials

# EXHIBIT A



St. Mark Coptic Orthodox Church of Chicago  
15W455 79<sup>th</sup> Street, Burr Ridge Illinois 60527

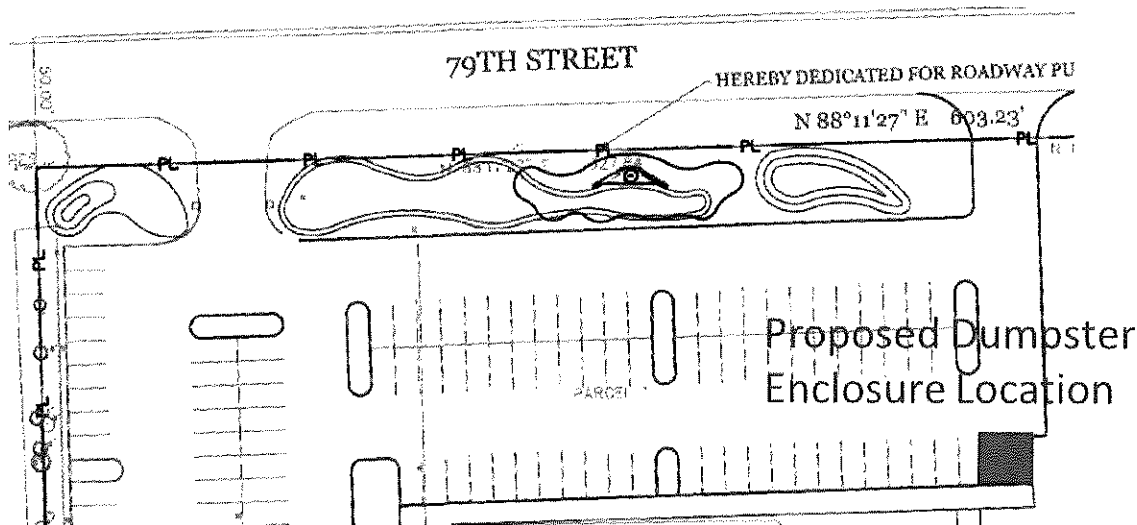
January 24, 2019

Evan Walter  
Assistant to the Village Administrator  
Village of Burr Ridge  
7660 County Line Rd.  
Burr Ridge, IL 60527

Dear Evan,

We have received your letter dated October 1, 2018 regarding the dumpster and recycling bin location on our property. We appreciate the notification and the information provided on compliance with the Village ordinance.

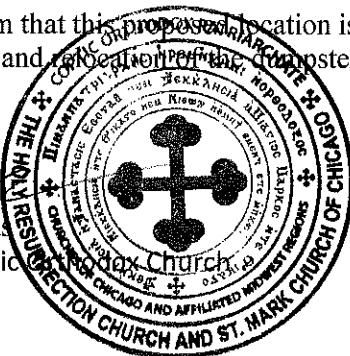
Per your letter, the dumpster and recycling bin location should be moved to the rear (southern) wall of the building. We have reviewed this proposed location with our trash and recycling removal vendor and they have concerns with accessing this location on a regular basis. We would like to offer a compromise solution that we feel would be satisfactory to all parties. Please see the excerpt of the site plan below that depicts the proposed dumpster enclosure location in blue on the north-east portion of our parking lot. This location is away from both adjacent residential areas on the south and west sides of our property. It also allows easy access for our vendor directly from 79<sup>th</sup> street.



Please confirm that this proposed location is acceptable to the Village and we will proceed with installation of the enclosure and relocation of the dumpster and recycling bins.

Sincerely,

George Kaldas  
St. Mark Coptic





## **Findings of Fact**

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

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

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

The vendor who removes the church's garbage has stated that the current placement of the dumpsters (on the south end of the property) is a major hardship for their removal of the dumpsters.

- 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.

Due to the hardship of the waste removal vendor, the church is seeking a resolution that would alleviate their hardship, while also accomodating the church's neighbors (who we believe, wish for the dumpsters to be located on the north end of the property).

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

Because of the existing layout of the improvements on the church's land, the north end is most conducive for the placement of the dumpster. It is less visually obtrusive to the neighbors, and will alleviate the waste removal vendor's hardships in collecting the waste.

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

The purpose of the variation has no bearing in potential increase in financial gain. The request for the variation is for the benefit of the community (the neighbors) and the vendor. The granting or denial of the variance will have no financial affect on the Petitioner.

- 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.

The Ordinance requires the placement of the dumpster and enclosure in a specific area. No person having an interest in the property has created or contributed to this hardship.

- 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.

**To our knowledge, the granting of the variation will actually have a net positive impact to the public (and the surrounding parcels). We see no possible detriments to anyone in placing the dumpsters on the north end of the property.**

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

**True. We have no facts to support that the granting of the variation will alter the essential character of the neighborhood or locality.**

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

**True. We have no facts to support that the proposed variation will impair an adequate supply of light and air to adjacent property.**

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

**True. We have no facts to support any opinions otherwise.**

(Please transcribe or attach additional pages as necessary.)

**From:** [REDACTED]  
**To:** [Evan Walter](#)  
**Subject:** Re: St Marks Church  
**Date:** Monday, February 25, 2019 12:42:57 PM  
**Attachments:** [image001.png](#)

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Thanks for your reply. Glad to hear that's the proposed location. I'm hoping it's approved by all parties.

Thanks, Bob

On Mon, Feb 25, 2019, 12:12 PM Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)> wrote:

Bob-

Thank you for your inquiry. A family matter precluded me from being able to put the documents online last week.

To your question, the dumpster is proposed to be located in the very spot you propose-on the northeast corner of the lot in the front yard where the shack you reference currently sits. Staff has no objection to this concept, and we recommend that if it is approved in this location, the dumpster be surrounded by a permanent enclosure but also with year-round landscaping to further hide it as well as specifically prohibiting trash from sitting outside the enclosure.

If you have any further comment, please let me know. Thank you!

signature



**From:** [REDACTED]  
**Sent:** Thursday, February 21, 2019 8:25 AM  
**To:** Evan Walter <[EWalter@burr-ridge.gov](mailto:EWalter@burr-ridge.gov)>  
**Subject:** St Marks Church

Good morning

I've communicated with you before, actually it was about the church as well. I have looked online but was unable to find anything else regarding the letter I got about dumpster placement.

I know that the dumpster is and has been on the west side of the property toward the front. Recently it was moved further south in the parking lot but is still on the west side. Currently in the new location it now impacts both Pine Tree subdivision and Lake Ridge.

My question - where does the church ultimately want it to be, and where according to the village should it be put.

In my opinion it should be located in the front, at the northeast corner of the lot (adjacent to the retention pond) where that small "shack" is sitting in the parking lot. That location keeps it the most distance away from all residential properties.

Thanks for your help, I await your reply.

Bob

**From:** [Maynard Bates](#)  
**To:** [Evan Walter](#)  
**Subject:** Public hearing regarding to allow location of a dumpster for St. Mark church  
**Date:** Wednesday, February 20, 2019 12:09:19 PM

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Mr. Walter ,

My name is Maynard Bates, and I reside at 316 79<sup>th</sup> Street in Burr Ridge. I am a close neighbor of the St. Mark's Church and wish to advise that we have no objection to the requested modification to a zoning ordinance. The church is a good neighbor and I am certain that their request will be of little or no impact to the surrounding homes.

Please read this into the proceedings as appropriate as I will not be attending the meeting in person.

Regards,  
Maynard Bates





## VILLAGE OF BURR RIDGE

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

ADDRESS OF PROPERTY: Multiple Addresses PIN # Multiple PINs

#### GENERAL INFORMATION

PETITIONER: St. Mark Coptic Orthodox Church  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS (Multiple Addresses) (see Exhibit A, attached)  
PHONE: (630)655-3466  
EMAIL: announcements@stmarkchicago.org  
PROPERTY OWNER: St. Mark Coptic Orthodox Church STATUS OF PETITIONER: Property Owner  
OWNER'S ADDRESS: 15W455 79th Street PHONE: (630)655-3466

#### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: \_\_\_\_\_ EXISTING ZONING: \_\_\_\_\_  
EXISTING USE/IMPROVEMENTS: \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_

A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED

#### DESCRIPTION OF REQUEST

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

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

Variance requested to have dumpster and enclosure placed on north end of 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.

James Paul F. Belang as agent for St. Mark Coptic Orthodox Church  
Petitioner's Signature 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](http://www.burr-ridge.gov)

**Karen J. Thomas**  
Village Clerk

**J. Douglas Pollock**  
Village Administrator

February 15, 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 St. Mark Coptic Church 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. The petition number and property address is **V-05-2019: 15W455 79<sup>th</sup> Street** and the Permanent Real Estate Index Number is: **09-36-104-066; 09-36-104-009; 09-36-104-017; and 09-36-104-018.**

A public hearing to consider this petition is scheduled for:

**Date:** Monday, March 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](mailto:ewalter@burr-ridge.gov)

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

Lake Ridge Club Assn  
25 1/2 Lake Ridge Club  
Burr Ridge, IL 605210000  
PIN 09361090770000

Lang, Anthony J & D M  
48 Chesterfield Ct  
Burr Ridge, IL 605270000  
PIN 09361090480000

The French Corp  
340 S Washington Ave  
La Grange, IL 605210000  
PIN 09361090030000

Solare, Ramona  
38 Lancaster Ct  
Burr Ridge, IL 605210000  
PIN 09361090380000

Zhu, Xiaomin  
3815 Gladstone Dr  
Naperville, IL 605270000  
PIN 09361090090000

Woods, Judith A  
18 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040380000

Kolb, Gordon M  
68 Berkshire Ct  
Burr Ridge, IL 605270000  
PIN 09361090680000

Jahn, Martin A  
34 Pine Tree Ln  
Burr Ridge, IL 605275900  
PIN 09361040440000

Katsaros, George & Fran  
52 Chesterfield Ct  
Burr Ridge, IL 605210000  
PIN 09361090520000

Fash, Bette A  
22 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040360000

Bates, Maynard & Amelia  
15W316 79Th St  
Burr Ridge, IL 605270000  
PIN 09362000260000

Home Run Inn Frozen Foods  
1300 Internationale  
Woodridge, IL 605210000  
PIN 09361090510000

Fnbh Trust L-697  
327 W 79Th St  
Burr Ridge, IL 605210000  
PIN 09254030090000

Becker, Christopher & N  
14 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040400000

Bennett, Lee & Mary Kay  
60 Berkshire Ct  
Burr Ridge, IL 605270000  
PIN 09361090600000

Mikita, Jill Kathleen  
4770 Pebblebrook Dr  
Oldsmar, FL 605210000  
PIN 09361090570000

Mc Elherne, Thomas J  
38 Pine Tree Ln  
Burr Ridge, IL 605275900  
PIN 09361040460000

,  
PIN 0

Ditewig, Leo & Sandra  
26 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040340000

Juracic, Eddie  
7912 S Garfield Ave  
Burr Ridge, IL 605275904  
PIN 09362000130000

Ponce De Leon, Alice A  
39 Lancaster Ct  
Burr Ridge, IL 605210000  
PIN 09361090390000

Machnowski, Thomas & N  
59 Berkshire Ct  
Burr Ridge, IL 605270000  
PIN 09361090590000

Lyster, Batsy A  
7810 Hamilton Ave  
Burr Ridge, IL 605270000  
PIN 09254030070000

Tameling, Robert & Ruth  
30 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040320000

Arenberg, S  
59 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040610000

Thorp, Judith Ann  
66 Berkshire Ct  
Burr Ridge, IL 605210000  
PIN 09361090660000

Hochnadel, Thomas J & A  
319 79Th St  
Burr Ridge, IL 605270000  
PIN 09254030110000

Midwest Bk & Tr  
1606 N Harlem Ave  
Elmwood Park, IL 605210000  
PIN 09362000180000

Alikhan, Jamel  
371 Highland Ct  
Burr Ridge, IL 605270000  
PIN 09362000320000

Falck, Thomas & Mary  
8 Bristol Ct  
Burr Ridge, IL 605210000  
PIN 09361090080000

Nickolaou, Marilyn M  
15W322 79Th St  
Burr Ridge, IL 605270000  
PIN 09362000250000

Caveney, Martin D  
51 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040500000

Damore, John D  
7920 Garfield Ave  
Burr Ridge, IL 605210000  
PIN 09362000160000

Foley-Laskey, Catherine  
20 Pinetree Ln  
Burr Ridge, IL 605270000  
PIN 09361040370000

Phillipp, Karen E  
34 Lancaster Ct  
Burr Ridge, IL 605210000  
PIN 09361090340000

Lang, Michael  
32 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040310000

Michalek, Paul A  
55 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040630000

Beutel, Clarence & Doris  
54 Chesterfield Ct  
Burr Ridge, IL 605210000  
PIN 09361090540000

Mackay, Stuart & Cornelia  
56 Chesterfield Ct  
Burr Ridge, IL 605270000  
PIN 09361090560000

Delaney Iii, Walter & D M  
50 Chesterfield Ct  
Burr Ridge, IL 605270000  
PIN 09361090500000

O Donnell, James A  
4 Berkshire Ln  
Burr Ridge, IL 605277934  
PIN 09361090040000

St Marks Coptic Orthodox  
15W455 79Th St  
Burr Ridge, IL 605270000  
PIN 09361040180000

Tameling, Nancy Carol  
62 Berkshire Ct  
Burr Ridge, IL 605270000  
PIN 09361090620000

Tischler, Mary C  
46 Durham Ct  
Burr Ridge, IL 605270000  
PIN 09361090460000

Panduit Corp  
18900 Panduit Dr  
Tinley Park, IL 605210000  
PIN 09253030110000

Grob, Ernest E & Clara  
36 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040450000

Sullivan, Patrick J  
7918 Garfield Ave  
Burr Ridge, IL 605210000  
PIN 09362000150000

Pine Tree Townhome Assoc  
28 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040650000

Reda, Domenic  
53 Chesterfield Ct  
Burr Ridge, IL 605210000  
PIN 09361090530000

Properties, Layko  
100 Shore Dr  
Burr Ridge, IL 605210000  
PIN 09253030200000

Todorovic, Vladica  
7906 Garfield Ave  
Burr Ridge, IL 605210000  
PIN 09362000110000

Anderson, Marva J  
24 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040350000

Rancic, Gail E  
67 Berkshire Ct  
Burr Ridge, IL 605270000  
PIN 09361090670000

Theidel, Richard & Devnie  
64 Berkshire Ct  
Burr Ridge, IL 605270000  
PIN 09361090640000

Maenza, Phyllis & C  
2 Berkshire Ln  
Burr Ridge, IL 605270000  
PIN 09361090020000

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

Finch, Jane P  
16 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040390000

Modelski, Frank & Francine  
12 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040410000

West, Arthur C & Eileen M  
42 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040480000

Kelling, Mary E  
6 Berkshire Ln  
Burr Ridge, IL 605210000  
PIN 09361090060000

Radeke, Roger & Sarah  
1 Berkshire Ln  
Burr Ridge, IL 605270000  
PIN 09361090010000

Santo, Marlys  
36828 N 104Th Pl  
Scottsdale, AZ 605270000  
PIN 09361090360000

Green, James C  
37 Lancaster Ct  
Burr Ridge, IL 605210000  
PIN 09361090370000

Jds Homes Inc  
480 W 62Nd St  
Burr Ridge, IL 605270000  
PIN 09362000310000

Bonda, N & S Bandaru  
7914 S Garfield Ave  
Burr Ridge, IL 605270000  
PIN 09362000140000

Nuzzo, Cheryl E  
5 Berkshire Ln  
Burr Ridge, IL 605270000  
PIN 09361090050000

Rohner, Richard E & Amy L  
331 W 79Th St  
Burr Ridge, IL 605210000  
PIN 09254030080000

Anderson, John & Dianne  
53 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040640000

Old Kent Bank N A  
105 S York  
Elmhurst, IL 605270000  
PIN 09361040660000

Lee, Yew Sing & Ruth  
7924 Garfield Ave  
Burr Ridge, IL 605210000  
PIN 09362000170000

Carithers, Judith L  
47 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040520000

Smith, Merle B  
28 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040330000

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

Sutton, Darrell  
65 Berkshire Ct  
Burr Ridge, IL 605210000  
PIN 09361090650000

Pokorney Trust  
323 W 79Th St  
Burr Ridge, IL 605270000  
PIN 09254030100000

Plechaty, Arline F  
58 Chesterfield Ct  
Burr Ridge, IL 605270000  
PIN 09361090580000

Radek, Deborah R  
7 Bristol Ct  
Burr Ridge, IL 605270000  
PIN 09361090070000

Cunningham, Michael & L  
7970 S Garfield Ave  
Burr Ridge, IL 605270000  
PIN 09362100010000

St Marks Coptic Orthodox  
15W455 79Th St  
Burr Ridge, IL 605270000  
PIN 09361040170000

Mikulasek, J & C Palmer  
45 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040530000

Saxinger, Barbara A  
15W611 79Th St  
Burr Ridge, IL 605210000  
PIN 09361040140000

Rapacz, Carol C  
40 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040470000

Lopata, Marilyn A  
15W341 81St St  
Burr Ridge, IL 605277902  
PIN 09362090010000

Panduit Corp  
18900 Panduit Dr  
Tinley Park, IL 605210000  
PIN 09253030180000

63 Berkshire Llc  
63 Berkshire Ct  
Burr Ridge, IL 605270000  
PIN 09361090630000

Richard, Kathleen M  
47 Durham Ct  
Burr Ridge, IL 605270000  
PIN 09361090470000

Bronowicki, Ted & Monica  
55 Chesterfield Ct  
Burr Ridge, IL 605210000  
PIN 09361090550000

Chicago Title 8002356627  
35 Lancaster Ct  
Burr Ridge, IL 605210000  
PIN 09361090350000

O Keefe, John & Karen  
57 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040620000

Moriarty, L O  
49 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040510000

Martino, J Frederick  
33 Lancaster Ct  
Burr Ridge, IL 605270000  
PIN 09361090330000

Cevela, Louis & Beatrice  
49 Chesterfield Ct  
Burr Ridge, IL 605210000  
PIN 09361090490000

Castellvi, Paul & Alicia  
44 Pine Tree Ln  
Burr Ridge, IL 605210000  
PIN 09361040490000

Szudarek, James J & Ann  
10 Pine Tree Ln  
Burr Ridge, IL 605270000  
PIN 09361040420000

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

Chgo Title Land Tr 6237  
10 S Lasalle  
Chicago, IL 605270000  
PIN 09361040090000

Carr, Carol F  
61 Berkshire Ct  
Burr Ridge, IL 605270000  
PIN 09361090610000





**NOTICE**  
Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information Re: **V-05-2019**

Further details are available at:  
[www.burr-ridge.gov](http://www.burr-ridge.gov)

(see Public Hearing/Plan Commission Agenda)





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

**Consent to Install Public Notice Sign**

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

15W455 79th Street, Burr Ridge, IL 60521

Property Owner or Petitioner:

James Bebawy - As Agent for St. Mark

(Print Name)

James Paul T. Bebawy

(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:** March 4, 2019; continued from November 19, 2018, January 21, 2019, and February 18, 2019

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**

At its February 18, 2019 meeting, the Plan Commission expressed a desire to have limited amendments to the Zoning Ordinance regarding the size, height, and setbacks of accessory buildings. Based on consensus from the Plan Commission, staff feels that the following amendments are desired:

- All lots would be limited to no more than two accessory buildings, regardless of size.
- Lots of 5 acres or greater in size would be permitted to construct two accessory buildings up to 6,000 total square feet in horizontal area. Under this scenario, a property owner could build a single, 6,000-square foot accessory building, but no additional accessory buildings; two 3,000-square foot accessory buildings; etc.
- Building setbacks for accessory buildings be equal to 2% of the horizontal floor area of the accessory building at lineal distance from the rear and interior side lot lines, with all accessory buildings required to be setback at least 10' from all lot lines. There was some discussion that 1% was inadequate for these purposes, as the distance would only increase from 10 feet after a building exceeded 1000 square feet in size. At 2%, accessory buildings exceeding 500 square feet would be required to be setback beyond the 10-foot minimum.
- A recommendation was made by Commission Irwin that the height of overhead doors on accessory buildings be raised so that recreational vehicles (RV's) may be parked inside. A Class A recreational vehicle, the largest standard class in the United States, has exterior dimensions of 8 ½ feet wide and 13 ½ feet tall. To this end, staff recommends that accessory buildings be permitted to have one building entryway/garage door no taller than 12 feet in height and 16 feet in width (standard width for a two-car garage). The amendment would allow additional opportunity for indoor RV parking within the Village while not impacting the Village's regulation stipulating that accessory buildings be one story or 15 feet in height, in most cases. A property owner would remain permitted to construct additional overhead doors that meet the existing 9-foot height requirement.

- Commissioner Farrell requested additional consideration be given to allowing property owners to combine their permitted accessory building square footage, specifically limited to lots smaller than 30,000 square feet. The current regulations are documented in the table to the right. While property owners would be permitted a greater amount of square footage to construct accessory buildings, it is likely that they would be restricted by either the FAR cap, the 30% rear yard cap, or the 60% principal structure cap before reaching these square footage limits, and thus be able to access the entirety of their permitted space only in rare cases. In the case of the R-2A and R-2B Districts, the FAR cap only applies to the first building, with the second building being permitted to be no larger than 750 square feet regardless of comparable FAR impact. To account for this, staff proposes increasing the combined FAR for 3,250 square feet of accessory buildings to 5.75% of FAR (a 1% total FAR increase). A chart is attached showing the comparable impacts of such an amendment. Regardless of property size, properties zoned R-2A and R-2B would continue to be permitted to build absolutely no more than 3,250 square feet of accessory buildings, but would be limited in total size by the proposed 5.75% FAR cap in the majority of scenarios. Properties zoned R-3 and R-4 are presently permitted to build two accessory buildings that combine to be no larger than 1,500 square feet in size or have a FAR of 3.75%, whichever is less.

| Zoning | Build 1 | Build 2 | Build Sum | FAR Cap |
|--------|---------|---------|-----------|---------|
| R-1    | 3000    | 3000    | 6000      | N/A     |
| R-2    | 2500    | 2500    | 5000      | N/A     |
| R-2A   | 2500    | 750     | 3250      | 4.75%   |
| R-2B   | 2500    | 750     | 3250      | 4.75%   |
| R-3    | 1500    |         | 1500      | 3.75%   |
| R-4    | 1500    |         | 1500      | 3.75%   |

No changes are proposed 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 percent 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. Staff has also provided a complete markup of draft ordinance amendments if they are desired.

### **Appendix**

Exhibit A – Draft Ordinance Amendments

Exhibit B – R-2A/R-2B Comparison Table

# EXHIBIT A

## 4. Setback and Location of Accessory Buildings and Structures

Accessory buildings and structures shall be setback *the lineal distance equivalent to 2% of the accessory building's horizontal floor area from the rear and interior side lot lines. All accessory buildings must be setback* a minimum of 10 feet from a rear lot line and shall comply with the minimum interior side and corner side yard setback of the zoning district in which the accessory building or structure is located except as may otherwise be specifically permitted in Section IV.I of this Ordinance.

## 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, *except one overhead door no more than 16 feet in width and 12 feet in height shall be permitted.*

## 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. *Each lot of record of 5 acres or greater in size in any zoning district is permitted to build two accessory buildings of no more than 6,000 combined square feet in horizontal floor area.*
- b. 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~~ *of* Buildings: ~~3,000~~ **6,000** square feet
- c. 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~~ of Buildings: ~~2,500~~ **5,000** square feet
- d. 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 Buildings ~~1: 0.0475 (4.75%)~~ **0.0575 (5.75%) FAR & 2,500 3,250** square feet, *whichever is less*  
~~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.~~
- e. 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%) **FAR & 1,500 square feet, whichever is less**  
~~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)

# EXHIBIT B

| Lot Size | Acres | Home    | 1st Floor | 60%    | Combined Permitted Area |     |              |              |
|----------|-------|---------|-----------|--------|-------------------------|-----|--------------|--------------|
|          |       |         |           |        | Gross                   |     | R-2A/B 5.75% | R-2A/B 4.75% |
| 20,000   | 0.46  | 4,000   | 2,400     | 1,440  | 1,500                   | and | 750          | 750          |
| 22,000   | 0.51  | 4,400   | 2,640     | 1,584  | 1,500                   | and | 825          | 825          |
| 24,000   | 0.55  | 4,800   | 2,880     | 1,728  | 1,500                   | and | 900          | 900          |
| 26,000   | 0.60  | 5,200   | 3,120     | 1,872  | 1,500                   | and | 975          | 975          |
| 28,000   | 0.64  | 5,600   | 3,360     | 2,016  | 1,500                   | and | 1,050        | 1,050        |
| 30,000   | 0.69  | 6,000   | 3,600     | 2,160  | 3,250                   | and | 1,725        | 1,425        |
| 32,000   | 0.73  | 6,400   | 3,840     | 2,304  | 3,250                   | and | 1,840        | 1,520        |
| 34,000   | 0.78  | 6,800   | 4,080     | 2,448  | 3,250                   | and | 1,955        | 1,615        |
| 36,000   | 0.83  | 7,200   | 4,320     | 2,592  | 3,250                   | and | 2,070        | 1,710        |
| 38,000   | 0.87  | 7,600   | 4,560     | 2,736  | 3,250                   | and | 2,185        | 1,805        |
| 40,000   | 0.92  | 8,000   | 4,800     | 2,880  | 3,250                   | and | 2,300        | 1,900        |
| 42,000   | 0.96  | 8,400   | 5,040     | 3,024  | 3,250                   | and | 2,415        | 1,995        |
| 44,000   | 1.01  | 8,800   | 5,280     | 3,168  | 3,250                   | and | 2,530        | 2,090        |
| 46,000   | 1.06  | 9,200   | 5,520     | 3,312  | 3,250                   | and | 2,645        | 2,185        |
| 48,000   | 1.10  | 9,600   | 5,760     | 3,456  | 3,250                   | and | 2,760        | 2,280        |
| 50,000   | 1.15  | 10,000  | 6,000     | 3,600  | 3,250                   | and | 2,875        | 2,375        |
| 60,000   | 1.38  | 12,000  | 7,200     | 4,320  | 3,250                   | and | 3,450        | 2,850        |
| 65,000   | 1.49  | 13,000  | 7,800     | 4,680  | 3,250                   | and | 3,738        | 3,088        |
| 70,000   | 1.61  | 14,000  | 8,400     | 5,040  | 3,250                   | and | 4,025        | 3,325        |
| 80,000   | 1.84  | 16,000  | 9,600     | 5,760  | 3,250                   | and | 4,600        | 3,800        |
| 90,000   | 2.07  | 18,000  | 10,800    | 6,480  | 5,000                   |     |              |              |
| 100,000  | 2.30  | 20,000  | 12,000    | 7,200  | 5,000                   |     |              |              |
| 110,000  | 2.53  | 22,000  | 13,200    | 7,920  | 5,000                   |     |              |              |
| 120,000  | 2.75  | 24,000  | 14,400    | 8,640  | 5,000                   |     |              |              |
| 130,000  | 2.98  | 26,000  | 15,600    | 9,360  | 5,000                   |     |              |              |
| 140,000  | 3.21  | 28,000  | 16,800    | 10,080 | 5,000                   |     |              |              |
| 150,000  | 3.44  | 30,000  | 18,000    | 10,800 | 5,000                   |     |              |              |
| 160,000  | 3.67  | 32,000  | 19,200    | 11,520 | 5,000                   |     |              |              |
| 170,000  | 3.90  | 34,000  | 20,400    | 12,240 | 5,000                   |     |              |              |
| 180,000  | 4.13  | 36,000  | 21,600    | 12,960 | 5,000                   |     |              |              |
| 190,000  | 4.36  | 38,000  | 22,800    | 13,680 | 5,000                   |     |              |              |
| 200,000  | 4.59  | 40,000  | 24,000    | 14,400 | 5,000                   |     |              |              |
| 300,000  | 6.89  | 60,000  | 36,000    | 21,600 | 6,000                   |     |              |              |
| 400,000  | 9.18  | 80,000  | 48,000    | 28,800 | 6,000                   |     |              |              |
| 500,000  | 11.48 | 100,000 | 60,000    | 36,000 | 6,000                   |     |              |              |



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

**S-02-2019: 11650 Bridewell Drive (McNaughton); Requests conditional approval for two subdivision entryway signs as well as a variation to permit four subdivision entryway signs.**

**HEARING:**

March 4, 2019

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

McNaughton Development

**PETITIONER STATUS:**

Property Developer

**PROPERTY OWNER:**

McNaughton Development /  
Lakeside Pointe HOA

**EXISTING ZONING:**

R-5 PUD

**LAND USE PLAN:**

Recommends Residential Uses

**EXISTING LAND USE:**

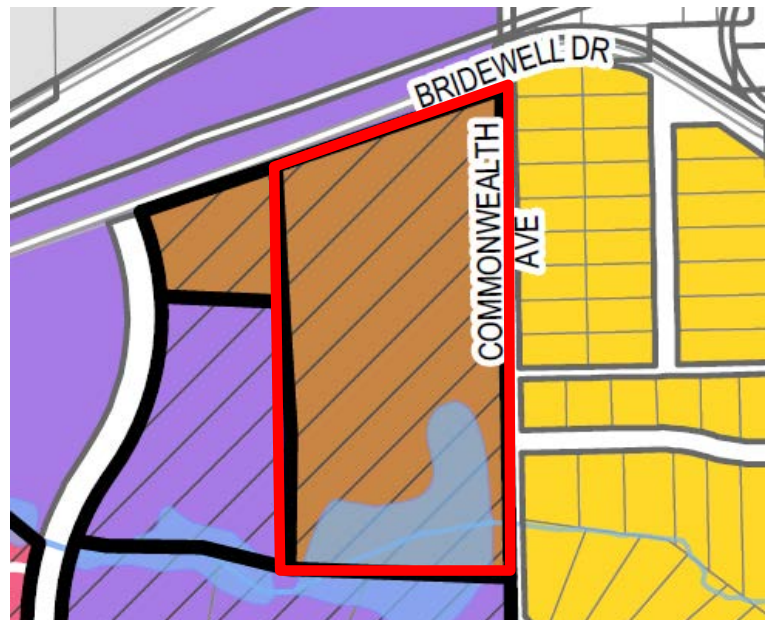
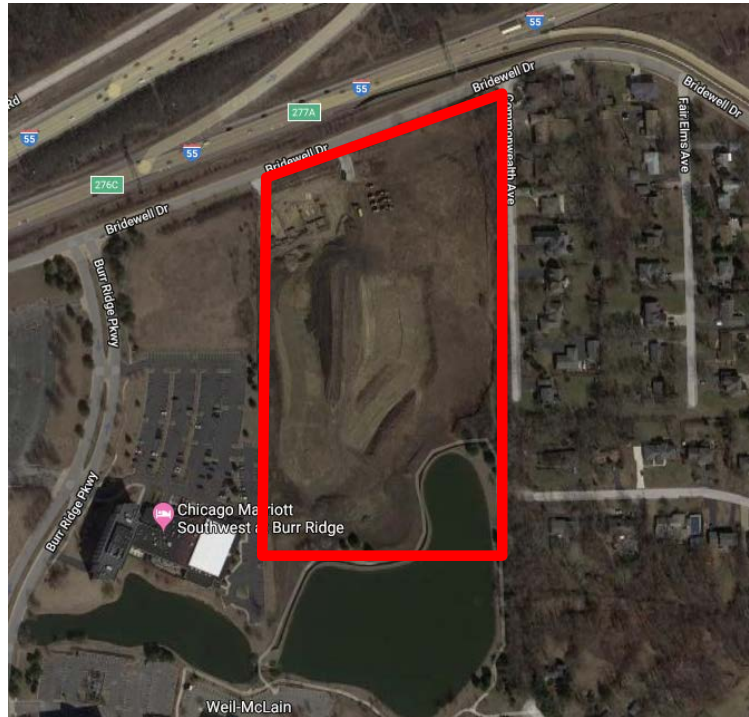
Residential Subdivision

**SITE AREA:**

19.76 Acres

**SUBDIVISION:**

Lakeside Pointe



The petitioner is McNaughton Development, property owner and developer of the Lakeside Pointe subdivision at 11650 Bridewell Drive. The petitioner is seeking conditional approval for two subdivision entryway signs as well as a variation to permit four subdivision entryway signs. The location of the signs appeared on the petitioner's PUD plans, which were approved by the Village in 2017, but approval of a PUD does not constitute approval of subdivision entryway signs. Section 55.04 of the Sign Ordinance states the following:

*“Subdivision Entryway Sign(s): A maximum of one sign per entryway may be allowed provided each sign shall not exceed 50 square feet in area and four feet in height. The text of all subdivision entryway signs shall include the words “Burr Ridge” as for example, “Oak Subdivision of Burr Ridge”. The lettering for “Burr Ridge” may be in smaller font but must be legible.”*

The four signs are defined as the area shaded in pink in the petitioner's materials, and complies with the Sign Ordinance in terms of height, size, and location. The smaller “BR” logo sign is not considered to be in excess of the Sign Ordinance's regulations as such signs are permitted to be attached to subdivision monuments as shown. In staff's analysis of the Sign Ordinance and Comprehensive Plan, the “BR” logo meets the spirit of the regulations which stipulate that the subdivision be identified as being part of the Village in its identity. The remaining elements of the petitioner's submitted elevations (shaded in yellow) are considered subdivision fences and entryway monuments and are in compliance with the Village's Subdivision Ordinance. These elements require approval only by the Board of Trustees and are not considered part of this petition. This petition is not considered “construction necessitated” as the definition of construction necessitated does not include signs.

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

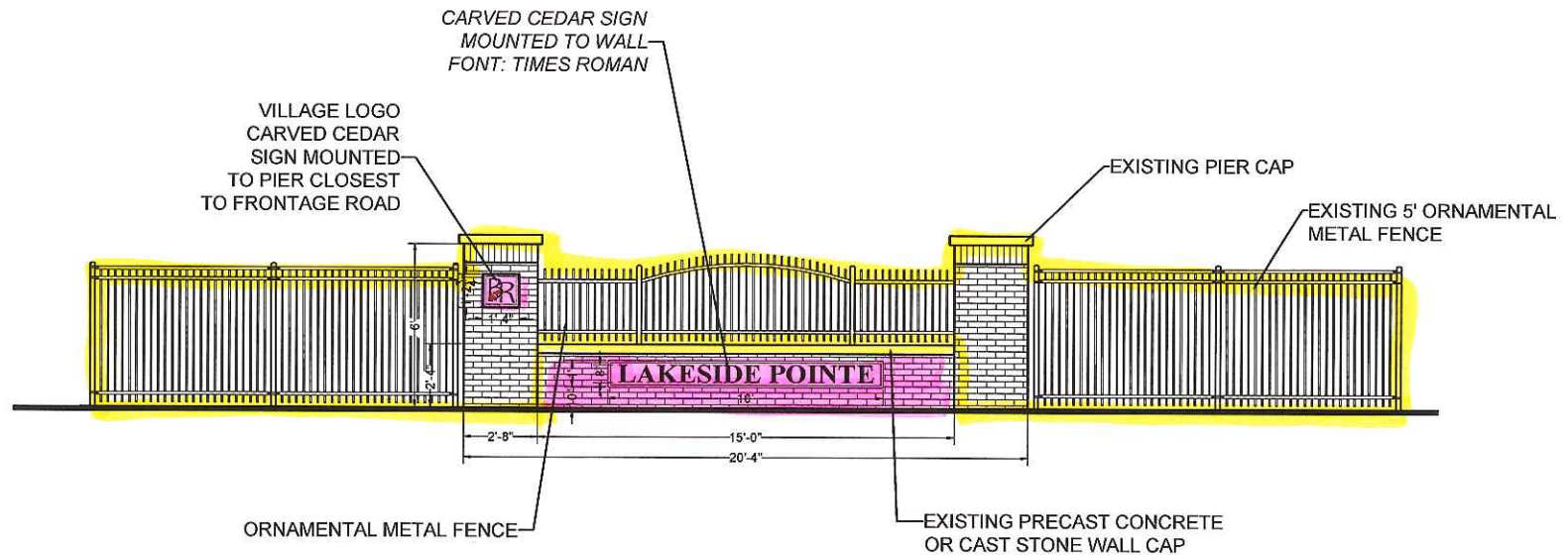
The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of the conditional signs as well as the variation, they should be approved subject to the site plan submitted by the petitioner.

### **Appendix**

Exhibit A – Petitioner's Materials



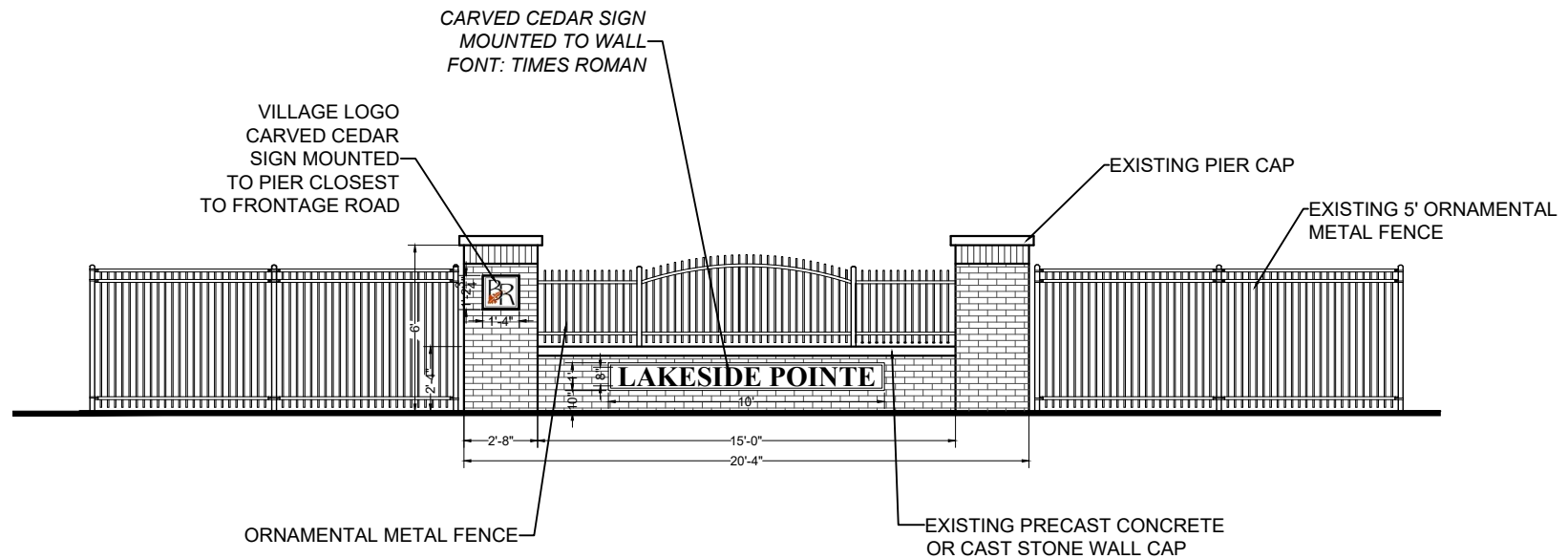
## EXHIBIT A



## ENTRANCE MONUMENT

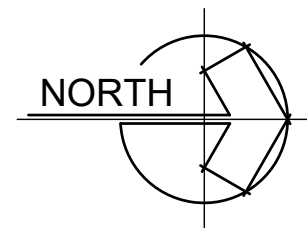
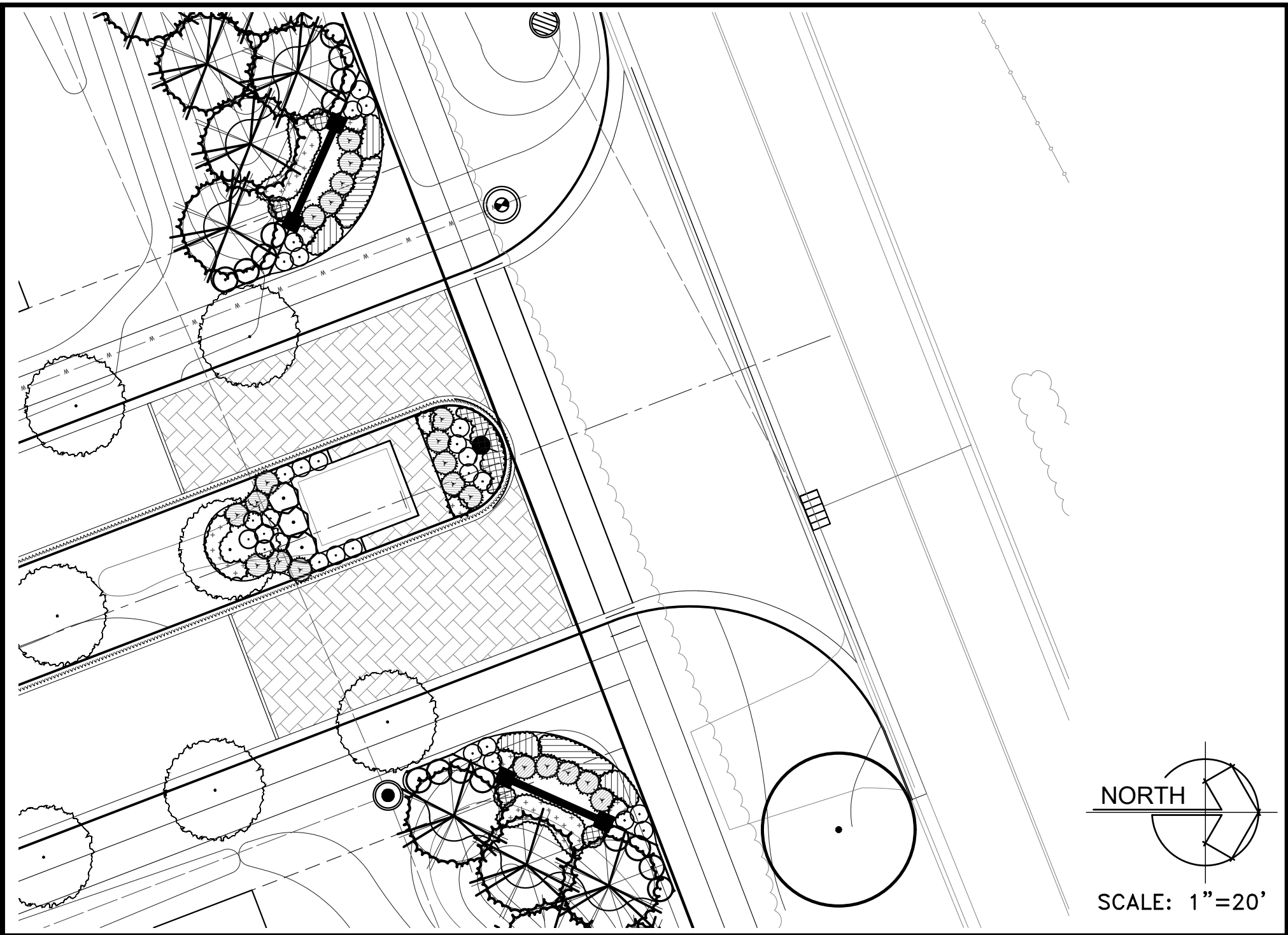
SCALE:  $\frac{3}{16}" = 1'-0"$





## ENTRANCE MONUMENT

SCALE:  $\frac{3}{16}" = 1'-0"$



SCALE: 1"=20'





FINDINGS OF FACT  
FOR A VARIATION PURSUANT TO THE VILLAGE OF BURR RIDGE  
SIGN ORDINANCE

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per section 55.39 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

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

*Concur; The additional signs do not detract from the intent of the Sign Ordinance.*

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

*The additional signs add to the character of the development and provide a more aesthetically-pleasing entrance.*

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

*The Sign Ordinance does not permit flexibility for subdivisions in such a prominent location.*

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

*None; it will add to the essential character.*





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

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

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

*Concur; all height, size, and other requirements are met.*

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

*Concur; no impacts will be effected.*

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

*Concur*

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

*Concur*



# VILLAGE OF BURR RIDGE

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

ADDRESS OF PROPERTY: 11050 Bridwell Drive PIN # 18-30-300-005

### GENERAL INFORMATION

PETITIONER: John Benay / McNaughton Development  
(All correspondence will be directed to the Petitioner)  
PETITIONER'S ADDRESS: 185220 Jackson Street Burr Ridge  
PHONE: (630) 325-3400  
EMAIL: johnb@mcnaughtondevelopment.com  
PROPERTY OWNER: McNaughton Dev. STATUS OF PETITIONER: Owner  
OWNER'S ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 19.75 Acres EXISTING ZONING: R-S PUD  
EXISTING USE/IMPROVEMENTS: Subdivision  
SUBDIVISION: Lakeside Pointe

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)  
Conditional

Permit 4 entryway signs / Conditional approval.

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

2/27/19