



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JANUARY 20, 2020
7:00PM
VILLAGE HALL - BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears all requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

I. ROLL CALL

III. APPROVAL OF NOVEMBER 18, 2019 MEETING MINUTES

IV. PUBLIC HEARINGS

A. V-01-2020: Oak Creek Club Subdivision (Curelo): Variation and Findings of Fact

Requests a variation from Section IV.K.2 of the Zoning Ordinance to permit outdoor storage of one commercial vehicle and relevant attachments and implements to be used for snow removal on a seasonal, annual basis in a guest parking spot in the subject subdivision.

B. Z-03-2020: 6880 North Frontage Road (Hayes); Text Amendment, Special Use and Findings of Fact

Requests a text amendment to Section X.E.2 of the Zoning Ordinance to add "Child Care Center" as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E.2 of the Zoning Ordinance to permit a "Child Care Center" at the subject property.

V. CORRESPONDENCE

A. Board Report – November 25, 2019; December 9, 2019; and January 13, 2020

B. Building Report – November 2019

C. Activity Memo – November and December 2019

VI. OTHER PETITIONS

A. PC-01-2010: Annual Zoning Review

VII. PUBLIC COMMENT

VIII. FUTURE SCHEDULED MEETINGS

A. February 3, 2020

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact

Requests a special use for a site plan and building elevation review for the purpose of erecting a 10,000-square foot, 2-story office building with associated parking in the T-1 Transitional District. The request requires the following variations from the Zoning Ordinance: development of a lot without minimum lot area and lot width; a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building on the interior side, corner side, and rear yards; a driveway which exceeds the maximum allowable width in a non-residential district; insufficient setbacks for a driveway from a property line; an off-street loading berth in a yard adjoining a residential district that is not fully enclosed; a trash dumpster located partially in the side yard and nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for an office use; and insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property.

B. February 17, 2020

No business is currently scheduled for this meeting. Staff recommends this meeting be cancelled at the February 3, 2020 meeting if no business is scheduled by this time.

IX. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF NOVEMBER 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 – Hoch, Praxmarer, Broline, Farrell, Petrich, and Trzupek

ABSENT: 2 – Stratis, Irwin

Village Administrator Doug Pollock, Assistant Village Administrator Evan Walter, and Trustee Guy Franzese were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to approve the minutes of the November 4, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Trzupek

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

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

Z-22-2019: Zoning Ordinance Amendments; Text Amendments and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that the Board of Trustees had directed the Plan Commission to consider amendments to the Zoning Ordinance regarding the prohibition of recreational cannabis businesses in the Village. On June 25, 2019, Governor Pritzker signed HB 1438, the Cannabis Regulation and Tax Act, which legalized the sale, possession, and consumption of recreational cannabis by adults over 21 effective January 1, 2020. In response to the adoption of the Act, the Board of Trustees held a special town hall meeting on October 21 to determine whether the Village should permit or prohibit recreational cannabis businesses in the Village. Using input collected from the Plan Commission, EDC, and Police Department staff, the Board elected to “opt out” by a 6-0 vote, directing the Plan Commission hold a public hearing to consider amendments to the Zoning Ordinance which would prohibit recreational cannabis businesses in the Village.

Mr. Walter said that the Plan Commission must affirm or reject the direction from the Board and recommend that the Zoning Ordinance be amended to prohibit Recreational Businesses in the Village. If the Plan Commission rejected the direction from the Board regarding the prohibition of Recreational Businesses in the Village, the Plan Commission should then request that the Plan Commission hold a separate public hearing be held at a later date which would allow for consideration of permitting certain Recreational Businesses in the Village.

No public comment was given on the petition.

All of the Plan Commissioners expressed support for the Board's direction and stated that recreational cannabis businesses were not appropriate in Burr Ridge.

At 7:06 pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to recommend that the Board of Trustees amend the Zoning Ordinance to prohibit recreational cannabis businesses in the Village.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

Z-21-2019: 9500 Madison Street (Mohamed); Variations and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that the petitioner is Mokhtar Mohamed, developer of the subject property located at 9500 Madison Street. The petitioner requested variations from Section IV.I.2 of the Zoning Ordinance to permit a shared driveway to encroach within two feet of four unique side lot lines to accommodate a proposed subdivision in the R-2A Residential District. The petitioner is attempting to subdivide the subject property from a single parcel into five lots; the purpose for the variation is to permit a single shared driveway bisecting the front of the five lots in lieu of one driveway for each of the five lots. Section IV.I.2 of the Zoning Ordinance requires that driveways be setback at least two feet from all lot lines; because the shared driveway is shown to bisect the side lot lines on each of the five lots, the shared driveway is not permitted by right and thus requires variations for each of the instances that it encroaches within two feet of a side lot line, including outright bisection in each case.

No public comment was given.

Chairman Trzupek asked the petitioner what the hardship was which necessitated the need for a variation. Sam Polema, representative of the petition, said that the severe slope would make the

creation of five individual driveways very challenging, and felt that the proposed design was more workable than the standard method.

Commissioner Farrell said that she supported the petition based on safety and terrain issues that are present on the property.

Commissioner Praxmarer said that she felt that a hardship was not demonstrated and did not support the petition as was presented.

Commissioner Broline asked what the shaded areas on either end of the property represented. Mr. Polema said that they represented emergency access for emergency vehicles. Mr. Pollock said that these would need to resemble standard curb cuts and said that the petitioner was really requesting a reduction in curb cuts from five to three based on the presence of these access points.

Commissioner Hoch said that the property was unique and said that she preferred the proposed design to the standard design.

Chairman Trzupek asked why the drive was defined as a driveway instead of a road. Mr. Walter said that the petitioner had met the standard of the Subdivision Ordinance by providing the access as shown. Mr. Walter said that making the shared driveway into a street would result in said area no longer counting towards the size of the lots and thus making the lots non-compliant.

Chairman Trzupek said he did not support the proposal as shown based on the lack of a hardship.

Mr. Pollock suggested that the petitioner bring forth several options to Village staff which would allow for either the reduction in number of variations or elimination altogether and the petition be continued to a later date. This recommendation was supported by the Plan Commission.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to continue the public hearing to December 16, 2019.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 5-0.

Z-18-2019: Zoning Ordinance Amendments; Text Amendment and Findings of Fact

This petition was continued from November 4, 2019. Chairman Trzupek asked Mr. Walter to review the public hearing request. The petitioner is Tad Christensen, 8079 Creekwood Drive, requests consideration of amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts. Mr. Walter explained that at this time, there were several ancillary regulations dealing with prairie grasses but nothing that specifically regulated behavior on residential lots.

The petitioner was again not present for the public hearing.

Mr. Walter recommended that if the Plan Commission wished to discuss options for amending the Zoning Ordinance to permit prairie grasses, the petition be cancelled and staff bring forth the discussion during the annual zoning review. The Plan Commission supported this concept.

At 7:48pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to cancel the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

PC-02-2019: Annual Appointment of Plan Commission Vice Chairperson

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to appoint Commissioner Irwin as Vice Chairperson for a term to expire November 18, 2020.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

VII. FUTURE SCHEDULED MEETINGS

A. December 2, 2019

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to cancel the December 2, 2019 meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

B. December 16, 2019

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 7:55pm. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 7:55p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator



V-01-2020: 8300 Madison Street (MB Financial); Requests a variation from Section IV.K.2 of the Zoning Ordinance to permit outdoor storage of one commercial vehicle and relevant attachments and implements to be used for snow removal on a seasonal, annual basis in a guest parking spot in the subject subdivision.

HEARING:

January 20, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Ken Curelo o/b/o Oak Creek Club
HOA

PETITIONER STATUS:

HOA Representative

PROPERTY OWNER:

Oak Creek Club HOA

EXISTING ZONING:

R-3 Residential PUD

LAND USE PLAN:

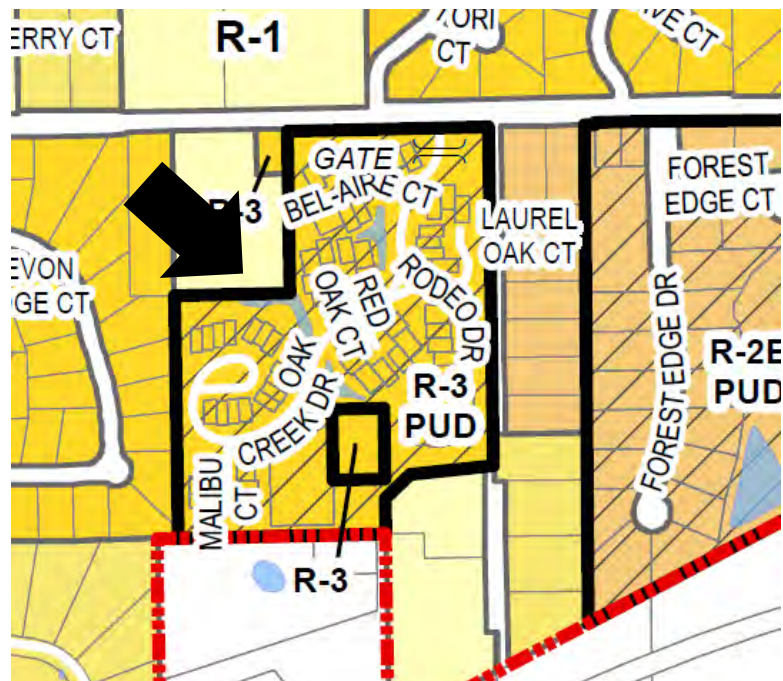
Recommends Residential Uses

EXISTING LAND USE:

Guest Parking Area

SUBDIVISION:

Oak Creek Club



The petitioner is Ken Curelo o/b/o the Oak Creek Club subdivision HOA, a gated subdivision located on the south side of 91st Street adjacent to Burr Ridge Middle School. The petitioner requests a variation from Section IV.K.2 of the Zoning Ordinance to permit outdoor storage of one commercial vehicle and relevant attachments and implements to be used for snow removal on a seasonal, annual basis in a guest parking spot in the subject subdivision. Because the HOA owns and maintains its own streets, it must also plow the roads when snowfall occurs. The variation is necessitated as the HOA has requested to store a plow vehicle outdoors on HOA property, which is not permitted by Section IV.K.2 of the Zoning Ordinance, which states that commercial vehicles may not be stored outdoors in residential districts.

The petitioner states that there is a significant cost difference in having the ability to store the plow vehicle at the HOA throughout the winter instead of having it be delivered to respond to every snow event. The HOA has provided a letter indicating unanimous HOA Board support for the request.

Land Use and Site Plan

Oak Creek Club is a gated subdivision located on the south side of 91st Street in southern Burr Ridge. The streets are owned and maintained by the Oak Creek Club HOA and are for the exclusive use and benefit of the residents within the subdivision. The subdivision is unique in that there is a single home that acts as an exclave within the subdivision's enclosed borders; this home accesses the subdivision's private roads for ingress and egress to public streets.

Public Hearing History

No public hearings have been held within Oak Creek Club since the subdivision was completed in 1990.

Public Comment

One objection from a resident of the subdivision was received; this objection is located in Exhibit A.

Applicable Zoning Ordinance Section(s)

Section IV.K.2. of the Zoning Ordinance states as follows:

Overnight, outside parking of commercial vehicles, as defined herein, is prohibited but may be permitted in a fully enclosed building or structure upon any lot or parcel of land in a residential district in accordance with the following provisions:

- a. Commercial vehicles may be stored and/or parked overnight only in a fully enclosed building or structure.*
- b. No commercial vehicle shall be permanently affixed to the ground.*
- e. For purposes of this section commercial vehicles shall be defined as follows:*
 - i. Any vehicle exhibiting lettering or logos advertising a business related enterprise (other than traditional bumper stickers).*
 - ii. Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks, storage boxes or lockers.*
 - iii. Any vehicle requiring a vehicle license of Class D as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses.*
 - iv. Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.*

- v. *Any van that does not have seating behind the driver's seat and the front passenger seat or without side windows adjacent to the rear seating area such as panel vans.*

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, it should be made subject to the following conditions:

1. The variation shall be limited to one commercial vehicle, stored outdoors within the designated guest parking area as noted within the petitioner's submitted materials. The commercial vehicle may not be parked within any roadway.
2. The commercial vehicle shall be permitted to be located at the designated guest parking area from November 15 through April 1 on an annual basis.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

OAK CREEK CLUB SUBDIVISION

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

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

YES BECAUSE THE VILLAGE DOES NOT PLOW THE STREETS
AND DRIVEWAY WITHIN THE GATED COMMUNITY

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

IT WILL PROVIDE A BENEFIT BY CREATING AND MAINTAINING
A SAFER WALKING AND DRIVING CONDITION WITHIN THE COMMUNITY.

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

PROPER SNOW REMOVAL ENHANCES THE USE, ENJOYMENT
AND VALUE OF THE PROPERTY IN THE OAK CREEK CLUB

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

DOES NOT APPLY. THERE IS NO AVAILABLE PROPERTY
FOR DEVELOPMENT IN THE OAK CREEK CLUB

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

THE PROPERTY IS FULLY DEVELOPED AND THE SNOWCAT
IS ESSENTIAL FOR MAINTAINING THE ACCESS ROADS

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

THE OAK CREEK CLUB IS ALL
RESTRICTED AND THE SNOWCAT WILL FACILITATE TRANSPORTATION
WITHIN THE COMMUNITY.

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

THE ON-SITE PARKING OF THE SNOWCAT ALLOWS FURTHER
ENJOYMENT FOR THE RESIDENTS IN THE SUB DIVISION

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

YES

December 26, 2019

Board of Trustees, Village of Burr Ridge,

As members of the Board of Directors of The Oak Creek Club, we assert that we are in full support for obtaining a variation from Section IV.K.2 of the Zoning Ordinance to allow for parking of a Snowcat in a secluded guest parking area in our gated community.

On site parking of the Snowcat is essential for timely, cost effective snow removal from the driveways, cul-de-sacs and streets of The Oak Creek Club. Without it, snow removal will be significantly delayed and may be impossible to achieve in some areas of the subdivision.

The residents of The Oak Creek Club are largely a senior population and are dependent on clear access for support people coming into their homes and egress to necessary community services outside of the subdivision.

We thank you for your consideration in allowing this truly necessary exception to the Burr Ridge regulations.

Sincerely

Board of Directors, Oak Creek Club

Kenneth J. Curelo, President

Kenneth J. Curelo 12/28/19

Michelle Hennessy, Vice President

Michelle Hennessy 1/4/2020

Gary Dorsay, Secretary

Gary Dorsay 1/3/20

Dirk Gnodde, Treasure

Dirk Gnodde 12/28/19

Vince Arnone, Director

Vince Arnone 12/27/19

Cathy Macellaio, Director

Cathy Macellaio 12/27/19

Steve Seiple, Director

Steve Seiple 1/3/20

SUBDIVIDER

PROVENCAL BUILDERS INC.
SCHOOL CORNER, RTE 83 & 171
LEMONT, ILLINOIS 60439

OAK CREEK CLUB

BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 1,
TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA (BOUNDED BY SOLID HEAVY LINES)
= 972,549 SQ. FT.
= 22.3267 ACRES

TOTAL AREA LOT 64 = 725,229 SQ. FT.
= 16.6506 ACRES

ALL MONUMENTATION OF LOT CORNERS WILL BE
COMPLETED UPON THE COMPLETION OF MASS
EARTH GRADING

EAST-WEST CENTERLINE
OF SECTION 1-37-11

91 ST

N. 90° 00' 00" E.

639.60 MEAS.

SECOND ADDITION TO DEVON
OF
BURR RIDGE
REC. AUG. 28, 1979
DOC. NO. R79-77235

3 NAILS FOUND 0.60 FT.
NORTH & 0.20 FT. WEST
OF CORNER.

STREET

LEGEND

C.A. & D.E. COMMON AREA &
DRAINAGE EASEMENT.

NOTE:
THE AREAS DEPICTED AS PRIVATE STREETS ON THIS PLAN OF SUBDIVISION ARE APPROXIMATELY LOCATED.
THE PRIVATE STREETS ARE TO BE INSTALLED BY OWNER IN ACCORDANCE WITH THE IMPROVEMENT COMPLETION
AGREEMENT BETWEEN THE OWNER AND THE VILLAGE OF BURR RIDGE, COOK AND DU PAGE COUNTIES, ILLINOIS
WHICH AGREEMENT WILL BE RECORDED AFTER THE RECORDING OF THIS PLAN. THE VILLAGE HAS NO DUTY
TO MAINTAIN THE PRIVATE STREETS AND SUCH MAINTENANCE IS TO BE PERFORMED BY THE OWNERS OF THE
PROPERTY WITHIN THIS SUBDIVISION. A PERPETUAL EASEMENT FOR THE BENEFIT OF THE LOT OWNERS
AND FOR THE OWNERS OF EXCLUDED PARCELS 2 AND 5 FOR INGRESS AND EGRESS ACROSS LOT 64 IS
HEREBY GRANTED.

S. 90° 00' 00" E.
367.00 DEED & MEAS.

IRON PIPE FOUND 1.11 FT.
NORTH & 0.11 FT. EAST
OF CORNER.

IRON PIPE IS 0.97 FT.
NORTH & 0.35 FT. WEST
OF CORNER.

DEVON RIDGE SUBDIVISION
DOC. NO. R67-20475
REC. FEB. 12, 1967

771.00 MEAS.

N. 00° 21' 20" E.

RECORD
DRAWINGS
12-5-83

PREPARED BY:
Christian - Rog & Ribando
ENGINEERS PLANNERS SURVEYORS
3550 HOBSON ROAD SUITE 104
WOODRIDGE, ILL. 60517
(312) 971-242

JOB NO. 86 420

RAIL FOUND AT
SOUTH 1/4 CORNER
OF SECTION 1-37-11

DATE OF PREPARATION: 10/24/86

DATE	REVISIONS
2/6/87	1/9/87
2/9/87	1/15/87
3/4/87	8/17/87
3/5/87	11/6/87
3/23/87	12/15/87

* REV. 1-10-89 PROP. MONUMENTATION
@ N.E. & S.E. CORNERS.

SHEET 1 OF 2

Susan Sullivan
19 Rodeo Drive
Burr Ridge, IL 60527
suzsul@aol.com

January 12, 2020

Mr. Evan Walter
Assistant Village Administrator
7660 County Line Road
Burr Ridge, IL 60527

Dear Mr. Walter,

I am in receipt of your notice dated December 20th (copy attached). This comes at a time when many of the residents are in warmer climates for the winter. I was unable to locate the petition information on the Village website, so I don't know what the particulars are of the request for variation.

What I do know is that this piece of equipment in our community is an eyesore. It is located in the center area and in plain sight. To my knowledge, the homeowners were not consulted about whether or not they found this objectionable. Also, until recently, this equipment did not reside in Oak Creek Club, so clearly there is an alternative. Our community is referred to as "prestigious Oak Creek Club" in real estate ads. There are units for sale that are not moving. Please see attachments. The one unit sold for \$499,000 in 2017 and has been on the market for almost six months at \$350,000 and not moving. I am considering placing my unit for sale and consider this eyesore a detriment. Further, if I don't object, this behemoth could be placed in front of my unit. Which sort of begs the question why the petitioner does not wish to have this parked just outside his unit, where it would be considerably more out of sight. Our rules and regulations do not permit a truck to be parked in here, so to have a plow parked in here is contradictory. That is an internal problem to be addressed differently. I would think the Village carefully contemplates the codes and policies and prides itself on standards of appearance. I ask you to look at the photos attached and ask yourself if you would like to see this when you look out your window, or if you would consider it attractive as you or your guests drive by it. Thank you for your consideration.

Respectfully,


Susan Sullivan

Enclosures: 5 pages

4 Bel Aire Ct Burr Ridge, IL 60527 (Pending)

\$449,900

3

4

PRICE

BEDROOMS

BATHROOMS

Price has dropped 6.3% since 8/21/2019

[Price History](#)

Status: **Under Contract**

MLS #: 10492405

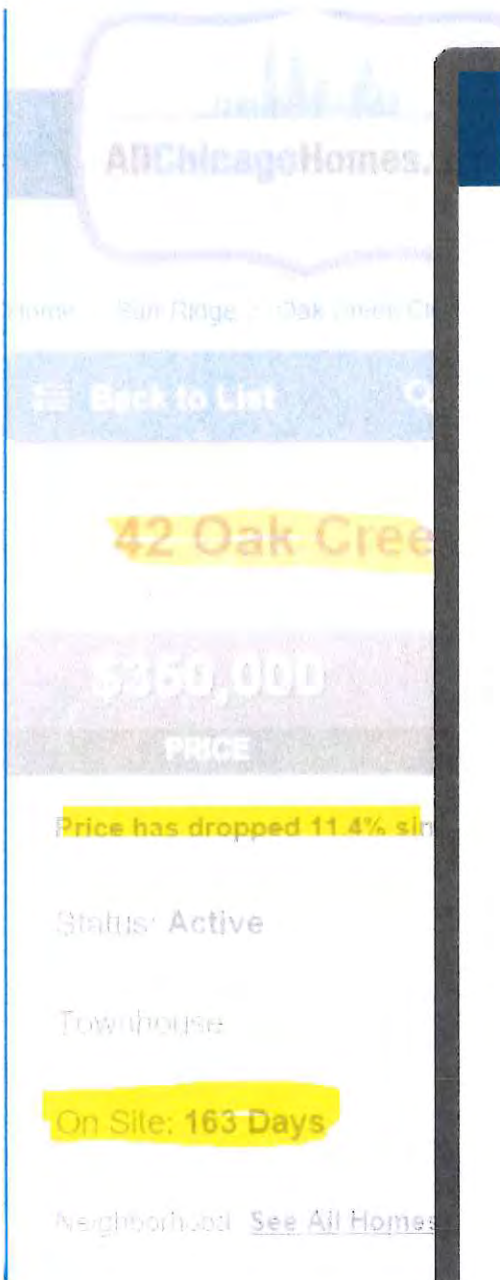
Townhouse

Sq. Feet: 2705

On Site: **141 Days**

Lot Size: N/A

Neighborhood: [See All Homes for Sale in Oak Creek Club](#)





42 Oak Creek Ct, Burr Ridge, IL 60527 • \$350,000

[Property Details](#) [Schools](#) [Neighborhood](#) [Payment Calculator](#) [Proper](#)

11/15/2019	Price Changed	\$350,000	\$133
09/17/2019	Price Changed	\$385,000	\$146
07/30/2019	Listed	\$395,000	\$150
06/18/2019	Listed	\$399,900	\$152
05/22/2019	Relisted	\$399,900	\$152
05/16/2019	Price Changed	\$399,900	\$152
04/17/2019	Listed	\$410,000	\$156
02/26/2019	Listed	\$430,000	\$163
06/11/2018	Sold	\$397,000	\$151
04/16/2018	Listed	\$415,000	\$158
01/09/2018	Price Changed	\$449,500	\$171
01/05/2018	Listed	\$475,000	\$180
11/03/2017	Listed	\$475,000	\$180
09/17/2017	Relisted	\$499,000	\$190







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

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

December 20, 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 Kenneth Curelo o/b/o Oak Creek Club Subdivision for a variation from Section IV.K.2 of the Zoning Ordinance to permit outdoor storage of one commercial vehicle and relevant attachments and implements to be used for snow removal on a seasonal, annual basis in a guest parking spot in the subject subdivision. The petition number and property address is **V-01-2020: Oak Creek Club Subdivision** and the Permanent Real Estate Index Number is **10-01-308-043**.

A public hearing to consider this petition is scheduled for:

Date: Monday, January 20, 2020

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 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.

Masco, Kelly A
47 Oak Creek Dr
Burr Ridge, IL 605270000
PIN 10013080220000

Walsh, John
26 Rodeo Dr
Burr Ridge, IL 605210000
PIN 10014060200000

Hettinger, Robert F
42 Oak Creek Ct
Burr Ridge, IL 605210000
PIN 10013080170000

Pollick, Joseph & Laverne
36 Red Oak Ct
Burr Ridge, IL 605210000
PIN 10013080110000

Carson, Albert M
43 Oak Creek Dr
Burr Ridge, IL 605210000
PIN 10013080180000

Conrad, Robt & Dorothy
53 Oak Creek Dr
Burr Ridge, IL 605270000
PIN 10013080280000

Argyris, George
1 Bel Aire Ct
Burr Ridge, IL 605270000
PIN 10014060020000

Kucharski, Peter C Tr
17 Laurel Oak Ct
Burr Ridge, IL 605210000
PIN 10014060080000

Cantillon, Marueen E
62 Malibu Ct
Burr Ridge, IL 605270000
PIN 10013080370000

Lange, Jon R & Sin Kim
33 Pin Oak Ct
Burr Ridge, IL 605210000
PIN 10013080400000

Mikaitis, William & V
27 Rodeo Dr
Burr Ridge, IL 605270000
PIN 10014060210000

Dorsay, Gary & Felice Tr
40 Red Oak Ct
Burr Ridge, IL 605210000
PIN 10013080150000

Kuberski, Raymond M & A L
56 Oak Creek Ct
Burr Ridge, IL 605210000
PIN 10013080310000

Pusateri, Michael & Joanne
50 Oak Creek Dr
Burr Ridge, IL 605210000
PIN 10013080250000

Macellaio Sr, James & C
61 Malibu Ct
Burr Ridge, IL 605270000
PIN 10013080360000

Falivene, Lorraine
58 Malibu Ct
Burr Ridge, IL 605270000
PIN 10013080330000

Duncan, Brenda K
8 Bel Aire Ct
Burr Ridge, IL 605210000
PIN 10013080060000

Arnone, Vincent J
57 Malibu Ct
Burr Ridge, IL 605210000
PIN 10013080320000

Marano, Anton J
6 Bel Aire Ct
Burr Ridge, IL 605210000
PIN 10013080040000

Seiple, Stephen & Sarah
12 Laurel Oak Ct
Burr Ridge, IL 605270000
PIN 10014060050000

Swiech, Dennis & Carolyn
2 Bel Aire Ct
Burr Ridge, IL 605270000
PIN 10014060010000

Ringbloom, Kenneth & D
7 Bel Aire Ct
Burr Ridge, IL 605210000
PIN 10013080050000

Madori, Janet M
38 Red Oak Ct
Burr Ridge, IL 605210000
PIN 10013080130000

Wang, X & Q Chen
22 Rodeo Dr
Burr Ridge, IL 605210000
PIN 10014060160000

Garcia, George & M Giovenco
37 Red Oak Ct
Burr Ridge, IL 605210000
PIN 10013080120000

Gnodde, Billie & Richard
59 Malibu Ct
Burr Ridge, IL 605270000
PIN 10013080340000

Nikolovski, Chris
29 Rodeo Dr
Burr Ridge, IL 605270000
PIN 10013030080000

Viniard, Willie & Patricia
46 Oak Creek Dr
Burr Ridge, IL 605270000
PIN 10013080210000

Cordin, J Scott
45 Oak Creek Ct
Burr Ridge, IL 605278388
PIN 10013080200000

Brannigan Jr, Bernard J
30 Pin Oak Ct
Burr Ridge, IL 605210000
PIN 10014060100000

Glass, Glenn L
625 Plainfield Rd
Willowbrook, IL 605210000
PIN 10013080080000

Kowal, Peter P
52 Oak Creek Dr
Burr Ridge, IL 605270000
PIN 10013080270000

Burns, Ronald & Carolyn
44 Oak Creek Ct
Burr Ridge, IL 605270000
PIN 10013080190000

Ferguson, Tommie & Betty
49 Oak Creek Dr
Burr Ridge, IL 605210000
PIN 10013080240000

Curelo, Kenneth & Patricia
14 Laurel Oak Ct
Burr Ridge, IL 605278384
PIN 10014060030000

Malhotra, Jayant
25 Rodeo Dr
Burr Ridge, IL 605210000
PIN 10014060190000

Oak Creek Club
16238 Prince Drr
So Holland, IL 605210000
PIN 10013080430000

Huang, Teng L & L Chou
54 Oak Creek Ct
Burr Ridge, IL 605270000
PIN 10013080290000

Luke, Michelle Trustee
9745 Secret Forest Dr
Burr Ridge, IL 605270000
PIN 10013080030000

Kramer, Lawrence & Bonnie
16 Laurel Oak Ct
Burr Ridge, IL 605210000
PIN 10014060070000

Rahman, Faisal
1002 Midwest Club
Oak Brook, IL 605270000
PIN 10013080010000

Henry, Diane M
29 Pin Oak Ct
Burr Ridge, IL 605210000
PIN 10014060110000

Nikolovski, Chris & N
29 Rodeo Dr
Burr Ridge, IL 605210000
PIN 10013030070000

Champion, Susan K
48 Oak Creek Dr
Burr Ridge, IL 605210000
PIN 10013080230000

Ippolito, Steven & K C
24 Rodeo Dr
Burr Ridge, IL 605210000
PIN 10014060180000

Rubginelli, Elsa
51 Oak Creek Dr
Burr Ridge, IL 605270000
PIN 10013080260000

Sullivan, Susan M
19 Rodeo Dr
Burr Ridge, IL 605270000
PIN 10014060130000

Paik, Heh Y
9 Bel Aire Ct
Burr Ridge, IL 605210000
PIN 10013080070000

Khattak, Akhtar & Samina
55 Oak Creek Dr
Burr Ridge, IL 605210000
PIN 10013080300000

Newport, Paul & Nina
18 Laurel Oak Ct
Burr Ridge, IL 605210000
PIN 10014060090000

Mulryan, Michael
60 Malibu Ct
Burr Ridge, IL 605270000
PIN 10013080350000

Anirudhan, Madhavan
15 Laurel Ct
Burr Ridge, IL 605270000
PIN 10014060060000

Denton, Lowell E
21 Rodeo Dr
Burr Ridge, IL 605210000
PIN 10014060150000

Collins Jr, Andrew & M M
20 Rodeo Dr
Burr Ridge, IL 605210000
PIN 10014060140000

Farago, William & Jayne
28 Pin Oak Ct
Burr Ridge, IL 605210000
PIN 10014060120000

Degand, Pancho
13 Laurel Oak Ct
Burr Ridge, IL 605270000
PIN 10014060040000

O Malley, John B
4 Bel Aire Ct
Burr Ridge, IL 605270000
PIN 10013080020000

Michel, Yvonne & Fritz R
41 Red Oak Ct
Burr Ridge, IL 605210000
PIN 10013080160000

Woemer, Michael & Susan
31 Pin Oak Ct
Burr Ridge, IL 605270000
PIN 10013080420000

Elliott, Michael Raymond
17475 Jovanna Dr
Homewood, IL 605210000
PIN 10014060170000

Castronovo, John F
63 Malibu Ct
Burr Ridge, IL 605270000
PIN 10013080380000

Hennessey, J Kevin & M
39 Red Oak Ct
Burr Ridge, IL 605270000
PIN 10013080140000

George, Marilyn H
34 Pin Oak Ct
Burr Ridge, IL 605210000
PIN 10013080390000

Antani, Gillian A
35 Red Oak Ct
Burr Ridge, IL 605270000
PIN 10013080100000

Thomas, Ronald & Justine
32 Pin Oak Ct
Burr Ridge, IL 605210000
PIN 10013080410000

Kravicik, Cheryl
11 Bel-Aire Ct
Burr Ridge, IL 605270000
PIN 10013080090000

 **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 R V-01-2020

Further details are available at:
www.burr-ridge.gov
(see Public Hearing/Plan Commission Agenda)





VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): KENNETH J. CURELO
STATUS OF PETITIONER: PRESIDENT, OAK CREEK CLUB HOA
PETITIONER'S ADDRESS: 14 LAUREL OAK CT., BURR RIDGE, IL 60527
ADDRESS OF SUBJECT PROPERTY: OAK CREEK CLUB SUBDIVISION
PHONE: 708-609-0955
EMAIL: KCURELO@COMCAST.NET
PROPERTY OWNER: HOME OWNERS OF OAK CREEK CLUB
PROPERTY OWNER'S ADDRESS: _____ PHONE: _____
PUBLIC HEARING REQUESTED: _____ Special Use _____ Rezoning _____ Text Amendment ☒ Variation(s)

DESCRIPTION OF REQUEST:

THE BOARD OF DIRECTORS OF THE OAK CREEK CLUB IS REQUESTING A
VARIANCE TO THE VILLAGE OF BURR RIDGE REGULATIONS TO ALLOW PARKING
OF A SNOWCAT IN A SECLUDED, UNUSED PARKING AREA WITHIN THE
GATED COMMUNITY FROM NOVEMBER 1 TO APRIL 30 EVERY YEAR

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____
EXISTING USE/IMPROVEMENTS: _____
SUBDIVISION: _____
PIN(S) # _____

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 of Filing



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:

OAK CREEK CLUB SUBDIVISION

Property Owner or Petitioner:

KENNETH J. CURELO, PRESIDENT

(Print Name)

Kenneth J. Curelo

(Signature)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-03-2020: 6880 North Frontage Road (Hayes); Requests for a text amendment to Section X.E.2 of the Zoning Ordinance to add “Child Care Center” as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E.2 of the Zoning Ordinance to permit a “Child Care Center” at the subject property.

HEARING:

January 20, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Nancy Hayes

PETITIONER STATUS:

Prospective Tenant

PROPERTY OWNER:

White Lotus Group, LLC

EXISTING ZONING:

L-I Light Industrial

LAND USE PLAN:

Recommends Light Industrial
Uses

EXISTING LAND USE:

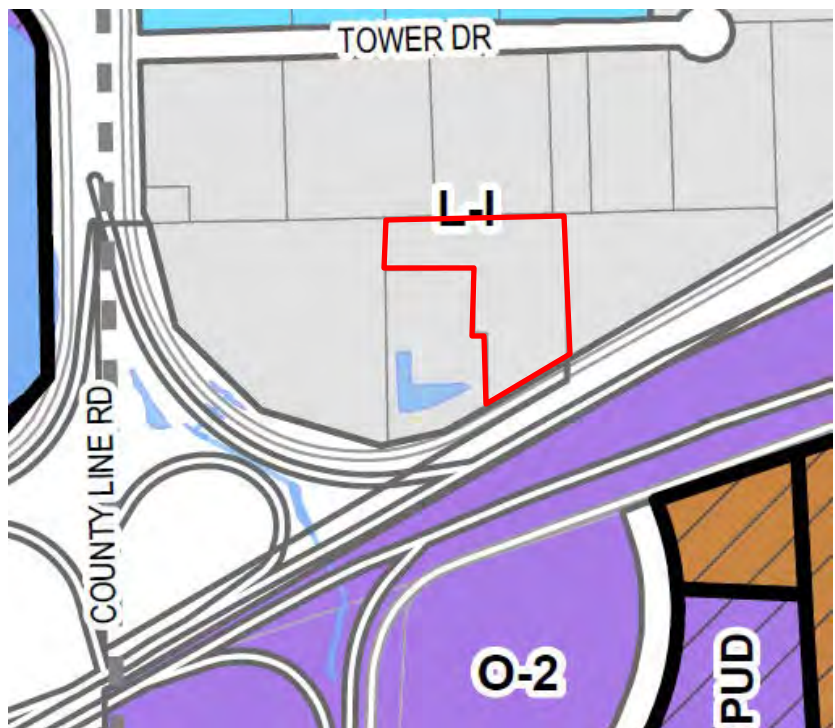
Commercial Building

SITE AREA:

3.54 Acres

SUBDIVISION:

Tower Drive



Staff Report and Summary

Z-03-2020: 6880 North Frontage Road (Hayes); Text Amendment, Special Use, and Findings of Fact

The petitioner is Nancy Hayes, owner of Grand Avenue Preschool and Day Care. The petitioner requests a text amendment to Section X.E.2 of the Zoning Ordinance to add “Child Care Center” as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E.2 of the Zoning Ordinance to permit a “Child Care Center” at the subject property. The petitioner is the owner and proprietor of an accredited early childhood education center that has operated at several locations in the western suburbs since 1981. The petitioner seeks to open a new 5,000-square foot facility at the subject property that would provide continued services to the public.

The petitioner states in the business plan that Grand Avenue would be open from 7:00AM to 6:00PM daily and serve children ages 3 to 6 years old. Grand Avenue would also offer a half-day program from 8:45AM to 11:15AM as well as a comparable afternoon session from 1PM to 4PM. Full day students will arrive between 6:45AM and 9:00AM; families of full day students must park and walk their child(ren) inside. Approximately 30-40 half-day students are planned to arrive between 8:30 and 8:45AM via valet drop off, with 4 to 5 teachers outside greeting families, taking the children by the hand and walking them inside; students are then dismissed at 11:15AM in an inverse fashion. This process will repeat for children arriving for the afternoon half-day schedule. For reference, students at Vine Academy arrive between 7:30 and 8:00AM and dismissing around 4:30PM. Approximately 100 students are scheduled to attend Vine Academy in the upcoming school year, with a total cap of 200 students permitted at the school under their present special use.

The petitioner would be required to remain in compliance with State law as a licensed childcare facility throughout their time in operation; the Village has no regulations governing the internal activities of childcare facilities. DCFS has stated that the facility will be permitted to hold no more than 80 children at any one time, with approximately half of the students being full day. The petitioner’s request includes an outdoor playground measuring approximately 2,250 square feet, whose location is designated within Exhibit A. The playground would be fenced and secured with a childproof lock as well as be accessible only to those associated with Grand Avenue.

Land Use and Site Plan

The subject property is 3.5 acres in size and includes one commercial building with parking located primarily to the west of the building. The property is zoned L-I Light Industrial and is surrounded by like zoning on all sides. The subject property is accessible via the traffic signal at the intersection of County Line Road and Carriage Way Drive/North Frontage Road. The property is unique in that its western property line bisects a shared parking lot located on both 6860 and 6880 North Frontage Road, with the same property owner owning both parcels. There are 192 parking spaces located on the parcel at 6880 North Frontage Road. Other tenants at the subject property include Seasons Hospice, Advanse, and Vine Academy, who collectively must provide 96 total spaces between them per the Zoning Ordinance. The Zoning Ordinance does not specify Child Care Centers must provide a specific amount of parking to be in compliance; at 5,000 square feet, Grand Avenue would be required to provide 20 spaces if a standard calculation of one space required for every 250 square feet is applied. This would allow for 76 remaining spaces for the vacant balance of the subject property. The Zoning Ordinance also allows the Plan Commission to make a custom determination as to the parking requirement for Grand Avenue at the subject property without the need for a text amendment.

Public Hearing History

In 2001, the property at 6880 North Frontage Road received a variation to allow a side lot line between the two parcels at 6860 and 6880 North Frontage Road to traverse a parking lot drive aisle

EXHIBIT A



Findings of Fact – Special Use Burr Ridge Zoning Ordinance

Address:

6880 N. Frontage Road

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

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
Grand Avenue will provide part day preschool, full day programs for 3-6 y.o., days off school for breaks and summer for school age students. We currently have students enrolled from Burr Ridge.
- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. *We are licensed by DEFS since 1981 and we also have a national accreditation (NECPA) for top quality early childhood programs.*
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located. *We were happy to hear The Vine will be our neighbor and we think families and families working nearby will be pleased to have early childhood options from Grand Avenue.*
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
There is adequate parking, enough space for our playground and we like that the Frontage Road provides great access for families.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
The property provides all necessary utilities.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
There is a large parking lot for arrival & dismissal valet service and for parking & walking their children inside.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
We will conform to all rules and regulations.
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.
We will conform to all rules and any special recommendations.

Grand Avenue Preschool & Day Care, Inc.

Business Plan, December 2019

Since 1981, we have been providing early childhood education to families from our Western Springs and LaGrange Highlands locations. We would like to relocate our LaGrange Highlands location to Burr Ridge. We are licensed by DCFS and we also have a national accreditation (NECPA). We will be licensed for 80 children per day. We are currently serving families from Burr Ridge and we also have employees from Burr Ridge. Our students are primarily from Burr Ridge, Western Springs and LaGrange. We will be bringing most of our current families with us and we hope to enroll more families from the surrounding area.

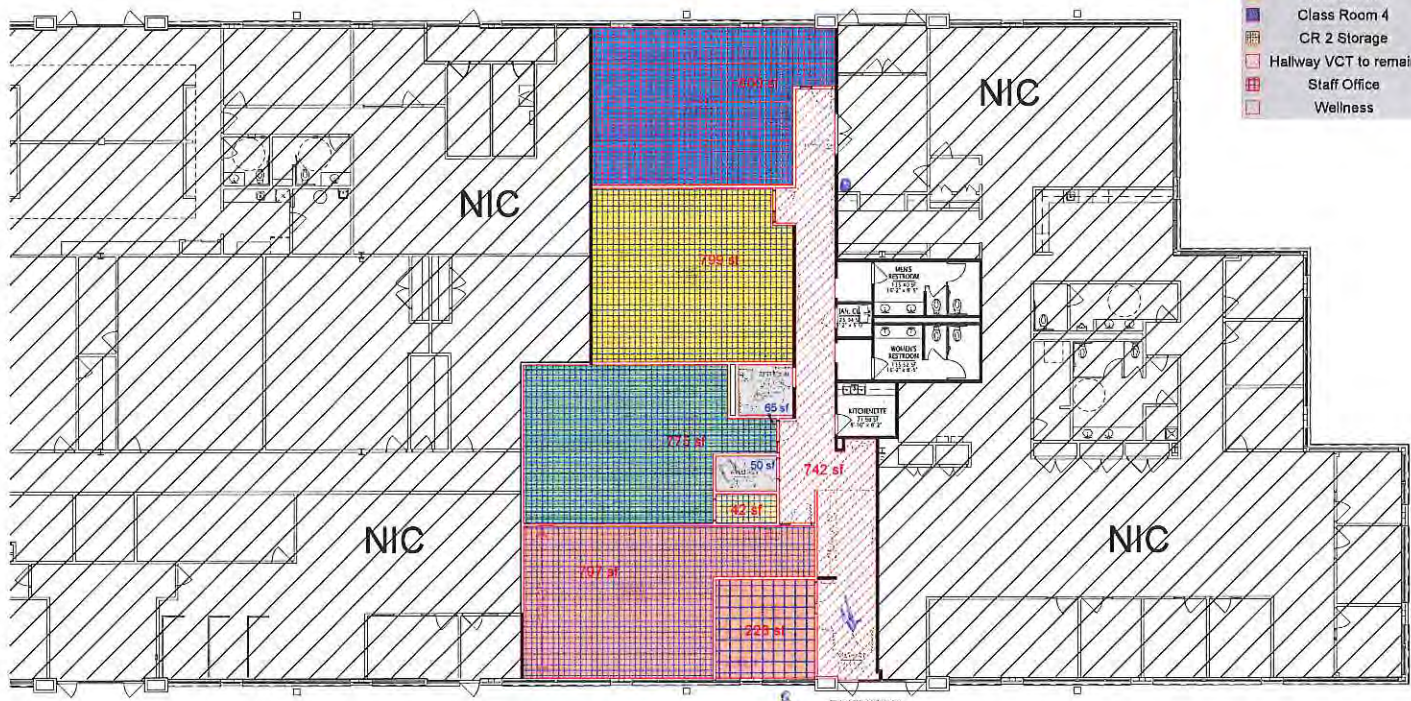
We are open from 7AM until 6 PM daily to serve working families with full day programs for 3 to 6 year olds. We might consider opening a little earlier to accommodate Loyola families. We also offer part day preschool programs from 8:45 to 11:15, and an afternoon session as well. We provide programming for school age students and we will have those students attend Winter Camp (Christmas and New Years weeks), Spring Break and Summer Camp only. We have about 20 employees working 2 shifts. About 12 teachers work in the morning (some MWF and others T Th) and then our afternoon shift arrives around 2:30 and that could be about 8 cars.

Our plan is to continue providing our current programming. Our mission is to provide a positive group environment and stimulating curriculum fostering children's creative and intellectual abilities appropriate for the developmental stage. We are known for preparing children for kindergarten and later learning both through academics and social emotional learning. We have a music teacher who works each day. We sing for fun, for learning and we provide opportunities for families to come for events such as our Halloween Parade, Holiday Sing, Spring Sing and Graduation.

Respectfully submitted,

Nancy Hayes, Director, Owner

708 606 6875 cell



Legend			
Description	Quantity	Unit	
ADA restroom	65	sf	
Class Room 1	797	sf	
Class Room 2	775	sf	
Class Room 3	799	sf	
Class Room 4	800	sf	
CR 2 Storage	42	sf	
Hallway VCT to remain	742	sf	
Staff Office	228	sf	
Wellness	50	sf	

GRAND AVENUE PRESCHOOL Initial Space Plan [A]

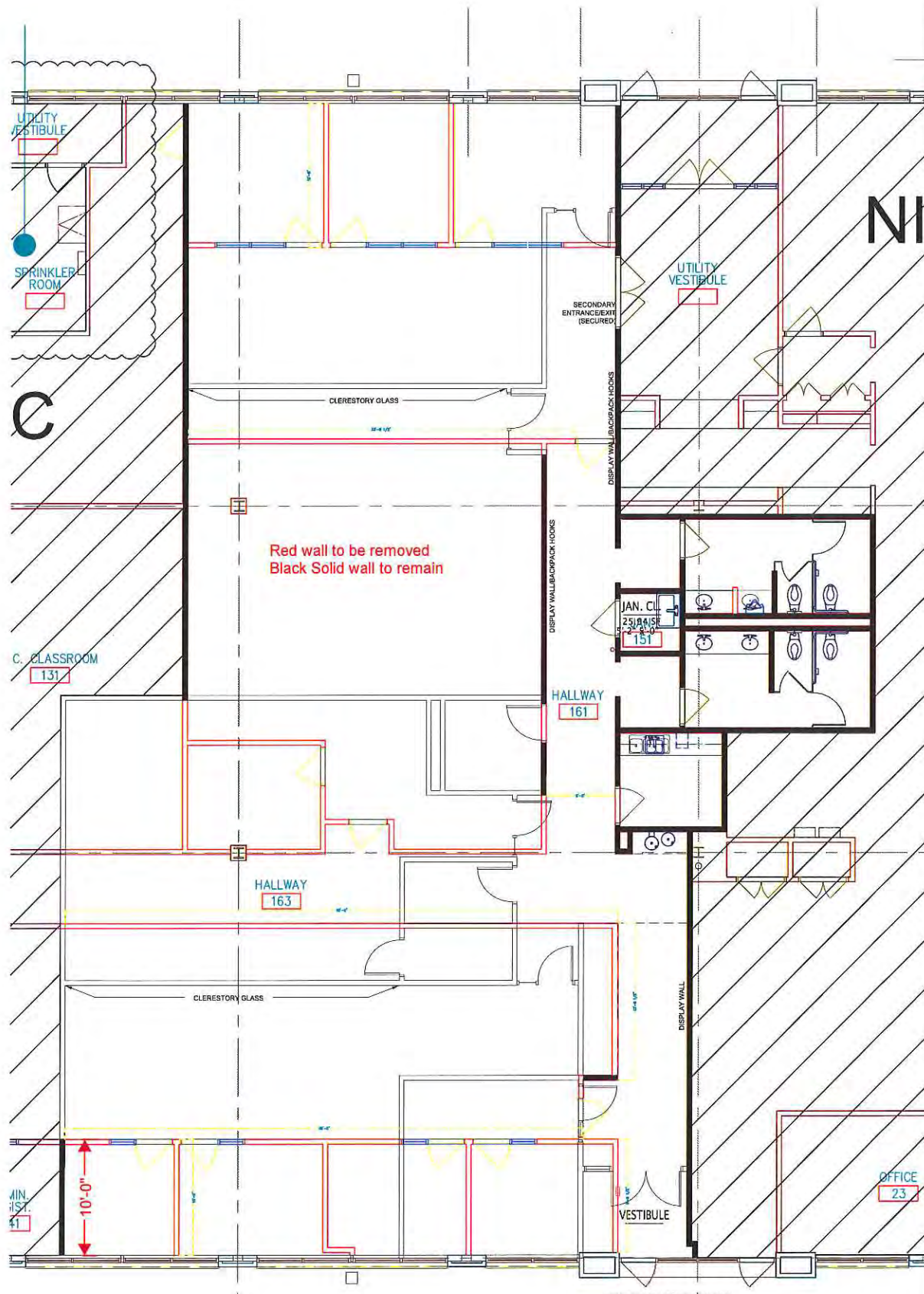
6890 N Frontage Road, Burr Ridge, IL
 Date: 11/20/19 Sq. Footage: 5,000 USF (Landlord to Confirm RSF)
 Scale: Not to Scale Issued for: Review
 L:\Q019\Whitney\ADSK\019\Whitney\temp\019\019 Whitney Prototype Project

EXISTING PARTITION TO
 REMAIN
 NEW PARTITION

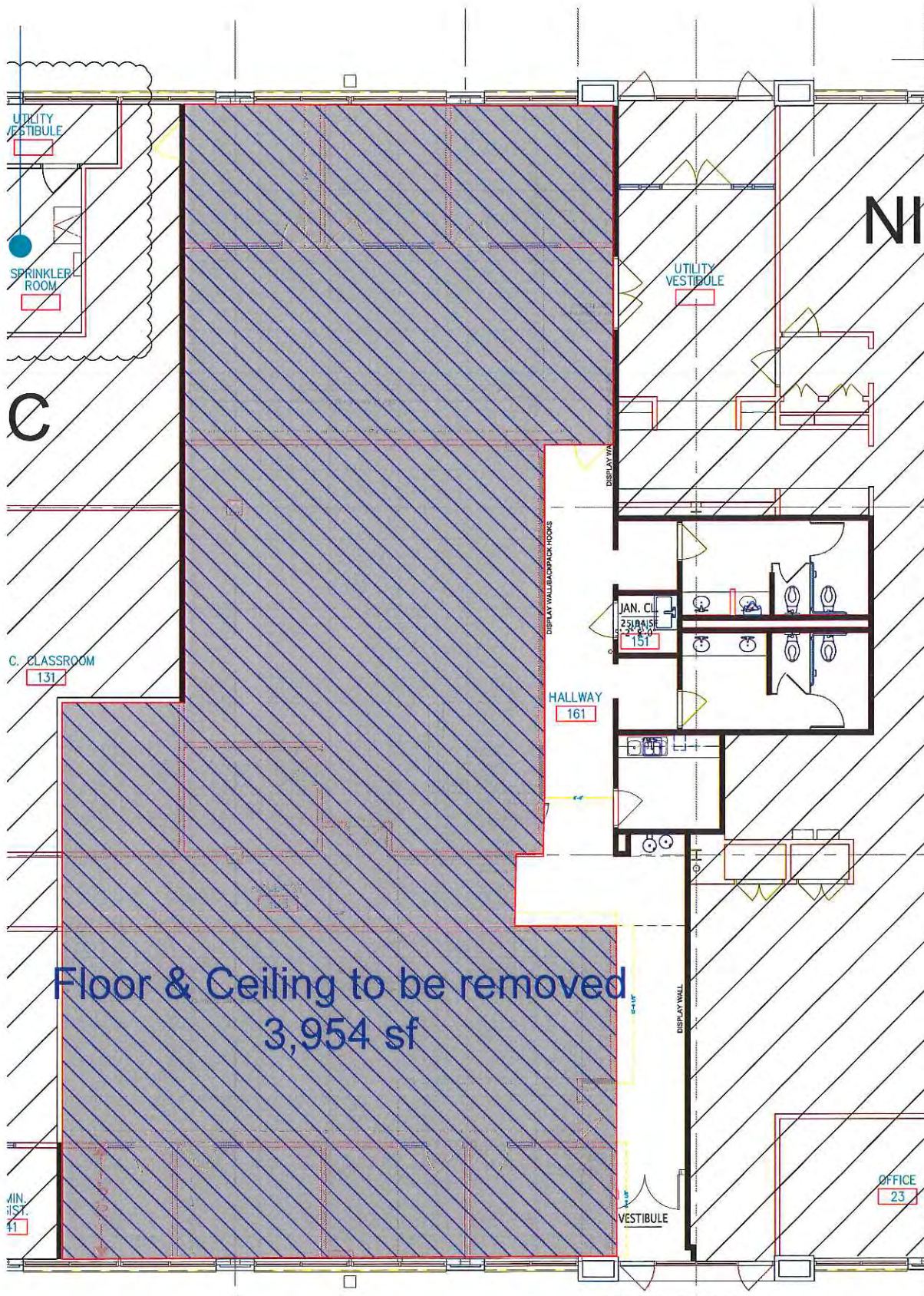
EXISTING DOOR
 NEW DOOR





Whitney Architects, Inc.
 1111 N. Western Avenue, Suite 1000
 Chicago, IL 60606
 312.347.1474
 whitneyarchitects.com
 © 2019 WHITNEY ARCHITECTS, INC.



Overlay Demo Plan



Floor & Ceiling
Demo Plan

Finishes Legend	
Description	
	ACT - New Grid & Panels
	ACT - New Grid & Reuse Existing Panels



Reflected Ceiling Plan
- ACT height 10'

GRAND AVENUE PRESCHOOL Initial Space Plan [A]

6880 N Frontage Road, Burr Ridge, IL
Date: 11/20/19 Sq. Footage: 5,000 USF (Landlord to Confirm RSF)
Scale: Not to Scale Issued for: Review

LC018191winetvK05K20181winetvtemp02018 Winetv Prototype Project

EXISTING PARTITION TO
REMAIN

NEW PARTITION

EXISTING DOOR

NEW DOOR



Winetv Architects, Inc.
610 N. Market / Suite 100
Chicago, IL 60611
T 312.477.7777
winetv@winetv.com

© 2019 WINETV ARCHITECTS, INC.

Grand Avenue Preschool
Playground Exhibit





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

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

J. Douglas Pollock
Village Administrator

December 20, 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 Nancy Hayes for a text amendment to Section X.E.2 of the Zoning Ordinance to add "Child Care Center" as a special use in the L-I Light Industrial District and a special use as per the amended Section X.E.2 of the Zoning Ordinance to permit a "Child Care Center" at the subject property. The petition number and property address is **Z-03-2020: 6880 North Frontage Road** and the Permanent Real Estate Index Number is **18-30-100-011-0000**.

A public hearing to consider this petition is scheduled for:

Date: Monday, January 20, 2020
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 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.

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

,
PIN 18193000361012

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

,
PIN 18193000361003

,
PIN 18193000270000

,
PIN 18193000361011

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

Duke Realty Lp
P O Box 40509
Indianapolis, IN 462400509
PIN 18301000090000

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

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

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

,
PIN 18193000361005

,
PIN 18193000361006

,
PIN 18193000361007

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

, 0
PIN 18193000220000

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

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

, 0
PIN 18193000210000

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

,
PIN 18193000361008

,
PIN 18193000361009

,
PIN 18193000361004

,
PIN 18193000361002

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

,
PIN 18193000361010

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

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

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



NOTICE

Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information Re Z-03-2020

Further details are available at:
www.burr-ridge.gov
(see Public Hearing/Plan Commission Agenda)



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Nancy Hayes, Grand Avenue Preschool

STATUS OF PETITIONER: Owner and Director

PETITIONER'S ADDRESS: 1025 W. Hillgrove #1, LaGrange 60525

ADDRESS OF SUBJECT PROPERTY: 688 N. Frontage Road

PHONE: (708) 579-1103 school 708-606-6875 cell

EMAIL: nancy.hayes@comcast.net

PROPERTY OWNER: White Lotus

PROPERTY OWNER'S ADDRESS: _____

PHONE: _____

PUBLIC HEARING REQUESTED: ☒ Special Use ☐ Rezoning ☐ Text Amendment ☐ Variation(s)

DESCRIPTION OF REQUEST:

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: _____

PIN(S) # _____

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.

Nancy Hayes
Petitioner's Signature

12/9/2019
Date of Filing

rather than the requirement that parking lots be 8 feet from the side lot line and that driveways be 2 feet from a side lot line. This variation allowed the two properties to remain legally separate but share a parking lot. In 2019, the Village approved a text amendment and special use for a Private School for Vine Academy, which is currently operating

Applicable Zoning Ordinance Section(s)

While “Private School” is listed as a special use in the L-I Light Industrial District, “Child Care Center” is listed as a special use in other zoning districts, such as the B-2 Business District. “Child Care Center” was interpreted as more closely resembling the operational nature of the proposed use in this petition, thus the interpretation that the petitioner request a text amendment to add “Child Care Center” as a special use rather than attempt to classify as a “Private School”.

Public Comment

No public comment was received regarding this petition.

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 an amendment to Section X.E of the Zoning Ordinance to add a special use to the L-I Light Industrial District, the following changes are suggested:

Section X.E.2 (Special Use in the L-I Light Industrial District): **Child Care Center**

If the Plan Commission chooses to recommend a special use for a “Child Care Center” subject to the aforementioned text amendment, staff recommends that the special use be granted subject to the following conditions:

1. The special use permit shall be limited to Grand Avenue Preschool and Day Care in a manner consistent with the submitted business plan.
2. The special use shall be limited to the 5,000 square feet of floor area shown within the business plan at 6880 North Frontage Road.
3. The special use permit shall be limited to Nancy Hayes and her business partners and shall expire at such time that Ms. Hayes and her business partners no longer occupies the space at 6880 North Frontage Road or at which time there is an assignment or termination of the lease for the space at 6880 North Frontage Road.
4. The capacity of the special use shall be limited to 80 children on the premises at any particular time.

Appendix

Exhibit A – Petitioner’s Materials



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: January 20, 2020

RE: Board Report

At its November 25, 2019, December 9, 2019, and January 13, 2020 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-22-2019: Cannabis; The Board of Trustees approved an ordinance amending the Zoning Ordinance prohibiting all recreational cannabis uses in the Village.

Z-20-2019: 16W260 83rd Street (Odeh); The Board of Trustees denied a special use request for an automobile sales, service, and rental use at the subject property by a 3-2 vote.

The Board approved the appointment of Plan Commissioner Barry Irwin to serve as Vice Chairman for a term expiring November 18, 2020.

The Board approved the appointment of Joe Petrich as a full Plan Commissioner to a term expiring February 1, 2025.

The Board approved the re-appointment of Greg Trzupek as Plan Commission Chairman to a term expiring February 1, 2024.

The Board approved the re-appointment of Janine Farrell and Luisa Hoch as Plan Commissioners to terms expiring on February 1, 2024 and February 1, 2023, respectively.

The Board accepted the resignation of Plan Commissioner Mary Praxmarer effective January 31, 2020. A search has begun for an Alternate Plan Commissioner. Mayor Grasso hopes to confirm an appointment in February.

12/17/2019

Permits Applied For November 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-19-315	11/04/2019	16W 361 South Frontage RD	LM Custom Homes LLC	361 S. Frontage Rd. Burr Ridge IL 60527	Com Alteration
JCPP-19-321	11/27/2019	7600 Grant St	Fisher Commercial Constructio	75 Randall St Elk Grove Village IL 60007	Com Plumbing Permit
JPAT-19-322	11/20/2019	6130 Elm St	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Patio
JPCT-19-297	11/27/2019	ROWs DuPage Locations	AT&T Wireless	930 National Pkwy. Schaumburg IL 60173	Cell Tower
JRDB-19-314	11/01/2019	7 Buege Ln	Molidor Custom Builders, Inc.	219 55th St Clarendon Hills IL 60514	Residential Detached Building
JRES-19-317	11/11/2019	6726 Fieldstone Dr	Tesla, Inc	2201 Arthur Avenue Elk Grove Village IL 60007	Residential Miscellaneous
JRES-19-318	11/11/2019	9040 Turnberry Dr	Tesla, Inc	2201 Arthur Avenue Elk Grove Village IL 60007	Residential Miscellaneous
JRPE-19-316	11/08/2019	8349 Clynderven Rd	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Res Electrical Permit
JRSF-19-319	11/14/2019	7258 Lakeside Cir	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
JRSF-19-320	11/14/2019	7264 Lakeside Cir	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
TOTAL:	10				

12/18/2019

Permits Issued November 2019



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-19-232	11/07/2019	570 Village Center Dr.	GMDA, LLC	915 S. Waiola Ave La Grange IL 60525	Com Alteration \$392,162	2,232
JCA-19-301	11/08/2019	601 Burr Ridge Pkwy	LTF Construction Company, L	2902 Corporate Pl Chanhassen MN 55317	Com Alteration \$102,500	
JCMSC-19-269	11/18/2019	601 Burr Ridge Pkwy	Ellingson Plumbing, Heating,	2510 S. Broadway St. Alexandria MN 56308	Commercial Miscellaneous \$25,000	
JCPM-19-302	11/07/2019	15W 660 79TH ST	Dual Temp of Illinois	4301 S. Packers Ave. Chicago IL 60609	Com Mechanical Permit	
JELV-19-285	11/12/2019	285 Forest Edge Ct	EHLS	210 W. Campus Dr. Arlington Heights IL 60004	Elevator	
JPR-19-307	11/04/2019	8115 Garfield Ave	Hunter Paving & Excavating	751 N Bolingbrook Dr Bolingbrook IL 60440	Right-of-Way	
JPS-19-306	11/06/2019	16W 231 83rd St	Image FX Corp	16W109 83rd St Burr Ridge IL 60527	Sign	
JRAL-19-300	11/06/2019	13 Woodgate Dr	Walz Construction	4910 Central Ave. Western Springs IL 60558	Residential Alteration \$64,650	862
JRDB-19-309	11/11/2019	9 Lake Ridge Ct	Oyuki's Landscaping Corp.	714 69th St. Darien IL 60561	Residential Detached Building	
JRDB-19-314	11/20/2019	7 Buege Ln	Molidor Custom Builders, Inc.	219 55th St Clarendon Hills IL 60514	Residential Detached Building \$51,250	
JRES-19-305	11/04/2019	6185 Wildwood Ln	D and R Services	3017 Crabtree Ave. Woodridge IL 60517	Residential Miscellaneous	
JRPE-19-103	11/06/2019	8450 Omaha Dr	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit \$3,000	
JRPP-19-312	11/05/2019	1300 Laurie Ln	Lifeline Plumbing	296 Williams Pl East Dundee IL 60118	Res Plumbing Permit \$14,965	

TOTAL: 13

12/18/19

Occupancy Certificates Issued November 2019

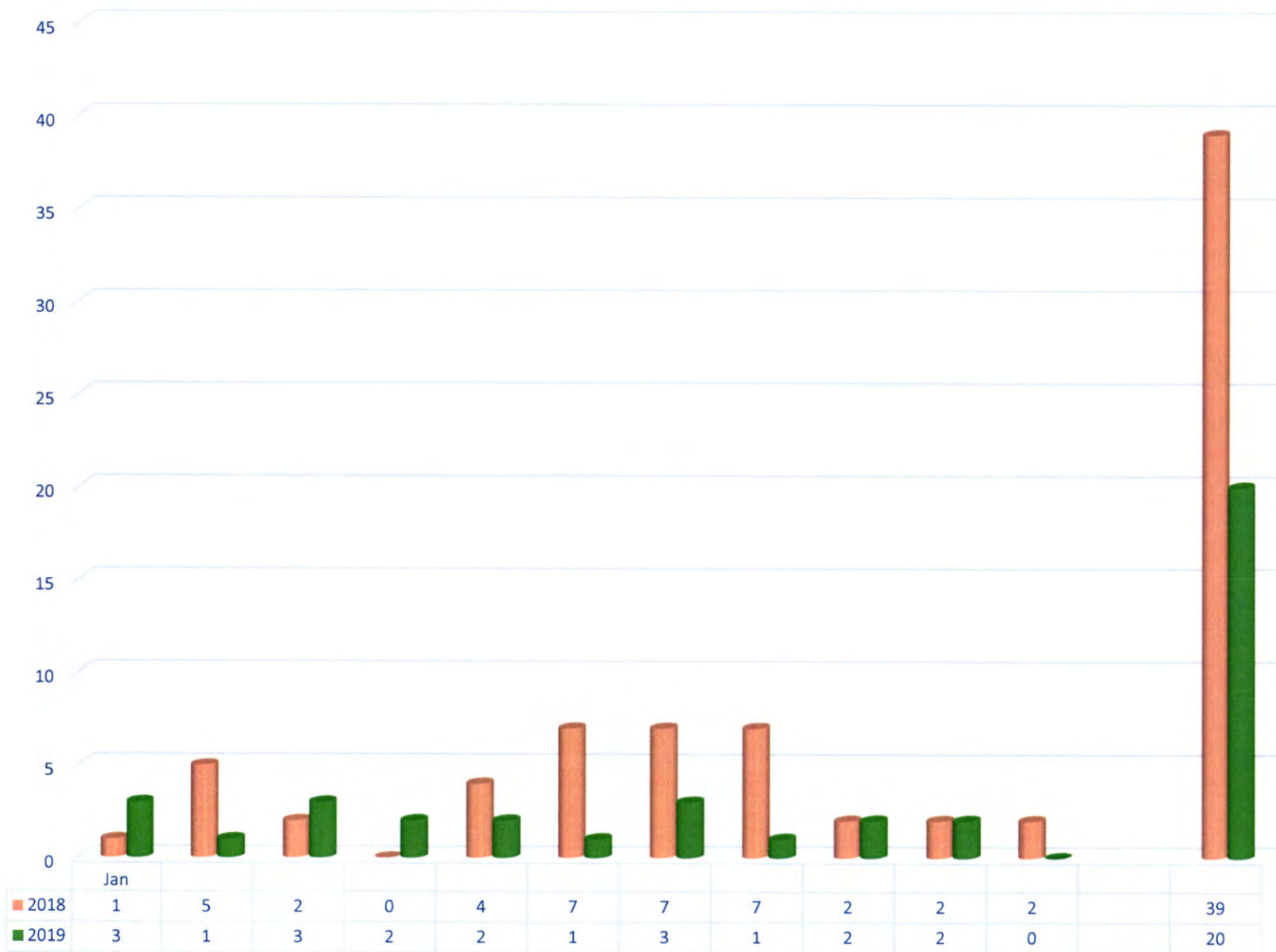
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF19046	11/04/19	Dennis and Mary Porter	7269 Lakeside Cir
OF19048	11/06/19	Centene Illicare	1333 Burr Ridge Pkwy
OF19049	11/18/19	Burr Ridge Industrial Holdings LLC	281 South Frontage Rd

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2019

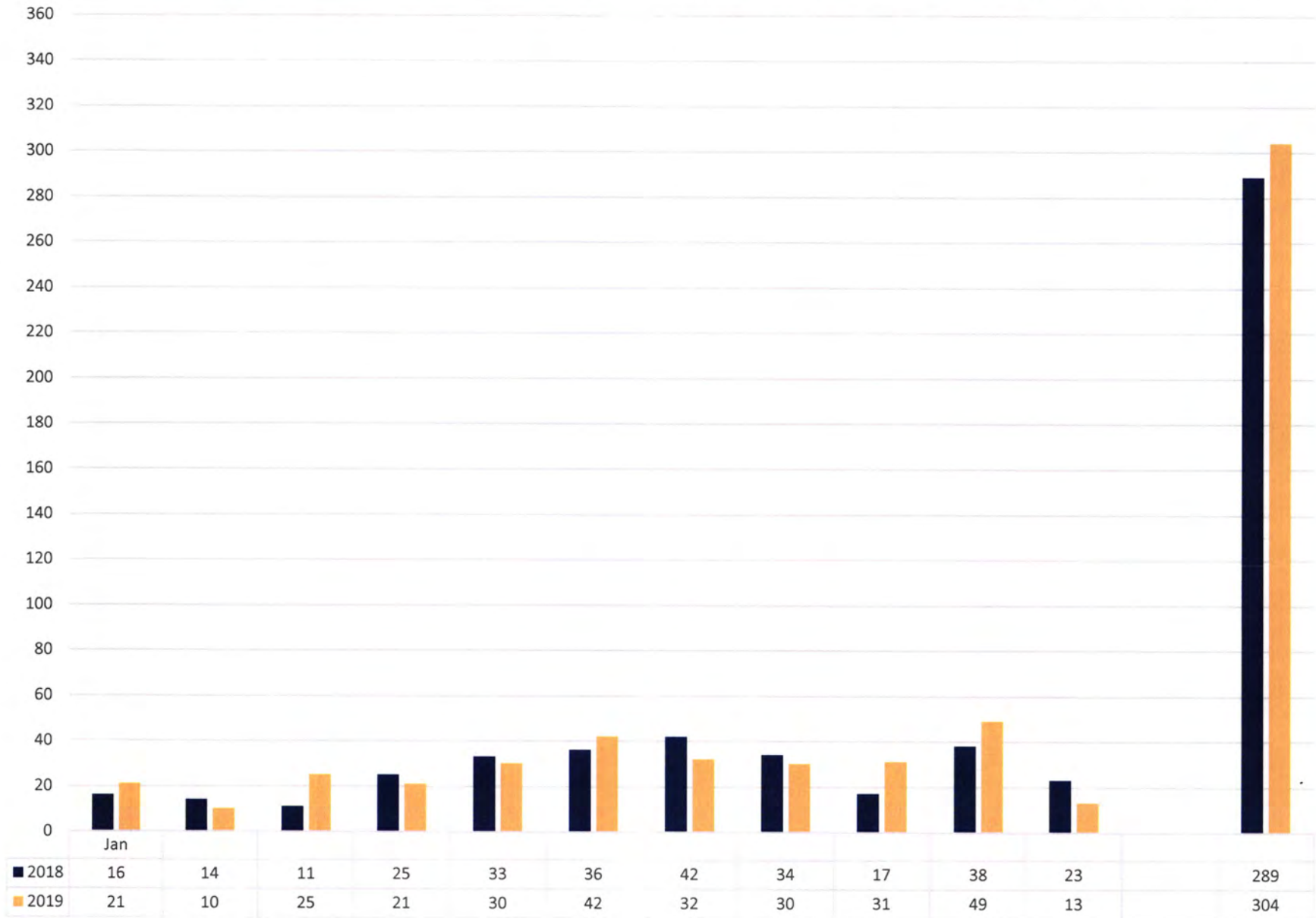
(Does not include miscellaneous Permits)

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	\$488,100	\$180,150		\$3,240,995	\$3,909,245
	[1]	[2]		[2]	
MARCH	\$3,037,650	\$149,550		\$159,888	\$3,347,088
	[3]	[7]		[1]	
APRIL	\$1,519,950	\$538,200		\$579,071	\$2,637,221
	[2]	[8]		[2]	
MAY	\$1,579,350	\$316,575		\$694,886	\$2,590,811
	[2]	[6]		[1]	
JUNE	\$488,100	\$71,775		\$1,319,475	\$1,879,350
	[1]	[3]		[1]	
JULY	\$1,652,700	\$53,775		\$9,287,476	\$10,993,951
	[3]	[4]		[6]	
AUGUST	\$1,039,200	\$77,400			\$1,116,600
	[1]	[2]		[0]	
SEPTEMBER	\$804,750	\$217,050		\$260,244	\$1,282,044
	[2]	[3]		[2]	
OCTOBER	\$1,236,150	\$143,775		\$5,699,168	\$7,079,093
	[2]	[3]		[4]	
NOVEMBER		\$64,650		\$494,662	\$559,312
	[0]	[1]		[2]	
DECEMBER					
2019 TOTAL	\$13,648,050	\$3,672,425	\$0	\$25,582,319	\$42,902,794
	[20]	[42]		[21]	

Village of Burr Ridge New Housing Permits 2018 Compared to 2019

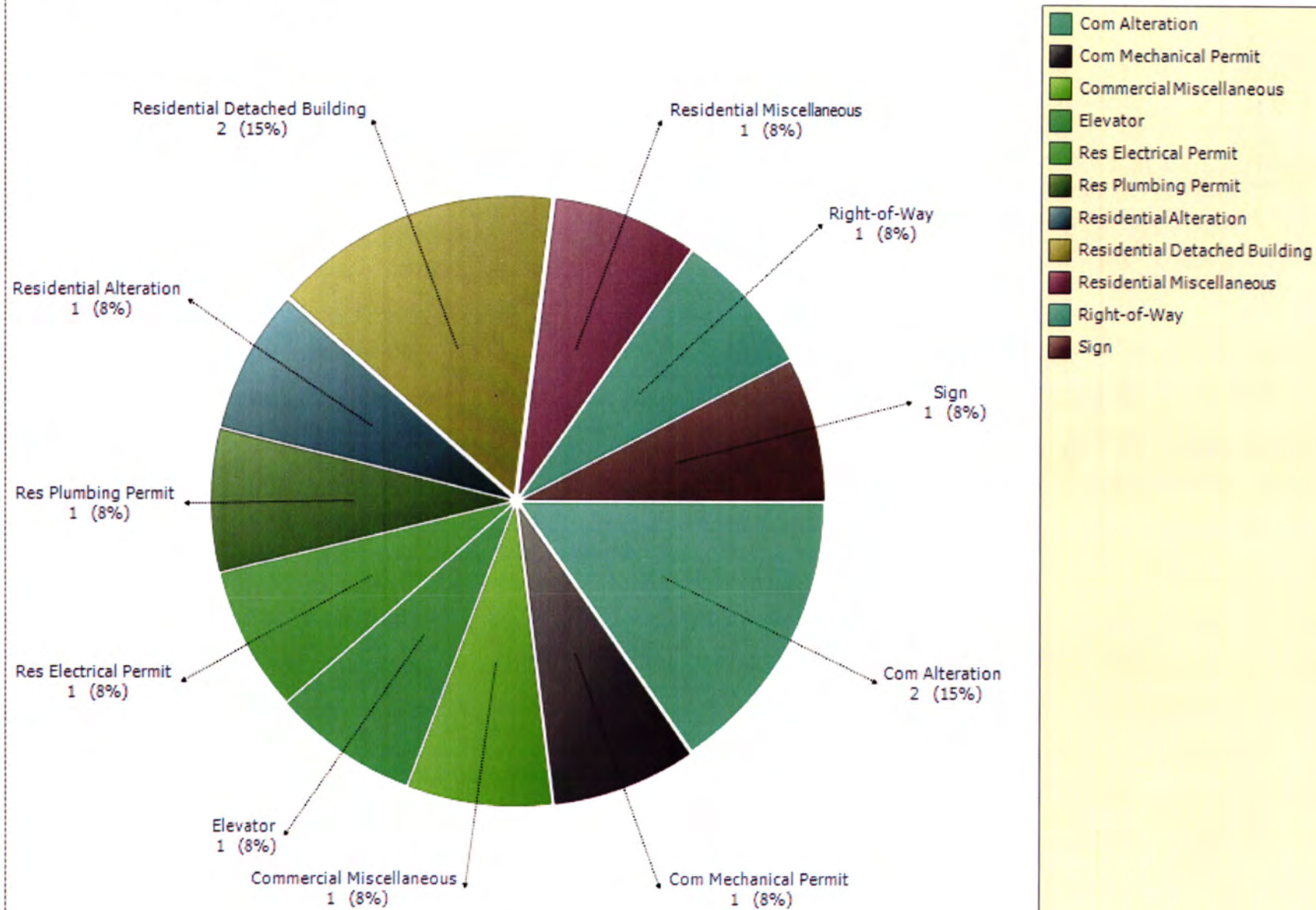


Village of Burr Ridge Building Permits Issued 2018 Compared to 2019



Breakdown of Projects by Project Type

Permits Issued November 2019





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter
Assistant Village Administrator

DATE: January 20, 2020

RE: Activity Memo

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

582 Village Center Drive – Sephora has a planned opening of Valentine's Day 2020.

800 Village Center Drive – Village Center ownership has secured a lease with LifeWork to operate out of split locations in the subject building without disturbing the breezeway. Barbara's Bookstore will make way for this use and close January 31, 2020.

6880 North Frontage Road – Vine Academy opened for the spring term on January 2, 2020.

MEMORANDUM

Z-07-2019	7000 County Line	Text Am	Birthing Center	App.	6-0	6-0
		Spec. Use	Birthing Center	App.	6-0	6-0
Establishment of new use and location for The Birthing Center in former MB Bank building.						

Z-08-2019	120 Harvester	PUD Am	Parking Lot	App.	6-0	5-0
Expansion of parking lot west of Hampton Inn to accommodate adjacent office expansion.						

Z-10-2019		Text Am	Commercial Rentals	App.	6-0	5-0
Amendments related to short-term home and personal vehicle rentals. Action taken only on personal vehicle rentals.						

Z-11-2019	800 Village Center	PUD Am	Co-Working Space	App.	6-0	6-0
		Spec. Use	Co-Working Space	App.	5-1	6-0
Establishment of new use and location for LifeWork co-working office.						

Z-15-2019	16W260 83 rd	Spec. Use	Auto Sales and Rental	WD		
One-year renewal and expansion of Apex Motorworks' special use to include rental sales.						

Z-16-2019	7500 Hamilton	Rezoning	R-2A to T-1	Deny	6-0	WD
Re-zoning of subject property from R-2A to T-1 to accommodate development of office use.						

Z-17-2019	582 Village Center	PUD Am	Amend Facade	App.	5-1	5-0
Allowance to change the color of façade from gray to white to accommodate Sephora.						

Z-18-2019		Text Am	Planned Landscaping	WD		
Request to permit prairie grasses, etc. in lieu of grass in residential yards.						

Z-20-2019	16W260 83 rd	Spec. Use	Auto Sale/Serv/Rent	App.	7-0	2-3
One-year renewal and expansion of Apex Motorworks' special use to include rental sales and maintenance. Denied by Board of Trustees on January 13, 2020.						

Z-21-2019	9500 Madison	Variation	Driveway Lot Lines	TBD		
Permit shared driveway across all five lots on proposed subdivision.						

Z-22-2019		Text Am	Cannabis Prohibition	App.	6-0	7-0
Prohibit all recreational cannabis uses within the Village.						

V-01-2019	8300 Madison	Variation	Parking in Side Yards	Deny	7-0	WD
Expansion of MB Financial (now Fifth Third) Bank's building, which required expansion of the parking lot into the side and front yards.						

V-02-2019	Heritage Drive	Variation	Reduce Rear Setback	WD		
Three-lot request to reduce rear yard setback to permit more ease of development for future homes due to the presence of a sewer line in the backyards of all lots.						

V-03-2019	145 Tower	Variation	Dumpster w/o Fence	WD		
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Dumpster located in an outdoor semi-truck loading dock; request denied on the basis of impact of neighboring properties.						
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V-04-2019	7875 Wolf	Variation	Reduce Fr. Setback	App.	5-1	5-0
Due to impact of floodplain in rear yard, request to move a proposed new home towards the front lot line by 5 feet.						

V-05-2019	15W455 79 th	Variation	Front Yard Dumpster	App.	6-0	WD
Request by St. Mark Coptic Church to position dumpster in the front yard of the church instead of the rear yard.						

V-06-2019	8335 County Line	Variation	Front Yard Fence	App.	6-0	5-0
Fence located adjacent to a driveway gate; property was deemed unique due to it having unusual access from the street.						

S-01-2019	7000 County Line	Sign	Sign Copy Change	App.	7-0	6-0
Subject sign was already granted via a variation, but was also granted subject to previous sign copy. More of an amendment to a previous variation.						

S-02-2019	11650 Bridewell	Sign	Subdivision	App.	7-0	4-0
Entryway monuments at Lakeside Pointe subdivision, including fence.						

S-03-2019	6901 Madison	Sign	Extra Sign/3 Colors	WD		
New sign for Five Seasons; denied due to location next to existing Burr Ridge entryway sign.						

S-04-2019	7425 Wolf	Sign	Electronic Sign	App.	6-0	6-0
Sign with electronic copy at Pleasantdale Park District. Granted due to use for public purposes.						

S-05-2019	7450 Wolf	Sign	Electronic Sign	App.	6-0	6-0
Sign with electronic copy at Pleasantdale School. Granted due to use for public purposes.						

Throughout 2019, the Plan Commission requested several items be brought forward again at the 2020 annual zoning review for further consideration and direction. Staff has also identified several matters requiring additional Plan Commission consideration.

Minimum Parking Requirements in Office Districts

At the August 5 meeting, the Plan Commission considered a request for an amendment to a PUD for a reconfiguration and expansion of a surface parking lot at 120 Harvester Drive (Z-08-2019). The purpose of the request was to accommodate additional employees moving into vacant office space in the building adjacent to the subject property at 180 Harvester Drive. During the hearing, it was brought up that the incoming tenant was planning to perform alterations to the existing building which would allow for more employees to occupy the space than has been traditionally accepted under industry-standard employee-per-square-foot arrangements. This led to the question as to whether the Village's minimum parking requirements for office uses remained appropriate as the regional office market's demands and needs may have changed over time. The Village currently has a general 1 space per 250 square feet of office space minimum parking regulation. To date, the Village has received no requests

for variations to build new or alter existing office buildings to the point that an insufficient amount of parking would need to be built to accommodate said development.

Short-Term Residential Rentals

At the August 5 meeting, the Plan Commission considered two text amendments to the Zoning Ordinance related to personal vehicle rentals and short-term home rentals (Z-10-2019). The first was related to the rental of personal vehicles being stored at residential properties, to which the Plan Commission recommended an amendment which eliminated this as a permitted action. The second was related to short-term home rentals, which the Plan Commission opted to explore at a later date.

Through websites such as AirBnB, it has become possible for property owners to offer the partial or full use of their home for short-term rental. Under the terms of a short-term rental, property owners may rent any portion of their property to a visitor, including the entire property, while also opting to either remain at or entirely vacating the property during the rental. Recently, staff has received complaints about the transient nature of these types of rental as well as some properties being used as “party houses”. Many Chicagoland communities have dealt with this type of activity and have considered their impacts in recent years.

Currently, Section IV.R. the Zoning Ordinance permits home occupations in Residential Districts and all residential uses in non-residential districts provided that:

- It is conducted entirely within the dwelling by a member of the family residing in the dwelling and when such home occupation is incidental and secondary to the use of the dwelling for dwelling purposes, and
- No home occupation shall be allowed which is of a nature that will necessitate customers and/or personal deliveries to come to the dwelling either for goods, services and/or the business product (either goods or written products), except home day care as regulated herein.

Under the Zoning Ordinance, the use of single-family residential homes as short-term rentals necessarily represents customers coming to the dwelling for goods and services, as well as the home itself being a commercial entity, thus creating a violation of the Zoning Ordinance. While it is clear that the use of a single-family residential home as a short-term rental property violates the Zoning Ordinance, “short-term home rental” is not specifically defined. For example, it is not uncommon for a property owner to rent their home to a tenant for a one-year term, although this use of the property is not legally distinct from a one-night rental under the current language of the Zoning Ordinance. Staff believes that additional clarification as to the definition of “short-term home rental” will be beneficial to both staff and property owners, who would then have a clear and common understanding as to if and when such a use is permitted or prohibited, as well as if any additional zoning regulations are necessary to mitigate the impact of these uses if they are desired.

Planned Landscaping

At the November 4 meeting, the Plan Commission received a petition from a residential property owner seeking to amend the Zoning Ordinance to allow for the installation of prairie

grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential districts. While the petition was later cancelled by the Plan Commission due to an unresponsive petitioner, the Plan Commission expressed desire to consider this proposal in the future as a staff-led petition. The Village has in the past, by internal action, allowed for the managed installation of Landscaping with permits in residential yards; however, there is no formally defined and codified standard for such action in Village regulations.

If the Plan Commission wishes to pursue such amendments, staff would also work with the Stormwater Committee to create proposed language and return a report with general frameworks of potential amending language later in the spring for consideration.

Location of Solar Panels

Over the summer, staff was notified of a solar panel installation in a residential neighborhood that was interpreted by a neighbor to be unpermitted due to the fact that the solar panels being installed were visible from the street. It was the belief of this neighbor that the Zoning Ordinance did not permit solar panels to be seen from the street; however, it was discovered that solar panels are only precluded from being visible from the street on flat-roofed buildings, while such an action is permitted on sloped roof buildings. Staff believes that this discovery warranted additional feedback from the Plan Commission to determine if this regulation is appropriate.

Zoning Definitions

Over the years, the “Definitions” section of the Zoning Ordinance has not been maintained as to establish a definition of each use in the document. Staff recommends that the Plan Commission direct staff to conduct a review of the Zoning Ordinance and determine which specific uses and terms are presently undefined, and to return suggested language for addition to this section. Going forward, staff will either provide an initial or amended definition for applicable items if they may be impacted by the petition to ensure that all terms remain defined.

The Plan Commission generally agreed that while the property was unique due to its size and location of development on the subject property, they did not feel that this was a variation that should be granted to all parties.

At 10:36 pm, a **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Irwin to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 5 – Farrell, Irwin, Broline, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees adopt the Findings of Fact and approve variations for a six-foot tall fence in the front and side yards of a residential property, subject to the submitted site plans and elevations, with the condition that the fence meet the requirement that no impaling members be on the final elevation.

ROLL CALL VOTE was as follows:

AYES: 4 – Farrell, Irwin, Broline, and Trzupek

NAYS: 1 – Stratis

MOTION CARRIED by a vote of 4-1.

Chairman Trzupek requested that consideration of amendments to the Zoning Ordinance regarding front-yard privacy fences next to security gates be considered as part of the next annual Zoning Ordinance review.

Z-08-2019: 120 Harvester Drive (Olguin); PUD Amendment and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that Jim Olguin was requesting an amendment to Planned Unit Development Ordinance #A-834-09-16 to permit a reconfiguration and expansion of an existing surface parking lot.

Jim Olguin, petitioner, stated that the petition would allow for 181 parking spaces to be constructed on the subject property to serve as parking for a lease expansion by the University of Chicago in a building owned at a neighboring property.

Chairman Trzupek asked for public comment. None was given.

Commissioner Stratis said he would ordinarily not be in favor of a parking lot being the primary use of a space but understood the purpose of the proposal and supported the petition. All Plan Commissioners supported Commissioner Stratis' statements.

Chairman Trzupek asked if there was any issue with the parking ratios currently being used. Mr. Walter said that parking ratios are determined by building size, not building load. Chairman Trzupek said that he would like to address this matter at the next annual Zoning Ordinance review.

At 10:56 pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Irwin, Petrich, Farrell, Broline, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend that the Board of Trustees adopt the Findings of Fact and approve a request to amend Planned Unit Development Ordinance #A-834-09-16 to permit a reconfiguration and expansion of an existing surface parking lot, subject to the petitioner's submitted site plans.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Broline, Stratis, Farrell, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-11-2019: 800 Village Center Drive (Hassan); PUD Amendment, Special Use, and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that Ramzi Hassan had requested an amendment to Planned Unit Development Ordinance #A-834-10-05 to add “coworking space” as a first-floor special use in Building 6 of the Village Center, a special use for a “coworking space” in Building 6 of the Village Center, and a revision to the exterior building footprint of Building 6 of the Village Center.

Ramzi Hassan, Edwards Realty Company, gave a brief presentation regarding the Village Center and the proposed use, Life Time Work.

John Nagan, Life Time Work, introduced himself and gave a brief description of the Life Time Work business model.

Greg Dose, 835 McClintock, spoke on behalf of the residents of 850 Village Center Drive and acting as said residents' legal counsel. Mr. Dose stated that the residents objected to the petition on the grounds that it would materially detract from the property values, use, and enjoyment of their properties as a result of the loss of the breezeway access due to the location of Life Time Work. Mr. Dose said that all service activities that are currently conducted in the east lot would necessarily occur on Village Center Drive, which would be objectionable to the residents as well as not promote sound planning. Mr. Dose said that there were existing declarations between the owner and residents, which were not within the purview of the Village, that would preclude the use of the property for the stated purpose even if approval were provided by the Village.

Chairman Trzupek asked how parking requirements were calculated at the Village Center. Mr. Walter said that the Village Center created an aggregate total parking capacity based on the estimated use of the property, which resulted in the present amount of parking now observed on the property.

Dave Atkenson, 850 Village Center Drive, Board president of the subject property, objected to the use on the basis that it would impair the logistical use of the property and impact property values.

3. Life Time Work shall be permitted to be open to the public between the hours of 7:00am-10:00pm, with private key-fob access granted only to customers outside of these hours.
4. The breezeway underneath Building 6 shall remain in place as shown.

Discussion was held whether the Plan Commission should include requirements that parking be addressed. It was determined that the Plan Commission would make a statement that parking be addressed as a part of any future text amendment or special use hearing at the Village Center.

Mr. Nagan said that if the fourth condition were included, the deal would be off the table.

ROLL CALL VOTE was as follows:

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

NAYS: 1 – Irwin

MOTION CARRIED by a vote of 5-1.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to recommend that the Board of Trustees deny a request for a revised exterior building footprint at Building 6 of the Village Center.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Broline, Irwin, Petrich, Farrell, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-10-2019: Zoning Ordinance Amendments; Text Amendment and Findings of Fact

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that staff requests amendments to the Zoning Ordinance regarding short-term home rentals, home occupations, and similar land use regulations. Under the Zoning Ordinance, the use of single-family residential homes as short-term rentals necessarily represents customers coming to the dwelling for goods and services, as well as the home itself being a commercial entity, thus creating a violation of the Zoning Ordinance. It is not clear how “short-term rental” is specifically defined. For example, it is not uncommon for a property owner to rent their home to a tenant for a one-year term, although this use of the property is not legally distinct from a one-night rental under the current reading of the Zoning Ordinance. Staff also received complaints regarding the storage and use of personal vehicles as rentals. This type of rental functions similarly to a short-term home rental; the owner of a vehicle advertises a vehicle as “for rent” on a website, usually for a number of hours or days, and the car is picked up by the renter at a designated location. In some cases, vehicles have been picked up at homes, which violates Section IV.R. of the Zoning Ordinance. In other cases, vehicles are stored at a home for personal use, but delivered to a location outside of the Village for transaction. These actions are not generally regulated by the Zoning Ordinance, as personal vehicles are generally not defined as commercial vehicles by Section IV.K.2 of the Zoning Ordinance, as the vehicles that are rented are personal-use vehicles and do not fall under the definition and regulations of a commercial vehicle being stored at a residential property.

Chairman Trzupek asked for public comment.

Nico and Colleen Salhas, 16W267 93rd Street, said that they were grateful to Mr. Walter for his work in bringing the amendments for car rental use forward as they felt the proposed amendments would definitively solve the problems that were previously present on their street.

Chairman Trzupek asked how such amendments would be enforced. Mr. Walter said that there are many methods to track such behavior and would not be challenging to accomplish.

Commissioner Irwin said he would like more information regarding options for regulating short-term rentals.

Commissioner Petrich said that the word “gratuitous” should in fact mean “non-gratuitous”. Mr. Walter acknowledged the grammatical error and stated that the intent was to prohibit paid use of the properties.

Commissioner Broline supported the amendments as proposed.

Commissioner Farrell supported the amendments but requested that more information be provided regarding coach houses and other relevant regulations. Chairman Trzupek asked that such information be provided at the annual Zoning Ordinance review.

Commissioner Stratis supported the amendments as proposed.

After some discussion, the Plan Commission agreed to not pursue amendments for short-term home rentals at the present time.

At 11:18 pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Farrell, Broline, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to recommend that the Board of Trustees adopt the Findings of Fact and approve a text amendment to Section IV.K.2 of the Zoning Ordinance regarding listing rental vehicles as commercial vehicles, with the condition that the staff recommendation be made as “non-gratuitous.”

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Stratis, Petrich, Broline, Farrell, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

S-04-2019: S-04-2019: 7425 Wolf Road (Pleasantdale Park District) – Conditional Sign Approval and Sign Variations



Z-18-2019: Requests amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts.

Prepared for: Village of Burr Ridge Plan Commission/Zoning Board of Appeals
Greg Trzupek, Chairman

Prepared by: Evan Walter, Assistant Village Administrator

Date of Hearing: November 18, 2019; continued from November 4, 2019

This petition was continued from November 4, 2019. The petitioner is Tad Christensen, owner of 8079 Creekwood Drive. The petitioner requests consideration of amendments to Section IV of the Zoning Ordinance regarding the installation and maintenance of prairie grasses, natural plantings, and other such vegetation in lieu of grass in yards in residential zoning districts. For the purposes of this report, staff will refer to the proposed vegetation as “Planned Natural Landscaping” (henceforth: “Landscaping”). At this time, the Village’s regulations regarding plant material in residential yards and subdivisions is limited to three specific areas. They are as follows:

- **Municipal Code.** Through adoption of the 2012 International Property Maintenance Code (IPMC), the Village requires that all grass/weeds in yards be kept shorter than 10 inches in height. This regulation applies specifically to grasses in yards; this does not apply to other larger plantings, such as bushes, shrubs, or trees. Noxious weeds, regardless of location, are prohibited and are defined as poison ivy, ragweed, Canada thistles, perennial sow thistles, European bindweed, leafy spurge, Russian knapweed, hoary cress and other weeds of whatever kind.
- **Municipal Code.** Shoreline protection [of retention stormwater areas] shall be provided utilizing native and/or wetland plantings.
- **Zoning Ordinance.** Garden (in the open) or gardens which are largely enclosed by bushes, hedges, or trees and where the enclosure includes a freestanding architectural wall or monument shall be permitted in the interior side and rear buildable areas and are also permitted in the required rear yard but not closer than 10 feet from a rear lot line.
- **Subdivision Ordinance.** Native grasses or prairie plantings may only be used when expressly permitted by the Board of Trustees upon recommendation from the Village Engineer and only for a subdivision that will have a homeowner’s association which has perpetual maintenance responsibility. A letter of credit or other security separate from the subdivision improvement security to ensure that native landscaping is properly established and maintained is often requested and kept in escrow.

The Village has in the past, by internal action, allowed for the managed installation of Landscaping with permits in residential yards; however, there is no formally defined and codified standard for such action in Village regulations. This petition seeks to establish such regulations on a general basis.

If amendments to permit natural plantings and prairie grasses in residential yards were desired, staff suggests the following general points as elements to be included in said amendments. These points are as follows:

- Setbacks from side and rear property lines.
- Requirement that all Landscaping be located in certain yards, such as rear, and corner or interior side yards.
- Requirement that Landscaping be not more than a particular percentage of the land use of any particular yard in which it is located.
- Establishment of a Landscaping Permit, which is review by Village staff before installation may occur.
- Requirement that all Landscaping be accompanied by a submitted Landscaping Management Plan, which shall be recorded with the Village as part of said Landscaping Permit.
- Requirement that all Landscaping listed within a Landscaping Management Plan be mechanically cut to a maximum of a certain height at least once annually. Fire burning of Landscaping shall be prohibited.

Findings of Fact and Recommendation

Staff seeks direction from the Plan Commission regarding whether amendments to the Zoning Ordinance regarding Landscaping in residential yards is desired, as well as if any additional information is desired. Staff will provide findings of fact and draft amendments at a later meeting should amendments to the Zoning Ordinance be desired. The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if it fulfills the purpose and intent of the Zoning Ordinance.

Appendix

Exhibit A – Petitioner's Materials

ROLL CALL VOTE was as follows:

AYES: 3 - Manieri, Bolos, and Perri

NAYS: 4 - Cronin, Franzese, Wolfe, and Trzupek

MOTION CARRIED by a vote of 3-4.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Wolfe to recommend to the Village Board that the special use as per Section VIII.B.2(i) of the Village of Burr Ridge Zoning Ordinance to permit a drive through facility accessory to a permitted bank in the B-1 District be approved.

ROLL CALL VOTE was as follows:

AYES: 4 - Cronin, Wolfe, Franzese, and Trzupek

NAYS: 3 - Manieri, Bolos, and Perri

MOTION CARRIED by a vote of 4-3.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Wolfe to approve the petitioner prepared Findings of Fact for Z-09-2008.

ROLL CALL VOTE was as follows:

AYES: 4 - Cronin, Wolfe, Franzese, and Trzupek

NAYS: 3 - Manieri, Bolos, and Perri

MOTION CARRIED by a vote of 4-3.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Wolfe to continue the remaining requests for hearing for Z-09-2008 to August 18, 2008.

ROLL CALL VOTE was as follows:

AYES: 7 - Cronin, Wolfe, Franzese, Bolos, Manieri, Perri, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

B. Z-10-2008; Zoning Ordinance Text Amendment and Findings of Fact – Consideration of Solar Panel

Mr. Cook introduced the hearing: Solar Service, Inc. is proposing to install solar panels also referred to as solar collectors to the existing home located at 411 Westminster Drive. Mr. Cook stated that the owner and their contractor have filed a petition seeking to amend the regulations of the Zoning Ordinance to accommodate solar panels in residence districts. Mr. Cook stated that the Village Zoning Ordinance does not list solar panels as a permitted accessory structure and solar panels are not included as permitted rooftop structures. Mr. Cook indicated that therefore, solar panels are not permitted. Mr. Cook stated that for this reason the petitioner has submitted a request to amend the Zoning Ordinance to permit solar panels in residence districts. Mr. Cook stated that at the direction of staff the petitioner is seeking a text amendment rather than pursuing a variation to permit solar panels at 411 Westminster Drive only. Mr. Cook added that staff has received several inquiries in the past regarding the same issue.

Chairman Trzupek asked if the petitioner was present.

Mr. Joe Gordon, Solar Services, Inc., provided performance statistics on solar usage and a summary of the various types of solar collectors used.

Chairman Trzupek asked for questions from the Plan Commission.

Commissioner Wolfe stated that the regulations that the Plan Commission is being asked to draft shouldn't necessarily be limited to just solar collector since there are many different types of technologies.

Commissioner Perri asked if the text amendment is for residential property only. Mr. Cook stated that the amendment is limited to residential only.

Commissioner Manieri asked if the proposed panels are flush mounted. Mr. Gordon stated that they would be. Commissioner Manieri stated that he would not be comfortable with permitted raised panels. Mr. Gordon explained that there can be a loss of efficiency if panels in certain cases if raised panels are not permitted. Commissioner Manieri stated that he would like only recommend flush mounted panels and that the installation be high quality materials.

Commissioner Perri asked if there is an issue of loads associated with solar panels. Mr. Gordon stated that the panels are rated and designed to handle the appropriate wind loads and snow loads which are the primary issues in the region.

Commissioner Franzese asked how the solution used in the system is disposed of. Mr. Gordon indicated that he was not certain but that his company does pick it up from the client. Commissioner Franzese asked what the typical payback period is for solar collectors. Mr. Gordon indicated that it is typically 12 years.

Commissioner Cronin asked about the piping associated with the system. Mr. Gordon stated that it will go into the attic, out the side wall, and then down the side of the home. Commissioner Cronin asked if his company sells photovoltaic and what the installation for those would be. Mr. Gordon indicated that they do and that the installation is very similar. Commissioner Cronin wondered about the maintenance of the panels. Mr. Gordon indicated that there is virtually none once installed. Commissioner Cronin asked how corners could be cut when installing solar panels to make them cheaper and lessen the quality. Mr. Gordon stated that the panels could be mounted using lesser materials. Commissioner Cronin stated that he prefers flush mounting.

Chairman Trzupek asked the thickness of a typical panel. Mr. Gordon indicated 3 inches. Chairman Trzupek asked if his company does ground mounted solar panels. Mr. Gordon stated that they do but that they are more expensive. Chairman Trzupek indicated that he believes they should be permitted but that regulations are necessary. Chairman Trzupek explained that he believes flat or flush mounted panels are appropriate. Chairman Trzupek

added that other factors include the total area of the roof covered by solar panels may be appropriate and that the panels in no case extend above the ridge of the home. Chairman Trzupek asked the Plan Commission to also consider the building elevations in which a panel is permitted.

Chairman Trzupek and the Plan Commission stated that they would like the item continued to give staff additional opportunity to prepare draft language based upon the discussion.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Wolfe to continue the public hearing for Z-10-2008 to the August 4, 2008 meeting.

ROLL CALL VOTE was as follows:

AYES: 7 - Franzese, Wolfe, Bolos, Manieri, Perri, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

Commissioner Wolfe exited the Plan Commission meeting at 10:30pm.

C. Z-11-2008; 15W256 North Frontage Road (Anthem Architects); Rezoning, Special Use, Variations and Findings of Fact

Mr. Cook introduced the public hearing: The petitioner seeks rezoning, special use, and variations as needed to occupy an existing office building at the property commonly known as 15W256 North Frontage Road. Mr. Cook stated that the subject property is for sale and the contract purchaser is interested in purchasing the property for the purpose of locating a Montessori school within the existing building. Mr. Cook indicated that adjacent to this property is the Straub property which recently received approval to rezone the property to the T-1 District and to erect a new office building. Mr. Cook stated that as a result of that consideration the Village identified the remaining parcels along North Frontage Road as parcels that should be within the T-1 District. Mr. Cook explained that as a result of that direction staff has encouraged the petitioner to file for rezoning to the T-1 District which includes schools as a permitted use. Mr. Cook stated that the petitioner intends to remodel the interior of the existing building to match the proposed use but also seeks to remodel the exterior of the building. Mr. Cook added that a modification to the parking area and access drives is also proposed in order to create a circular pick-up and drop-off location.

Chairman Trzupek asked if the petitioner was present.

Mr. Paul Hardison, Anthem Architects, stated that he was the project architect. Mr. Hardison indicated that there will be a phased drop-off where parents drive onto the property and an employee will come to the vehicle to walk the child into the facility. Mr. Hardison indicated that the property is fairly well landscaped and that they would like to minimize the landscaping in order to not create areas for the children to hide. Mr. Hardison explained that there are future plans to renovate the building further. Mr. Hardison explained that there will be 2 classrooms within the existing space but for the first year there will only be one room.

MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE

August 4, 2008

I. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 P.M. at the Village Hall, 7660 County Line Road, Burr Ridge, Illinois, by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 4 - Cronin, Bolos, Manieri, and Trzupek

ABSENT: 4 - Franzese, Perri, Stratis, and Wolfe

Also present were Community Development Director Doug Pollock and Village Planner Aaron Cook, and Village Attorney Scott Uhler.

II. APPROVAL OF PRIOR MEETING MINUTES

Staff indicated that the minutes of the July 21, 2008 regular Plan Commission meeting were not in final form and not distributed for approval.

III. PUBLIC HEARINGS

A. Z-10-2008; Zoning Ordinance Text Amendment and Findings of Fact – Consideration of Solar Panels – Continued from July 21, 2008

Mr. Cook stated that this item was continued from the last meeting. Mr. Cook stated that staff has drafted possible language for the requested text amendment.

Chairman Trzupek asked if the petitioner was present after reviewing the draft text amendment language.

Mr. Joe Gordon, Solar Services, Inc., stated that he agrees with the language. Mr. Gordon indicated that he believes requiring flush mounted panels is a compromise that is acceptable even though it may impact the effectiveness of solar collectors in some circumstances. Mr. Gordon indicated that permitting some pitch on the panels would increase the effectiveness while still appearing flush. Mr. Gordon added that raising the panels will also allow for the piping to be hidden a little better.

Chairman Trzupek asked for questions from the audience and hearing and seeing none he asked for questions and comments from the Plan Commission.

Commissioner Cronin asked if this amendment was for residential areas only. Mr. Cook agreed. Commissioner Cronin stated that the text amendment as worded is a little confusing. Mr. Cook stated that staff attempted to integrate language pertaining to solar collectors in with existing language covering other permitted rooftop obstructions. Commissioner Cronin stated that in the material distributed by staff it appears municipalities do not permit solar collectors on the front elevation. Commissioner Cronin indicated that may be something to consider. Commissioner Cronin wondered where the Village goes beyond this specific recommendation. Mr. Cook indicated that staff included for consideration the possibility of limiting the total rooftop coverage of solar panels. Mr. Cook indicated that staff didn't make a specific recommendation on that issue because the most similar feature already included in the Zoning Ordinance, skylights, do not have any percent rooftop coverage. Mr. Cook stated that further examination of solar collectors may be prudent.

Chairman Trzupek asked if the existing list of permitted rooftop obstructions were permitted in any location. Mr. Cook agreed and in any number on a rooftop.

Commissioner Bolos asked if the Village cannot regulate aesthetics. Mr. Uhler stated that the authority that a municipality has to regulate is based on police power under Illinois law. Mr. Uhler explained that the police power includes the public health, safety, and welfare. Mr. Uhler stated that there is a limited connection between the welfare portion and creating a police protection regulating aesthetics which is therefore the weakest. Commissioner Bolos stated that she believes inclusion of sample language from Lewisboro, New York is appropriate. Commissioner Bolos asked if other communities in Chicagoland have regulations for solar collectors. Mr. Cook stated that he researched adjacent communities and several communities on the North Shore and could not find any specific language. Mr. Uhler stated that the zoning policy in Burr Ridge is that if an improvement is not included in the zoning ordinance it is not permitted which is not so in other communities. Commissioner Bolos indicated that she believed more work on the language is necessary. Mr. Gordon stated that the only time a resident would want to place solar collector on the front elevation would be to face the panels south.

Commissioner Manieri stated that it may be appropriate to include language to require the panel to match the slope of the roof with a maximum distance from the roof to the solar collector. Commissioner Manieri stated that he would not want panels to be raised and then boxed in and enclosed at the bottom.

Chairman Trzupek asked how thick the panels are. Mr. Gordon stated that the thermal 3 inches and the photovoltaic panels are approximately 1 inch. Commissioner Manieri stated that he would not want the language to allow for any installation other than flush mounted.

The meeting was suspended from approximately 7:50pm to 8:20pm to evacuate those in attendance to the basement of Village Hall due to a tornado warning in the area.

Commissioner Manieri stated that he would like the materials used to blend in with the residential homes as much as possible. Mr. Gordon indicated that there are several options for frames.

Chairman Trzupek stated that he generally agrees with the staff proposed amendment language. Chairman Trzupek stated that language should be added relative to requiring the panels to be on the same slope as the roof, a maximum height above the roof, and a limitation on the exposed piping. Chairman Trzupek stated that he would not want to see a sea of pipes on the rooftop. Chairman Trzupek indicated that the pipes should be run internally. Mr. Gordon stated that when possible internal pipe runs are preferred however not every home has an open unfinished attic. Mr. Gordon stated that requiring internal pipe runs would add significant cost to many installations. Chairman Trzupek stated that not every home may be appropriate or eligible for solar collectors. Chairman Trzupek stated that any installation on an existing home should have the pipes enter into the roof immediately adjacent to the solar panel. Chairman Trzupek stated that he believes limiting the rooftop area covered by panels is probably unnecessary and it could be inappropriate depending upon the size of the home.

Mr. Gordon stated that thermal panels would only be installed on the south elevation. Mr. Gordon stated that photovoltaic can be installed on the east and west elevations and would lay flat and flush on the roof. Commissioner Bolos stated that it is her opinion that if a panel cannot be installed on the south elevation it cannot be installed on the house. Commissioner Cronin agreed and indicated that installation on a different elevation the property owner can appear before the Plan Commission for approval.

Commissioner Bolos asked how many installations have exterior pipe runs. Mr. Gordon stated that easily half of them do. Chairman Trzupek stated that he does not want pipes exposed on the roof that cross the eaves and extend down the side of a home. Mr. Gordon indicated that they try to make the pipes look as much like downspouts as possible. Mr. Cook stated that staff would ask for a specific regulation regarding the distance of an exterior pipe run rather than an ambiguous regulation to limit the exterior pipe run. Chairman Trzupek stated that probably no more than 1 foot of exposed pipe.

Chairman Trzupek asked staff to review the comments and changes as suggested by the Plan Commission. Mr. Cook reviewed those comments. Mr. Gordon stated that in addition to not every home having an open attic not every home has the ability to run pipe through the interior wall from the roof to the basement which is typically where the internal equipment is located. Chairman Trzupek stated that he may be agreeable to have exterior pipe run along the side of the home at the rear elevation only. Mr. Gordon stated that they want to have the systems look good as well. Chairman Trzupek stated that new construction should have all pipe and equipment completely to the interior of the home.

The Plan Commission discussed how piping as a result of residential additions would not be permitted to be run to the exterior of the home. Mr. Gordon stated that the regulations to require interior pipe runs will severely limit potential for solar installations.

Commissioner Cronin asked if the regulations as discussed are possible under the Village's policing powers. Mr. Uhler stated that regulating something in a manner that would effectively eliminate its use would be a problem and it does not seem that what has been discussed will result in that.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to continue Z-09-2008 to the September 15, 2008 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 - Franzese, Cronin, Bolos, Manieri, Perri, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

B. Z-10-2008; Zoning Ordinance Text Amendment and Findings of Fact – Consideration of Solar Panels – Continued from July 21, 2008

Mr. Cook stated that this item was continued from the last meeting. Mr. Cook stated that staff has drafted possible language for the requested text amendment. Mr. Cook stated that the petitioner provided to staff a sample ordinance from the City of Evanston which staff believed address many of the concerns stated by the Plan Commission.

Chairman Trzupek asked the differences between the new draft amendment and the previous draft language. Mr. Cook stated that the revised language is considerably more detailed with more restrictions than the initial language.

Chairman Trzupek asked if the Plan Commission had any questions.

Commissioner Perri asked where the steel for the mounting equipment would be painted. Mr. Joe Gordon, Solar Services, Inc., stated that it would be done at the factory and not in the field.

Commissioner Manieri stated that he believes staff's draft language should include option A.4 as outlined in the staff summary.

Commissioner Bolos agreed that A.4 should be included in the text amendment.

Commissioner Franzese stated that he is concerned with the painted steel. Commissioner Cronin agreed. Mr. Gordon stated that there should not be any flaking of paint. Commissioner Franzese asked if a licensed plumber would be required. Mr. Cook indicated that he is unsure but plumbing work would need to follow the regulations of the Village's Building Ordinance relative to plumbing.

Commissioner Bolos asked about requiring certified installers. Mr. Cook stated that current building codes would address rooftop mounted equipment and added that there is solar collector specific building codes that if the amendment is adopted the Village would move to adopt that code.

Chairman Trzupek asked if the petitioner would like to address any of the comments or the draft text amendment. Mr. Gordon stated that the Evanston Ordinance does not address the exposed piping or wires. Mr. Gordon explained that he believes a limitation on the exposed piping and wires would make it very difficult to install solar collector systems. Mr. Gordon indicated that they always look for interior installations first but

its not always easy or even possible. Mr. Gordon stated that there are other rooftop obstructions that are permitted that have exterior wires. Chairman Trzupek stated that he believed it is appropriate to control the exterior piping and wires to some degree. Commissioner Manieri stated that he would only be able to support the piping and wires coming straight down into the roof. Chairman Trzupek suggested some type of pre-fabricated wrapping.

Commissioner Cronin stated that he believes new homes should be required to install solar panels with the piping and wires completely to the interior and that he may be agreeable to some exterior with a casing or wrapping depending upon the materials used.

Commissioner Franzese agreed that internal piping should be required on new construction. Commissioner Franzese stated that exterior piping and wires should be prohibited in all cases at the front and corner side yards. Commissioner Bolos agreed.

Commissioner Bolos asked if there can be a condition applied within the regulation that the property owner must prove that the piping cannot be placed to the interior. Mr. Cook stated that can be included in the regulation but that staff would seek guidance on what would be required to prove that the piping cannot be placed to the interior. Mr. Pollock stated that he would discourage such a regulation because the onus is placed on staff to make that determination.

Commissioner Manieri stated that the Commission just stated that painting the metal mounts was not desirable and now it seems there is a push to have the piping encased within a painted product and he does not agree with that. Chairman Trzupek stated that the discussion has revolved around prefabricated casing or wrapping to match the materials of the home.

Commissioner Stratis stated that he believes the Village should be supportive of these types of systems and that the regulations should make them easy to install and not make them too costly to install.

The Plan Commission discussed the staff recommended language and the modifications suggested during the hearing.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to close the public hearing for Z-10-2008.

ROLL CALL VOTE was as follows:

AYES: 7 - Franzese, Cronin, Bolos, Manieri, Perri, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Bolos to recommend that the text amendment to add solar panels as a permitted rooftop obstruction in residence districts and to adopt the Findings of Fact.

ROLL CALL VOTE was as follows:

AYES: 7 - Franzese, Bolos, Cronin, Manieri, Perri, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

C. Z-11-2008; 15W256 North Frontage Road (Anthem Architects); Rezoning, Special Use, Variations and Findings of Fact – Continued from July 21, 2008

Mr. Cook stated that this petition had been withdrawn.

D. Z-13-2008; 743 McClintock Drive (ML Partners, Inc.); Rezoning, Special Use, Variations and Findings of Fact

Mr. Pollock introduced the hearing: The petitioner requests rezoning from the LI Light Industrial District to the O-2 Office and Hotel District and site plan approval as per Section IX.B.1 of the Zoning Ordinance for the construction of a 1-story, 13,000 square foot office building. Mr. Pollock indicated that the petitioner also requests variations from Section IX.D.8 of the Burr Ridge Zoning Ordinance to permit a new office building and associated off-street parking in the O-2 District with less than 20% open space as defined by the Zoning Ordinance and a variation from Section XI.C.11.a(2)(a) of the Zoning Ordinance to permit a circulation drive for the off-street parking to be located within the required 30 foot perimeter landscape area. Mr. Pollock indicated that the property is 1.87 acres and is commonly known as 743 McClintock Drive. Mr. Pollock added that staff has recommended several conditions if the Plan Commission were to approve the petition.

Chairman Trzupek asked about the open space requirement. Mr. Pollock stated that the open space requirement is for the area not including the required setbacks.

Chairman Trzupek asked if the petitioner was present.

Mr. Charles Marlas, Kenwood Schools, stated that he has reviewed the conditions and there are no issues with them and he requested the Plan Commission's support.

Chairman Trzupek asked for questions from the audience.

Mr. Conrad Fialkowski, 110 Waterside Place, asked about a berm to buffer the office building from the Chasemoor development. Mr. Pollock indicated on the site plan where staff would suggest a berm be located. Mr. Fialkowski asked how tall the berm would be. Mr. Pollock indicated that staff would suggest 3 to 4 feet in height depending upon what would be possible with the inclusion of landscaping at the top of the berm.

Mr. Paul De Boer, 193 Foxborough Place, stated that he believes the plan is about as good as they have seen for the property. Mr. De Boer indicated that he is on the Chasemoor Board and that he has heard many of the same comments. Commissioner Franzese asked if the resident was speaking on behalf of the Board or as a neighbor. Mr. De Boer indicated that Chasemoor has not taken a vote on the plan and that his comments were as a neighbor and resident.