



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
FEBRUARY 3, 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 JANUARY 20, 2020 MEETING MINUTES

IV. PUBLIC HEARINGS

A. V-01-2020: Oak Creek Club Subdivision (Curelo); Variation and Findings of Fact; continued from January 20, 2020

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-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.

V. CORRESPONDENCE

- A. Board Report – January 27, 2020**
- B. Building Report – December 2019**

VI. OTHER PETITIONS

VII. PUBLIC COMMENT

VIII. FUTURE SCHEDULED MEETINGS

A. February 17, 2020

- **Z-02-2020: 166 Shore Drive (Smit); Text Amendment, Special Use, and Findings of Fact**

Requests text amendment to Section X.F of the Zoning Ordinance add “Accessory Building to a Principal Building” as a special use in the G-I General Industrial District; a text amendment to Section X.F of the Zoning Ordinance to establish necessary bulk, size, setback, and other such regulations for accessory buildings in the G-I General Industrial District, if necessary; and a special use as per Section X.F of the amended Zoning Ordinance to permit an “Accessory Building to a Principal Building” on the subject property.

- **Z-05-2020: 410 Village Center (Hassan); Special Use and Findings of Fact**

Requests an amended special use to accommodate an expansion of an existing “Dental Office with Ancillary Retail Sales” use at the subject property.

B. March 2, 2020

- **Z-06-2020: Zoning Ordinance Amendments; Commercial Parking Regulations**

Requests amendments to the Zoning Ordinance regarding parking regulations in Business Districts.

- **Z-07-2020: Zoning Ordinance Amendments; Planned Landscaping**

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.

IX. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF JANUARY 20, 2020

I. ROLL CALL

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

ROLL CALL was noted as follows:

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

ABSENT: 1 – Praxmarer

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

Chairman Trzupek acknowledged that tonight would have been Commissioner Praxmarer's final meeting as a Plan Commissioner and thanked her for her time and dedication to the Commission. Chairman Trzupek also congratulated other Plan Commissioners on their re-appointments.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to approve the minutes of the November 18, 2019 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 2 – Stratis, Irwin

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.

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

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said the petitioner was Ken Curelo on behalf of 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 (henceforth "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.

Chairman Trzupek asked for public comment.

Dirk Gnodde, treasurer of the Oak Creek Club HOA, said that the Zoning Ordinance made sense for individual properties but felt that some relief was warranted for subdivisions such as Oak Creek Club, as they were gated and responsible for snow removal of their own roads and driveways.

Chairman Trzupek asked what was meant by “outside storage” as defined by the Zoning Ordinance. Mr. Walter said that items are located either indoors, defined as being placed within an entirely enclosed structure that meets building codes, or outdoors.

Commissioner Stratis asked why the vehicle could not be stored in an alternate location. Mr. Curelo said that the location selected may have been more visible from street view, but was also not visible from any one home, with the parking area also being centrally located.

Commissioner Farrell asked how the snow was managed in previous years. Mr. Curelo said that the vehicle was stored in its current location for approximately ten years, and only during the previous year did a resident make a complaint to the Village. Mr. Curelo said there was no space to build an enclosure on the property due to a lack of space. Mr. Curelo said that the HOA considered parking the vehicle on an unused tennis court owned by the HOA, but that the vehicle would then be required to use public roads to enter the HOA due to a lack of drive access to the court. This option was deemed unfeasible by the Plan Commission. Commissioner Farrell asked if other subdivisions had made similar requests. Mr. Walter said that this was the first such request by a subdivision according to Village records.

Commissioner Petrich asked what was done to solicit resident input on the matter. Mr. Curelo said that the HOA has received one complaint on the appearance of the vehicle, who was also presently suing the HOA on an unrelated matter, but otherwise no issues have been presented.

Commissioner Irwin asked for clarification as to the nature of the suit against the HOA. Mr. Curelo said that the suit was unrelated to the petition before the Plan Commission. Commissioner Irwin asked why the vehicle could not be transported to the subdivision during a snow event. Mr. Curelo said that such an action would be costly, also noting that some contractors refused to bid on the snow removal contract if the vehicle were not permitted to be stored onsite. Mr. Curelo said that contractors use the subject vehicle to clear snow from driveways and cul-de-sacs, work that cannot be done with a simple blade plow. Commissioner Irwin asked how many subdivisions such as Oak Creek Club were similarly responsible for snow removal such as this. Mr. Walter said that there were five gated subdivisions in the Village, defined as subdivisions with a staffed, private guardhouse.

Commissioner Hoch said that she felt the vehicle was an eyesore and wanted to see an alternate location or plan put forward.

Chairman Trzupek said that he preferred an enclosure to be placed on the subject area. Mr. Walter said that if the Plan Commission requested a solid fence be placed on the subject property to screen the vehicle, said solid fence would also require a variation as well as be a permanent structure, whereas the vehicle would be present only 4 ½ months out of the year. Mr. Walter said that if the Plan Commission requested a full building be erected to store the vehicle indoors, staff would interpret such an action as requiring a PUD amendment, and thus would require a public hearing.

Commissioner Broline asked if the HOA would experience a loss of service if the vehicle were not permitted to be stored on the subject property. Mr. Curelo said that he worried about the loss of service for his more elderly residents who rely upon home health care and other services as part of their daily life if the snow could not efficiently be plowed.

Commissioner Hoch asked how other gated subdivisions plow snow. Mr. Walter first asked if the subdivision owns the driveways and walks; Mr. Curelo confirmed this. Mr. Walter then said that while there are five gated subdivisions in the Village, only two are responsible for clearing driveways and walks as well as the streets, with the other being Burr Ridge Club. Mr. Walter used the example of Falling Water being a gated subdivision where the HOA only maintained the street. Mr. Walter said that Burr Ridge Club was also different from Oak Ridge Club in that Burr Ridge Club has shared clay driveways, which require a special kind of plow to maintain safely.

Commissioner Irwin said that the request was for a variation, but the petitioner filled out findings of fact for a special use. Mr. Walter noted this and provided guidance as to how the Plan Commission can move forward.

Several Plan Commissioners asked for a poll of the community to understand the support for such a petition.

Mr. Walter said that he felt a poll of the residents would not be helpful in the Plan Commission's consideration of the request because public support or opposition of a request is not necessarily material to determining the findings of fact. Mr. Walter said that the Village did send letters to all residents of the subdivision, posted a sign in the exact spot where the vehicle would be stored, and thus outreach has already occurred. Mr. Walter noted that several residents did inquire as to the petition but very few had an opinion in support or against the petition, bar the objection letter received. Mr. Walter said that examples of hardship could be that contractors refused to plow the driveways of the subdivision if a vehicle could not be stored on site, as well as the possibility of heavy snow creating conditions wherein the vehicle could not be delivered quickly to the subdivision, thus creating a safety hazard for residents.

Commissioner Farrell agreed with Mr. Walter's statements, saying that her only additional request was that staff work with the HOA to determine if other locations to park the vehicle were present.

Commissioner Stratis asked if there was anything unique about Oak Creek Club that the Plan Commission could use to make a determination that the request was reasonable. Mr. Walter said that Burr Ridge Club was the only comparable subdivision in the Village, and that their driveways were dirt instead of asphalt, and used a different snow removal method.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to continue the public hearing to February 3, 2020.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

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

Chairman Trzupek asked Mr. Walter to review the public hearing request. Mr. Walter said that 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.

Chairman Trzupek asked for public comment. None was given.

Chairman Trzupek asked for clarification as to the schedule of the use. Ms. Hayes stated that children would arrive between 7:00AM and 9:00AM based on the type of program the child is enrolled. Ms. Hayes said that children would either leave at 11:00AM if they were in a half-day program or between 3:00PM and 4:00PM if they were in a full-day program. Ms. Hayes said that she would be working with Vine Academy to create a coherent valet plan in the future.

Commissioner Hoch said she supported the petition and had no objections.

Commissioner Irwin asked if Grand Avenue would be sharing a playground with Vine Academy. Ms. Hayes said that she was required by the State to have a playground built for the needs of the ages of the children served by the use, and thus would be required to build their own playground.

Chairman Trzupek asked if a recommendation could be made based upon staff approval of a parking plan. Mr. Walter said that this was acceptable.

Commissioner Petrich asked if the business would be opening early to service Loyola employees. Ms. Hayes said that she would not be pursuing this possibility.

Commissioner Farrell asked if other tenants were present. Mr. Walter said that Vine Academy, Seasons Hospice, and Advanse were the other tenants present. Commissioner Farrell asked if there was any concern about the playground occupying parking spaces. Mr. Walter said that this use presented no zoning impact.

Commissioner Stratis asked if an exit shown would open to a shared office area. Ms. Hayes said that the exit shown would be moved to a public area and not have the use be accessible from private areas.

At 8:33p.m., a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to recommend approval of 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.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to recommend approval of 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, 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.
5. Staff shall administratively review and approve a parking management plan for the pickup and drop-off times at the subject property.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

Commissioner Irwin asked about the Board’s decision to deny a special use to Apex, even though the Plan Commission recommended approval of the renewal. Mr. Walter said that the petitioner asked for additional relief beyond what was suggested at the Plan Commission hearing, and the Board disagreed with this sentiment.

V. OTHER PETITIONS

PC-01-2020: Annual Zoning Review

Mr. Walter reviewed the annual zoning review, explaining that it served as a summary of all petitions in the previous year as well as provided suggestions for the Plan Commission as to items that may warrant additional attention.

The Plan Commission concurred that all of the suggestions except for a review of office parking standards warranted additional consideration in the form of a public hearing.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Hoch to request that the Board permit the Plan Commission to hold public hearings regarding planned

landscaping, solar panels, short-term residential rentals, and elaborating zoning definitions within the Zoning Ordinance.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

VII. 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

Mr. Walter said that at least one petition was received for this hearing but a complete legal description had not been finalized.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to **ADJOURN** the meeting at 9:05p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 9:05p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-01-2020: Oak Creek Club Subdivision (Curelo); 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:

February 3, 2020; continued from
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 Board Representative

PROPERTY OWNER:

Oak Creek Club HOA

EXISTING ZONING:

R-3 Residential PUD

LAND USE PLAN:

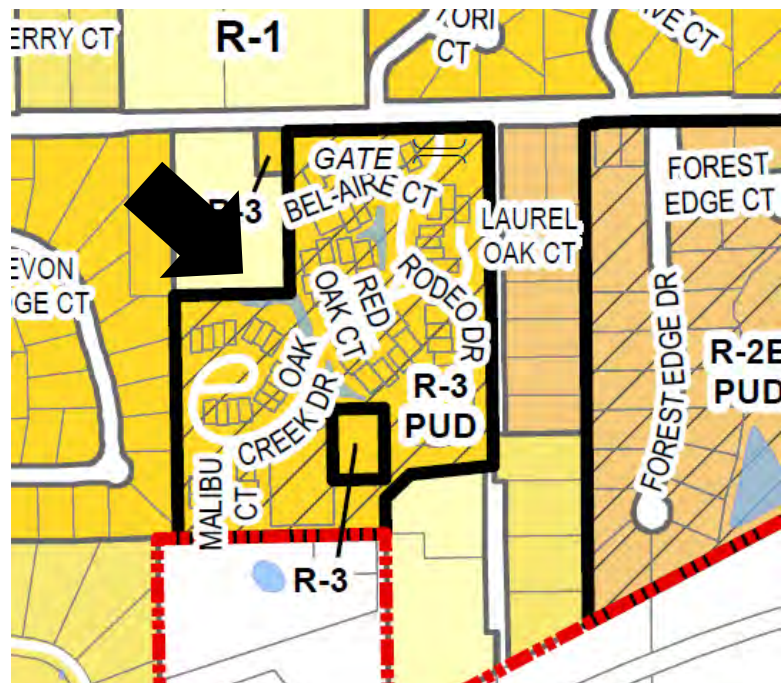
Recommends Residential Uses

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.

At its January 20, 2020 meeting, the Plan Commission requested updated findings of fact elaborating on the need for the variation, as well as directed staff to work with the HOA Board to consider other site options. Updated findings of fact have been included in Exhibit A for consideration.

After a second analysis of the subdivision's physical design and layout, the Oak Creek Club HOA Board requests that the commercial vehicle be stored at the initial site due to the amount of trees surrounding the area. Other guest parking areas at the site have significantly less vegetation buffer and are much closer to the front door of residential properties.

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.

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; the commercial vehicle may vary in exact make and model but be no larger than a traditional "Bobcat" utility vehicle.
2. The commercial vehicle shall be permitted to be stored in the designated guest parking area as noted within the petitioner's submitted materials. The commercial vehicle may not be parked within any public or private roadway when not in use.
3. 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 - Zoning Variation
Burr Ridge Zoning Ordinance

Address:

V-01-2020: Oak Creek Club Subdivision

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

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

Oak Creek Club subdivision is topographically unique in that the development rests on a particularly hilly portion of the Village; as such, the subdivision had to employ a combination of retaining walls, curbs, and other land control measures to ensure that its development occurred in an orderly and sustainable fashion. These topographical features, combined with the fact that the subdivision's HOA is responsible for the clearing of snow not only on the street but also on driveways and walkways, creating a unique challenge in providing said services to its residents.

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

Contractors have stated that they will not attempt to provide services to the residents if certain conditions are not met or available to the bidding party, including the ability to store a commercial vehicle on site throughout the snow season. While these streets are privately maintained, the subdivision remains responsible for ensuring that public safety vehicles and other critical service providers, such as home health care providers, can easily access every home site in the subdivision 365 days per year. Without the presence of the commercial vehicle, the subdivision's ability to provide these services would be greatly diminished. Such a denial of services would affect the subdivision's collective owners to yield a reasonable return.

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

Oak Creek Club is the only subdivision in the Village that is gated with a staffed guardhouse in which the local HOA being responsible for the maintenance of concrete roads and driveways to the exterior walls of the buildings within the development. The reason for the variation necessarily does not exist within other subdivisions within the Village.

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

The purpose of the variation is a part of the HOA Board's good faith attempt to provide reliable services to the local residents, which are required by the HOA's covenants, conditions, and restrictions.

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

None of the members of the HOA Board who are party to this request were involved in the development of the subdivision or establishment of its HOA. The conditions present were inherited.

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The granting of this variation will ensure that public safety and welfare is reliably maintained and provided; the denial of this variation would inhibit access of the subdivision for public safety vehicles and otherwise create challenges in maintaining a safe transportation environment.

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

The granting of this variation will ensure that the character of the neighborhood is maintained.

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

The granting of this variation will not impair the supply of light and air to the property.

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

The proposed variation is consistent with the Comprehensive Plan in that the Village seeks to maintain clear passage of roads and other hard-surface infrastructure for its residents.

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

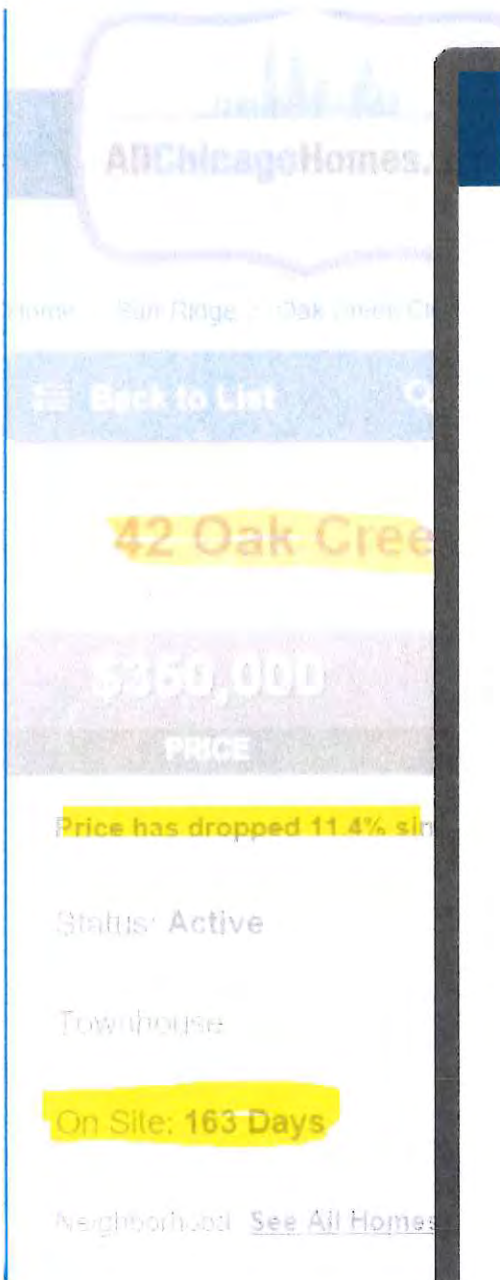
Townhouse

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





 **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-04-2020: 15W230 North Frontage Road (Bobak); 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: 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.

HEARING:

February 3, 2020

TO:

Greg Trzupek, Chairman
Plan Commission

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

John Bobak

PETITIONER STATUS:

Contract Property Purchaser

EXISTING ZONING:

T-1 Transitional

LAND USE PLAN:

Recommends Parks/Open Space or
Single-Family Residential

EXISTING LAND USE:

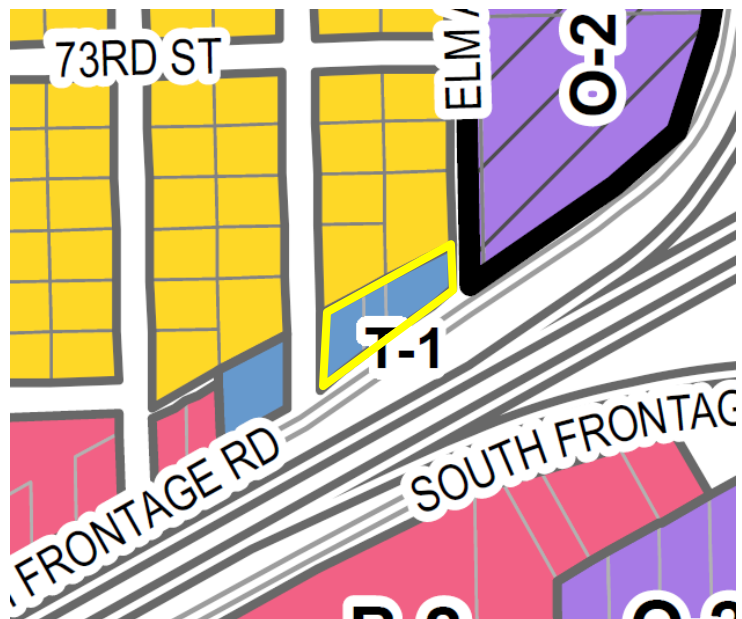
Vacant

SITE AREA:

0.7 Acres

SUBDIVISION:

Babson Park



The petitioner is John Bobak, prospective purchaser of the property commonly known as 15W230 North Frontage Road. The petitioner is requesting a special use consisting of 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. Accommodation of the request requires the following variations from the Zoning Ordinance:

- 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
- Insufficient setbacks for off-street parking as well as off-street parking located in the front and corner side yards of the subject property

The purpose of the T-1 Transitional District is as follows (as stated by the Zoning Ordinance):

The Transitional District is designed to promote orderly and sound planning between residential and non-residential districts by providing for graduated uses from the less intense residential areas to the more intense non-residential areas without encroaching upon or negatively affecting residential areas of the Village. The districts are designed to prevent incompatible uses from being located adjacent or in near vicinity to each other. The purpose of these districts shall be to provide for a reasonable and orderly transition from, and buffer between, residential and non-residential uses; to plan for future growth of non-residential uses in a manner which will protect and preserve the integrity and land values of residential areas; to provide a location for certain services needed now or in the future by Village residents; to provide for such non-residential uses in certain locations which are compatible to, but not identical to, both adjacent non-residential and residential uses through maintenance of the residential architectural character of the buildings; and to maintain the quality of life and environment currently enjoyed in the Village.

Historical Petition Comparison

The subject property has frontage on Elm Street (east), North Frontage Road (south), and Hamilton Avenue (west). It is situated between the Oak Grove Park (east), the Babson Park residential subdivision (north), and a strip of commercial land uses along North Frontage Road (west).

The most recent Village action on the subject property was a 2008 Plan Commission petition, which sought rezoning from the R-1 Residential District to either the T-1 Transitional District or the O-1 Small Scale Office District, as well as a special use for the purpose of erecting a 6,000-square foot, 2-story office building. The 2008 petition with rezoning to the T-1 Transitional District was approved, but development of the office building did not ultimately occur. Because a development on the subject property was previously approved with many similar variations, a comparison of the past and current petitions may be helpful in considering the current petition's merits. Such a comparison may be found in Table 1 below. The minutes reflecting the discussion over the 2008 petition and final ordinance approving said petition are included as Exhibit B.

Staff Report and Summary

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

Table 1			
Concept	Regulation	2008 Petition	2020 Petition
Front Yard Setback (Elm)	100 Feet	84 Feet	107 Feet
Rear Yard Setback (Hamilton)	60 Feet	75 Feet	47 Feet
Corner Side Yard Setback (Frontage)	50 Feet	26 Feet	0 Feet
Interior Side Yard Setback (north)	20 Feet	20 Feet	29 Feet
Building Primary Uses	N/A	Office	Office/Warehouse
Building Pad Size	N/A	4,500 Square Feet	7,000 Square Feet
Total Building Square Footage	N/A	6,000 Square Feet	10,000 Square Feet
Floor Area Ratio (FAR)	0.24	0.19	0.32
Building Height	30'/2 Stories	30'/2 Stories	30'/2 Stories
Parking Spaces	Dependent	18 (24 Required)	24 (40 Required)
Exterior Dumpster	Rear Wall	None	Yes; Interior Side Wall
Roof Style	N/A	Pitched	Flat
Exterior Materials	Brick/Stone	Brick	Aluminum

Compliance with the Zoning Ordinance

Land Use

The petitioner proposes to use the building primarily for an office with ancillary storage space, which exceeds the typical accessory storage area for an office use. The petitioner also proposes to include a loading dock and driveway accommodations for a full size semi-truck and trailer. A loading dock is not required for an office building of this size and is typically not provided. Several of the variations being requested are the direct result of the provision of the loading dock and truck access. The petitioner has stated that the truck dock would be used no more than six times per year, providing only deliveries to the business for use in the day-to-day sales operations of the business. The facility is not intended to act as a distribution center.

Parking and Drive Aisles

The petitioner has stated that the space will be used mostly as an office use but will also have a small amount of product storage within the building; for simplicity, staff has elected to treat the entire building as an office use for zoning purposes for determining parking requirements. The Zoning Ordinance states that one parking space per 250 square feet of floor area is required for professional office uses. In total, the site plan shows 24 parking spaces divided amongst two lots; 40 spaces are required to be compliant with the Zoning Ordinance if the entire building is classified

as an office use. All of the parking lots show adequate drive-aisle width as well as width and depth for all parking spaces.

The site plan shows four drive aisles on various lot lines. The drive aisle along Elm Avenue is, by definition, approximately 50 feet wide due to the landscape island not being located adjacent to a lot line. This drive aisle also shows a shared driveway with an adjoining residential property; staff recommends against this type of development. Staff also recommends against a drive aisle immediately abutting a residential lot line, which appears to be specifically related to truck traffic entering the site.

Landscaping

No landscaping plan was included in the petition; approval of a site plan in a T-1 Transitional District includes approval of a landscaping plan. The petitioner has stated that a final landscaping plan will be submitted upon consensus approval being received for a general site plan and building elevations. Several plants are shown on the elevation pages of the petitioner's plans, but no specificity regarding plant species is noted. Section VII.B.10 of the Zoning Ordinance describes the standards for landscaping design in the T-1 Transitional District as follows:

Site Plan Review will include the review of proposed landscape design and improvements. All land and uses must be landscaped in accordance with the general appearance in the residential areas of the Village. Further, all such land and uses must be buffered from adjacent residential uses and residentially zoned properties, except schools and churches, through the use of substantial berming and landscaping in accordance with applicable Village regulations and a landscaping plan to be submitted to and approved by the Village. All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such landscaping; provided, however, cyclone and chain-link fences and concrete block walls are prohibited. Land adjoining schools or churches, where substantial boundary berming and landscaping is not required, shall provide one landscaped island for each 10 parking spaces within the parking area.

The proposed buffering or parking lot landscaping plan shall be filed with the Community Development Director who shall then refer it to the Plan Commission and the Village Forester for review. The Plan Commission shall review the findings of the Village Forester at the first meeting following receipt of a report of his findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed plan, or approve it with modifications, or shall refer the plan back to the Plan Commission for reconsideration or modification.

Architectural

Building elevations have been included in the petition, along with building materials. The building's proposed materials are a combination of VistaWall, a type of clear glass building materials, aluminum, brick, and wood. Specific designations of the quantities and locations of these materials are generally designated on the elevations, but not specifically. Section VII.B.9 of the Zoning Ordinance describes the standards for building design in the T-1 Transitional District as follows:

- a. All buildings and structures located within the transitional districts, except for churches and schools, which by their very nature have unique architectural designs, shall be so*

designed and constructed so that their exterior appearance is in conformance with the general appearance of residential architecture in this Village and so that their appearance is residential in character. All buildings and structures must be scaled to that which reflects a residential character with regard to size, roof slope and window placement, so as to fit harmoniously with the character and use of adjacent residential areas and so as to avoid any appreciable adverse effect upon such residential areas. All buildings and structures shall also comply with the requirements for building height, setbacks, lot size and lot width set forth in this Section.

- b. *All exterior building facades in the Transitional Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels, or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as “Dryvit” or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Transitional Districts. Traditional cement based stucco may be used as an exterior building material subject to the following restrictions:*
- 1. The majority of the building’s façade should be brick, natural stone, precast stone, architectural pre-cast panels, or glass.*
 - 2. The first 8 feet from the top of the building’s foundation should be brick, natural stone, pre-cast stone, or architectural pre-cast panels with the intent of creating the appearance of a strong building foundation.*
 - 3. Stucco shall be installed as per the manufacturer’s specifications.*

Public Hearing History

Several public hearings have been held regarding the subject property. These include:

- 2007 - Rezoning from R-1 Residential to B-2 Business. Withdrawn.
- 2008 - Rezoning from R-1 Residential to T-1 Transitional and a special use with variations, as previously described. Approved.
- 2011 - Special use for a fence to be erected on the subject property, with variation for a fence on a property without a principal structure. Approved.

Public Comment

No public comment was received regarding this petition.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact related to this petition. If the subject property’s proposed use as an office building is considered appropriate, the petitioner requests the opportunity to submit a revised site plan along with a landscaping plan and more detailed building elevations and material sheets at a later meeting, as the petition is considered incomplete without the latter two documents.

Appendix

Exhibit A – Petitioner’s Materials

Exhibit B – 2008 Petition Materials

EXHIBIT A



Findings of Fact - Zoning Variation Address: 15W230 N. FRONTAGE ROAD

Burr Ridge Zoning Ordinance

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

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

The proposed development was designed to take in the current conditions of the site. The proposed layout provides visitor and employee parking per the owners program requirements.

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

The property doesn't benefit any financial gain from the approval.

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

Due to the boundary and irregular shape we will require the proposed setbacks to provide a safe and functional site.

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

There is no financial gain to be had by the approval of this property any more than any other development.

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

The difficulty in the site is in the geometry and requirements by the Village for any new building.

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The proposed development will not be detrimental to the public welfare and was designed to be a safe and functional development.

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

This site and building was designed to enhance to neighborhood.

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

This site will not impair any light to surrounding properties, the ingress and egress has multiple points on the site and will not endanger the public.

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

The proposed plan aligns with the general outline for future developments and continues the commercial development along Frontage Road. While the Comprehensive plan suggest the site be a park we feel the extension of the commercial property aligns with a continuous zoning district.



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NOWICKI OFFICE DEVELOPMENT

15W230 N. FRONTAGE RD

BURR RIDGE, ILLINOIS

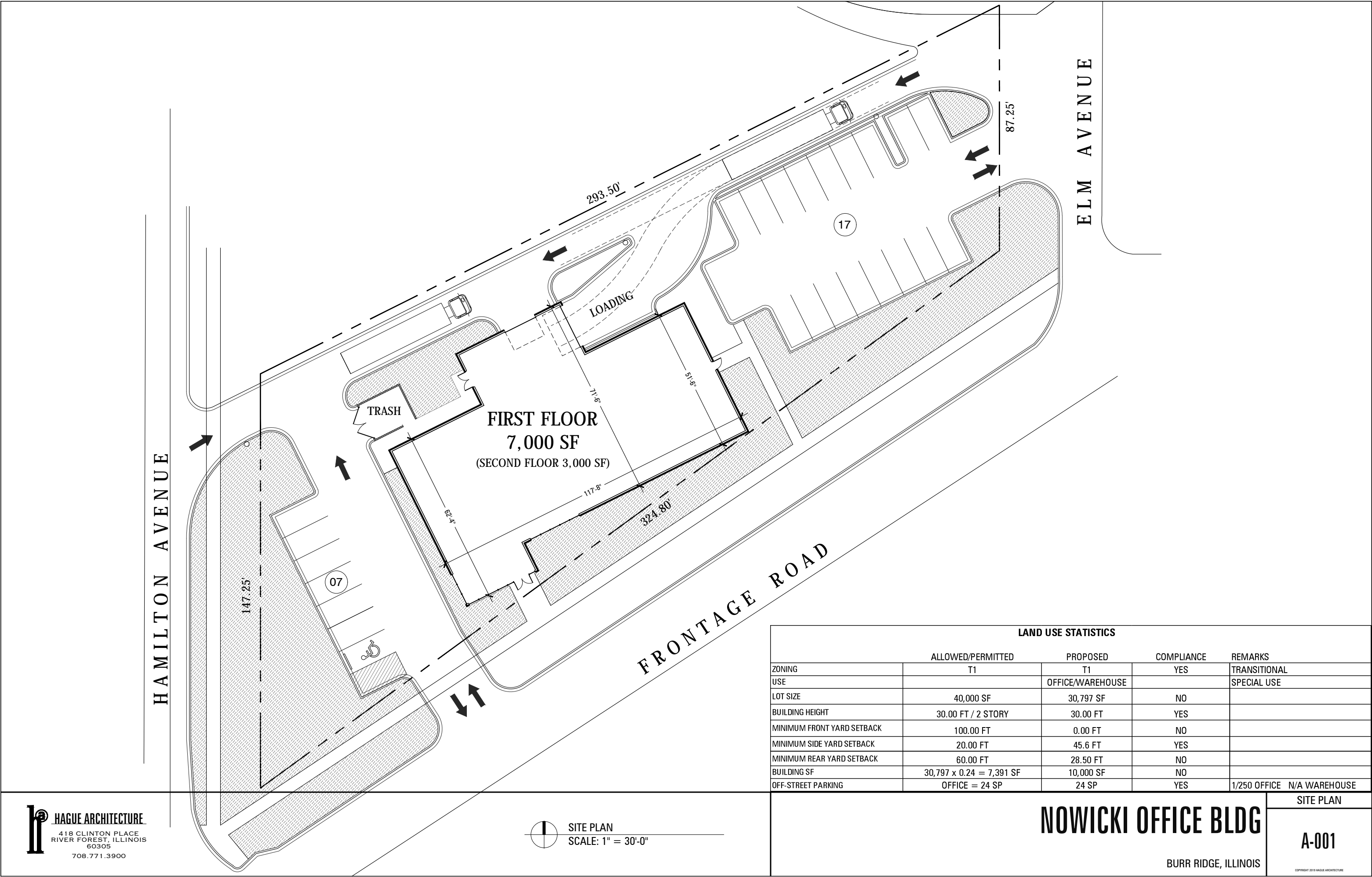
BUILDING CODES:

- International Building Code (IBC), 2012 Edition
- International Mechanical Code (IMC), 2012 Edition
- International Fuel Gas Code (IFGC), 2012 Edition
- International Energy Conservation Code (IECC), 2012 Edition
- Illinois State Plumbing Code (ISPC), Latest Edition as mandated by the State of Illinois
- International Plumbing Code (IPC), 2012 Edition
- International Fire Code (IFC), 2012 Edition
- International Wildland-Urban Interface Code 2012
- NFPA 70, National Electric Code (NEC), 2011 Edition
- NFPA 101, Life Safety Code (NFPA 101), 2012 Edition
- Illinois Accessibility Code (IAC), Latest Edition as mandated by the State of Illinois
- International Existing Building Code, 2012 Edition
- Village of Burr Ridge Building Ordinance, Ordinance #1124
- Village of Burr Ridge Zoning Ordinance, Ordinance #834
- Village of Burr Ridge Municipal Code, Chapter 8 - Stormwater Management

TABLE OF CONTENTS:

A-000	COVER SHEET
A-001	SITE PLAN
A-002	EXTERIOR RENDERING
A-003	EXTERIOR ELEVATIONS
A-004	EXTERIOR MATERIALS
S-001	LAND TITLE SURVEY

January 2020



LAND USE STATISTICS				
	ALLOWED/PERMITTED	PROPOSED	COMPLIANCE	REMARKS
ZONING	T1	T1	YES	TRANSITIONAL
USE		OFFICE/WAREHOUSE		SPECIAL USE
LOT SIZE	40,000 SF	30,797 SF	NO	
BUILDING HEIGHT	30.00 FT / 2 STORY	30.00 FT	YES	
MINIMUM FRONT YARD SETBACK	100.00 FT	0.00 FT	NO	
MINIMUM SIDE YARD SETBACK	20.00 FT	45.6 FT	YES	
MINIMUM REAR YARD SETBACK	60.00 FT	28.50 FT	NO	
BUILDING SF	30,797 x 0.24 = 7,391 SF	10,000 SF	NO	
OFF-STREET PARKING	OFFICE = 24 SP	24 SP	YES	1/250 OFFICE N/A WAREHOUSE





SOUTH ELEVATION



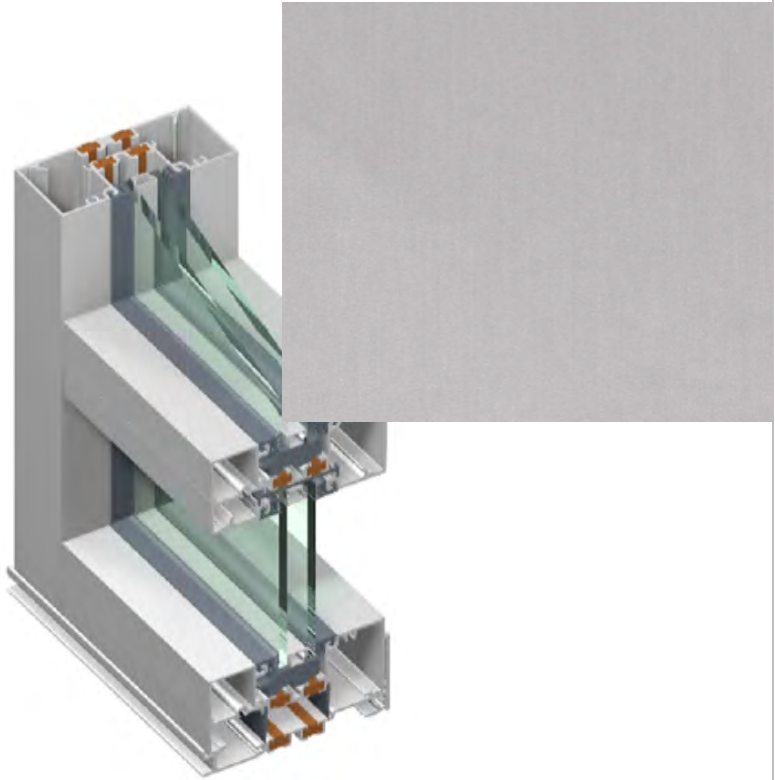
WEST ELEVATION



STOREFRONT:
VISTAWALL OR EQUAL
CLEAR ALUMINUM



BRICK:
ENDICOTT
MANGANESE IRONSPOT



STOREFRONT:
VISTAWALL OR EQUAL
CLEAR ALUMINUM



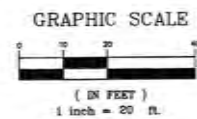
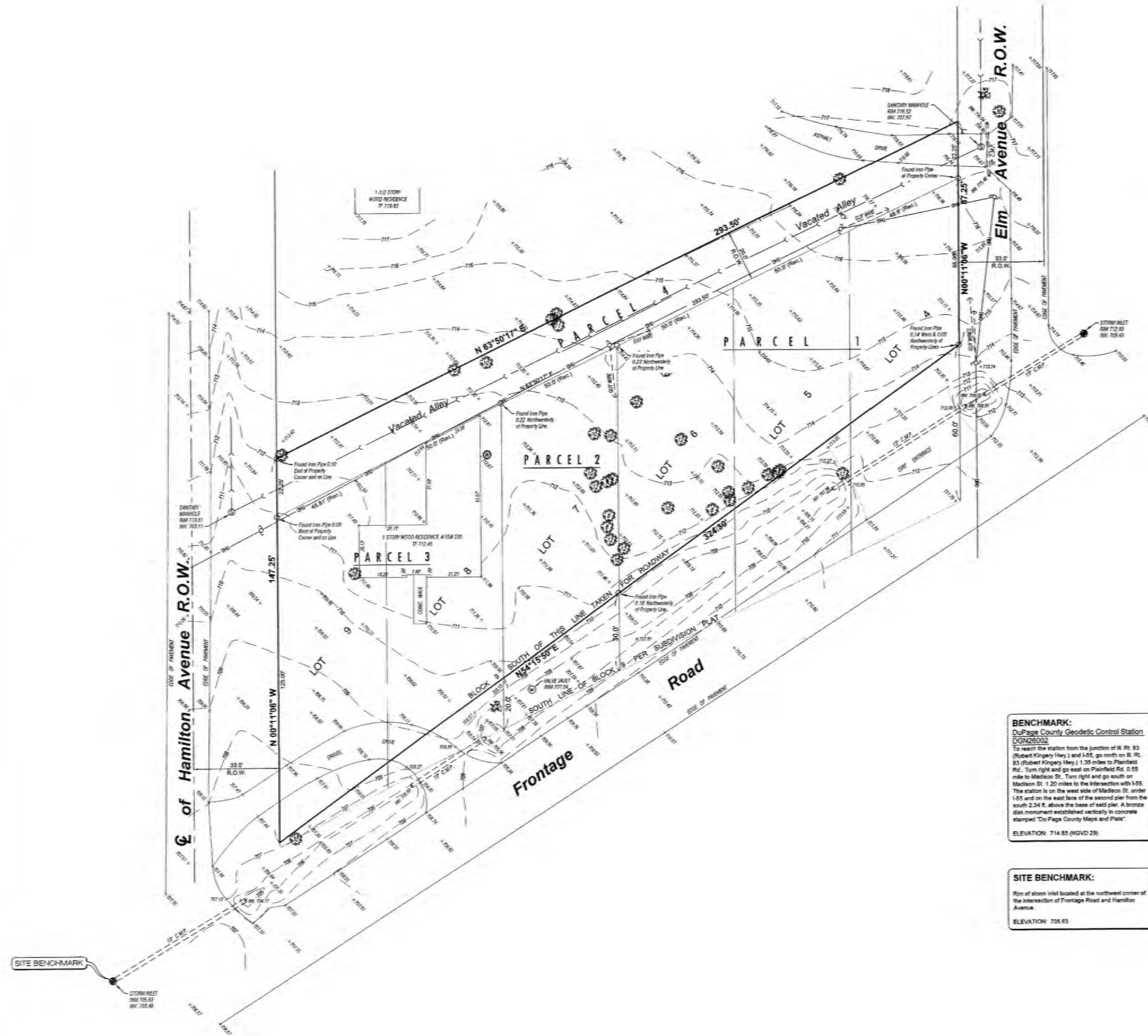
ASH
EXTERIOR WOOD PANEL:
NICHHA WOOD SERIES
COLOR - ASH



EXTERIOR STEEL:
BLUE PAINTED STEEL



PARKING LOT LIGHTING:
MCGRAW EDISON
GLEON



LEGEND	
	FOUND IRON PIPE
	WATER VALVE VAULT
	P-BOX
	STREET LIGHT
	CATCH INLET
	FIRE HYDRANT
	MANHOLE
	STORM MANHOLE
	SANITARY MANHOLE
	GAS VALVE
	I.E.T. BOX
	POWER POLE
	ELECTRIC TRANSFORMER
	CABLE BOX
	TRAFFIC CONTROL BOX
	MAIL BOX
	A/C UNIT
	PROPOSED DOWNSPOUT
	SPOT ELEVATION
	PROPOSED ELEVATION
	FINISH ARROW
	FINISHED GRADE ELEVATION
	TOP OF FOUNDATION ELEVATION
	BRICK LEDGE ELEVATION
	JOINT LEDGE ELEVATION
	GARAGE FLOOR ELEVATION
	FINISHED FLOOR ELEVATION
	TREE W.D.M. - PINE
	TREE W.D.M. - DECIDUOUS
	WATER SERVICE (EXISTING)
	WATER SERVICE (PROPOSED)
	SANITARY SEWER (EXISTING)
	SANITARY SEWER (PROPOSED)
	STORM SEWER (EXISTING)
	STORM SEWER (PROPOSED)
	GRANULAR TRENCH BACKFILL
	PROPOSED CONTOUR
	EXISTING CONTOUR
	FENCE LINE
	UTILITY FENCE

BENCHMARK:
DuPage County Geodetic Control Station
DGN28002
To reach the station from the junction of R. Rt. 83 (Robert Kingery Hwy.) and I-55, go north on R. Rt. 83 (Robert Kingery Hwy.) 1.35 miles to Plainfield Rd. Turn right and go east on Plainfield Rd. 0.55 mile to Madison St. Turn right and go south on Madison St. 1.20 miles to the intersection with I-55. The station is on the west side of Madison St. under I-55 and on the east face of the second pier from the south 2.34 ft. above the base of said pier. A bronze disk monument established vertically in concrete stamped "DuPage County Maps and Plans".
ELEVATION: 714.83 (NGVD 29).

SITE BENCHMARK:
Rim of storm inlet located at the northwest corner of the intersection of Frontage Road and Hamilton Avenue.
ELEVATION: 705.63

REVISIONS:	
#	DATE BY DESCRIPTION

PROJ MGR: KaW
DRAWN BY: D.S.
DATE: 07-21-08

PLANS PREPARED FOR:
Sales Activity Management, Inc.
1100 Jorie Boulevard, #314
Oak Brook, IL 60523

EXISTING CONDITIONS
15 W 230 N. Frontage Road
Burr Ridge, Illinois
DATE OF FIELD WORK COMPLETION: 01-08-08

Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM No. 184-002922
30W270 BUTTERFIELD ROAD, SUITE 105
WARRICKVILLE, ILLINOIS 60553
PH (630) 856-0830 FAX (630) 856-0833

GENESIS JOB NO.
08-015
SHEET 2 OF 6



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

January 10, 2020

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 John Bobak for 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. The petition number and property address is **Z-04-2020: 15W230 North Frontage Road** and the Permanent Real Estate Index Numbers are **09-25-208-012 and 09-25-208-013.**

A public hearing to consider this petition is scheduled for:

Date: Monday, February 3, 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.

London Property Llc
33 N Brainard Ave
La Grange, IL 605215523
PIN 09251090030000

Smith, Gordon A
112 Chestnut Hill Cr
Burr Ridge, IL 605270000
PIN 09251110680000

Arnold, Patrick J & M M
7310 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110050000

Herman, Charles & Ashley
221 72Nd St
Burr Ridge, IL 605276959
PIN 09252020010000

Makkena, Srinivas & S
7203 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110170000

Liss, Thomas & Patricia
7309 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252060010000

Deldin, Barbara
7401 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252060050000

Heersink, Evert
7239 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252020050000

Littleton, Anna
156 Chestnut Hill Dr
Burr Ridge, IL 605210000
PIN 09251110320000

Schultz, William E
7230 Elm Ave
Burr Ridge, IL 605210000
PIN 09252040080000

Milovanovic, Michael & V
7350 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252070090000

Case Corp
2211 York Rd
Oak Brook, IL 605210000
PIN 09252000110000

Deldin, Barbara
7401 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252060060000

Bjf Estancia Llc
150 Harvester Dr
Burr Ridge, IL 605270000
PIN 09252000200000

Bank Financial 011018
7220 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252030070000

Kose, B & M Tasdemir
126 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110530000

El Hori, Marad S
7419 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252090020000

Tang, Lawrence & Molly
7210 S Elm St
Burr Ridge, IL 605270000
PIN 09252040060000

Peoples, Michael & Lynne
7320 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252050080000

Kocovski, Dimce & Violet
7320 S Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252070150000

Sladojevic, Petar
7339 Garfield Ave
Burr Ridge, IL 605276980
PIN 09252050040000

Luckett Jr, Robert L
7213 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252020030000

Sharma, Bhagwan
Palos Hts, IL 605210000
PIN 09251110360000

Michalski, Edward & Debra
7259 S Park Ave
Burr Ridge, IL 605210000
PIN 09252030050000

Fox Jr, James E & Sharon
7211 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252020020000

Postma, Thomas
129 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110640000

Jason, Derek B & Leah
7340 Park Ave
Burr Ridge, IL 605270000
PIN 09252060100000

Czerwien, Eward G
7249 Hamilton
Burr Ridge, IL 605210000
PIN 09252040050000

Mackowiak, James
121 74Th St
Burr Ridge, IL 605270000
PIN 09252090010000

Rutherford, Tricia & Gary
1755 Park St
Naperville, IL 605270000
PIN 09252070070000

Lowney, Marilyn
7244 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110010000

Ambadipudi, R & S Pabbathi
7209 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252040010000

Gerut, James
7420 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252090070000

Pieprzyca Jr, Leon & B
10S051 Clarendon Hills
Willowbrook, IL 605210000
PIN 09252070040000

Murray, Robert J
7300 S Elm St
Hinsdale, IL 605210000
PIN 09252080050000

Bibeau, Marc
5546 Howard Ave
La Grange, IL 605210000
PIN 09252070110000

Sheppler, Clinton P
7241 S Park Ave
Burr Ridge, IL 605210000
PIN 09252030030000

Alex, Nancy D
142 Chestnut Hill Cr
Burr Ridge, IL 605270000
PIN 09251110450000

Brossard, P & V Muellner
7329 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252080030000

Ctltc 10224910
10 S Lasalle St
Chicago, IL 605210000
PIN 09252050090000

Thomas, Anthony & Rebecca
7230 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252010080000

Grancarich, Anna
7208 Chestnut Hill Dr
Burr Ridge, IL 605270000
PIN 09251110610000

Straub, Michael
467 81St St
Burr Ridge, IL 605270000
PIN 09252080120000

Partekel, Ronald & C
7350 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252050110000

Lange, Ronald H
7310 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252050070000

Burr Ridge Park Dist
10S474 Madison St
Burr Ridge, IL 605210000
PIN 09251090240000

Rmd Construction Inc
7319 S Park Ave
Burr Ridge, IL 605276906
PIN 09252010060000

Bokuvka, Robert
635 Briar Hill Ln
Addison, IL 605270000
PIN 09252010090000

Meyer, Anne H
118 Chestnuthill Cir
Burr Ridge, IL 605270000
PIN 09251110420000

Petrovic, Yvonne
7329 S Park Ave
Burr Ridge, IL 605270000
PIN 09252070170000

Bedoe, Linda A
321 73Rd St
Burr Ridge, IL 605210000
PIN 09252070010000

Mc Nally, Thomas & P
7249 S Park Ave
Hinsdale, IL 605210000
PIN 09252030040000

Rath, Edward
7229 Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252040030000

Dimit, Gregory W
7250 Hamilton
Burr Ridge, IL 605210000
PIN 09252030100000

Pedersen, Oscar & Susann
7250 Elm St
Burr Ridge, IL 605270000
PIN 09252040100000

Kwilinski, Shirley F
7310 S Elm Ave
Burr Ridge, IL 605270000
PIN 09252080060000

Burnett, Jean & Kenneth
7340 S Hamilton Ave
Burr Ridge, IL 605270000
PIN 09252070080000

Jason, Mark & Constidina
7339 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252060040000

London Property Llc
33 N Brainard Ave
La Grange, IL 605215523
PIN 09253010050000

Us Bank
3815 S W Temple
Salt Lake City, UT 605270000
PIN 09252030010000

Milovanovic, Daniel
7359 Park Ave
Burr Ridge, IL 605270000
PIN 09252070050000

Wujcik, Thomas P
8224 Park Ave
Burr Ridge, IL 605210000
PIN 09252060070000

Jirus, Vlasta
7215 Chestnut Hills
Burr Ridge, IL 605210000
PIN 09251110250000

Kolody, Franklin C
7330 S Park Ave
Burr Ridge, IL 605270000
PIN 09252060090000

Straub, Michael
467 81St St
Burr Ridge, IL 605270000
PIN 09252080140000

,
PIN 09252100130000

Kozak, Joseph M 66239-12
7230 Hamilton Ave
Hinsdale, IL 605210000
PIN 09252030080000

Fournier, Richard & J A
7219 Park Ave
Burr Ridge, IL 605270000
PIN 09252030020000

Musillami, Sarverio & D
7319 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252050020000

,
PIN 09252000190000

Burr Ridge Park District
10S474 Madison St
Burr Ridge, IL 605210000
PIN 09252120010000

Ghorby, Esmat & Ghada
151 74Th St
Burr Ridge, IL 605210000
PIN 09252090060000

Kolody, Franklin C
7330 S Park Ave
Burr Ridge, IL 605270000
PIN 09252060080000

Burnett, Jean M
7339 S Park Ave
Burr Ridge, IL 605210000
PIN 09252070030000

Kaplarevic, Zoran
7329 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252050030000

Deist, Robert
121 Chestnut Hill Cr
Burr Ridge, IL 605270000
PIN 09251110570000

Du Page Forest Preserve
Wheaton, IL 605210000
PIN 09252000090000

Straubland Llc
15W256 N Frontage Rd
Burr Ridge, IL 605270000
PIN 09252070180000

Bibeau, Marc
5546 Howard Ave
La Grange, IL 605210000
PIN 09252070100000

Kocher, Walter
7336 Chestnut Hls Dr
Burr Ridge, IL 605210000
PIN 09251110130000

Commonwealth Edison Co
3 Lincoln Centre
Oakbrook Terr, IL 605210000
PIN 09251090060000

Andrese, Craig A
7326 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110090000

Murphy, Patrick
6301 S Garfield
Burr Ridge, IL 605210000
PIN 09252090150000

Huber, Lisa C
207 The Lane
Hinsdale, IL 605270000
PIN 09251110390000

Bhurgri, Abdul H
7237 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252010040000

Andrango, Luis Arturo
7239 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252040040000

Vartanian, Rose M
7240 S Park Ave
Burr Ridge, IL 605270000
PIN 09252020090000

Xue, Zheng & Lei Zhao
101 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09251110210000

Rakoci, Robert J
150 74Th St
Burr Ridge, IL 605210000
PIN 09252050120000

Castellan, Pietro
7220 Giddings Ave
Hinsdale, IL 605210000
PIN 09252010070000

Anton, Mark & Jelena
7340 Giddings Ave
Burr Ridge, IL 605276907
PIN 09252050100000

Sartore, Michael
7240 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252030090000

Powers, Pete & Rosemary
7306 Chestnut Hills
Burr Ridge, IL 605270000
PIN 09252070140000

Michalski, Joseph & M
7220 S Elm St
Burr Ridge, IL 605210000
PIN 09252040070000

Dusek, Blanka
120 W 74Th St
Burr Ridge, IL 605270000
PIN 09252050060000

Adkins, Holly M
7219 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252040020000

Fantozzi, Remo & B Vavra
7301 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252080010000

Madsen, Scott T & Diane M
7309 S Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252080020000

Folkerts, Jack W
7210 Park Ave
Burr Ridge, IL 605210000
PIN 09252020060000

Robles, Trinidad & R E
7210 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252030060000

Linkowski, Robert W & A A
7340 S Elm St
Burr Ridge, IL 605210000
PIN 09252080070000

,
PIN 09252100110000

Zavala, Sandra
7248 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252010100000

Mensik, Frank
7339 Hamilton Ave
Burr Ridge, IL 605210000
PIN 09252080040000

Wojtyczka, Stanislaw & M
7350 S Park Ave
Burr Ridge, IL 605270000
PIN 09252060120000

Sieczka, Krzysztof
7249 Garfield
Burr Ridge, IL 605270000
PIN 09252010050000

Bafia, Joseph & Danuta
7309 S Garfield Ave
Burr Ridge, IL 605210000
PIN 09252050010000

Enzor, Gregory S & Phyllis
7240 S Elm St
Burr Ridge, IL 605210000
PIN 09252040090000

Castaneda, Gerardo
7225 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252010030000

Castellan, Peter
7213 Garfield Ave
Burr Ridge, IL 605210000
PIN 09252010020000

Milewski, David
731 Royal Crest Ct
Bolingbrook, IL 605270000
PIN 09252060130000

Dusek, Blanka
120 W 74Th St
Burr Ridge, IL 605270000
PIN 09252050050000

,
PIN 09252000170000

Sieczka, Jan & Maria
7319 Giddings Ave
Burr Ridge, IL 605270000
PIN 09252060020000

Marth, Daniel & Rose
7319 Park Ave
Burr Ridge, IL 605270000
PIN 09252070160000

Heersink, Evert J
7239 Giddings Ave
Burr Ridge, IL 605210000
PIN 09252020040000

Pauly, Terry & Sandra
7230 S Park Ave
Burr Ridge, IL 605210000
PIN 09252020080000

7201 Garfield Land Trust
7201 S Garfield Ave
Burr Ridge, IL 605210000
PIN 09252010010000

Adams, James H
134 Chesnut Hills Cr
Burr Ridge, IL 605210000
PIN 09251110490000

,
PIN 09252100120000

Xu, Chunlan
109 Chestnuthill Cir
Burr Ridge, IL 605210000
PIN 09251110290000

Ludwig, Steven & Kelly
7220 Park Ave
Burr Ridge, IL 605270000
PIN 09252020070000

Straub, Michael
467 81St St
Burr Ridge, IL 605270000
PIN 09252080130000

Pasquinelli Inc
905 W 175Th St
Homewood, IL 605210000
PIN 09251090150000

Light, Timothy & Margaret
7250 Park Ave
Burr Ridge, IL 605270000
PIN 09252020100000

2014 3 lh Borrower Lp
1717 Main St
Dallas, TX 605276942
PIN 09252060030000

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): JOHN BOBAK

STATUS OF PETITIONER: PROPERTY OWNER

PETITIONER'S ADDRESS: 7926 S MADISON ST, BURR RIDGE 60527

ADDRESS OF SUBJECT PROPERTY: 15W230 FRONTAGE RAOD, BURR RIDGE

PHONE: 630.659.8326

EMAIL: J.BOBAK@NOWICKIUSA.COM

PROPERTY OWNER: _____

PROPERTY OWNER'S ADDRESS: _____ PHONE: _____

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

DESCRIPTION OF REQUEST:

WE ARE REQUESTING A SPECIAL USE DUE TO THE PROPERTY BEING IN THE T-1 DISTRICT WHICH
REQUIRES A SPECIAL USE FOR ANY NEW BUILDING _____

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 30,797 SF / 0.70 AC EXISTING ZONING: T1

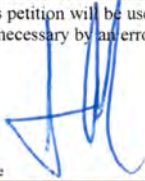
EXISTING USE/IMPROVEMENTS: VACANT LOT

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



1-8-20

Date of Filing



Findings of Fact – Special Use

Address: **15W230 N. FRONTAGE RD.**

Burr Ridge Zoning Ordinance _____

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.

EXHIBIT B

ORDINANCE NO. A-834-12-08

AN ORDINANCE GRANTING SPECIAL USES
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
(Z-04-2008: 15W230 North Frontage Road - Straub)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on March 3 and March 17, 2008 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in the Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 15W230 North Frontage Road, Burr Ridge, Illinois, is Mr. Michael C. Straub (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VII.C.2(i) of the Zoning Ordinance for an office in a Transitional District and a special use approval as per Section IV.J.2 to erect a fence in a non-residence district.
- B. That the office use will not be detrimental to surrounding properties because the architecture of the building is residential in nature and the use will not conflict with the other non-residence uses along North Frontage Road.
- C. That the special use approvals will not be detrimental to the general welfare of the community because adequate on-site parking, circulation, and buffering from the adjacent residential area are being provided.

Section 3: That a special use as per Section VII.C.2(i) of the Zoning Ordinance for an office in a Transitional District and a special use approval as per Section IV.J.2 to erect a fence in a non-residence district **is hereby granted** for the property commonly known as 15W230 North Frontage Road and legally described as follows:

Parcel 1: Lots 4, 5, 6 in Block 9 (except that part of Lots 4, 5, 6 lying South of a straight line which intersects the East line of Lot 4, 60 feet North of the Southeast corner of Lot 4 and intersects the Southeast corner of Lot 6, 30 feet North of the Southwest corner of Lot 6 on the West line thereof) in Second Addition to Babson Park, a subdivision of that part of part of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 38 North, Range 11, East of the Third Principal Meridian, lying North of the center line of Joliet Road, according to the plat thereof recorded November 24, 1926 a Document 225519, in DuPage County, Illinois.

Parcel 2: Lot 7 in Block 9 (except highway) in Second Addition to Babson Park, being a subdivision of part of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 24, 1926 as Document 225519, in DuPage County, Illinois.

Parcel 3: That Part of Lots 8 and 9 lying North of a straight line which the East line of Lot 8 at a point 20 feet North of the Southeast corner of Lot 8 and which extends to the Southwest corner of Lot 9 in Second Addition to Babson Park, being a Subdivision of that part of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 38 North, Range 11, East of the Third Principal Meridian, lying North of the center line of Joliet Road, according to the plat thereof recorded November 24, 1926 as Document 225519, in DuPage County.

PERMANENT REAL ESTATE INDEX NUMBER: **09-25-208-008**
 09-25-208-009
 09-25-208-010

Section 4: That the approval of this special use is subject to compliance with the following conditions:

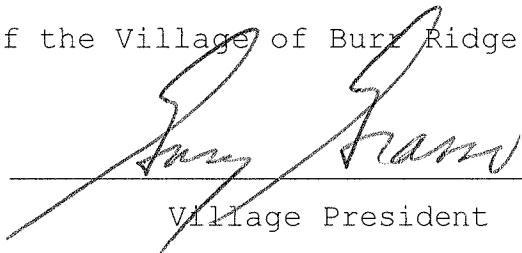
- A. All improvements shall comply with the attached **Exhibit A** including site plan, landscaping plan, and building elevations provided herein except as specifically modified by any of the following conditions.
- B. A revised landscaping plan shall be provided for staff review prior to issuance of a building permit and the revised landscaping plan shall provide additional planting materials around the parking lot and on the berms as required by Sections VII.B.10 and XI.C.11 of the Zoning Ordinance.
- C. Final sign plans shall be submitted for conditional sign review and approval by the Plan Commission.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 14th day of April, 2008, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:	5	-	Trustees Grela, Wott, Sodikoff, Paveza,
			Allen
NAYS:	0	-	
ABSENT:	1	-	Trustee DeClouette

APPROVED by the President of the Village of Burr Ridge on 14th day of April, 2008.



Village President

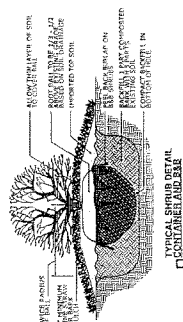
ATTEST:



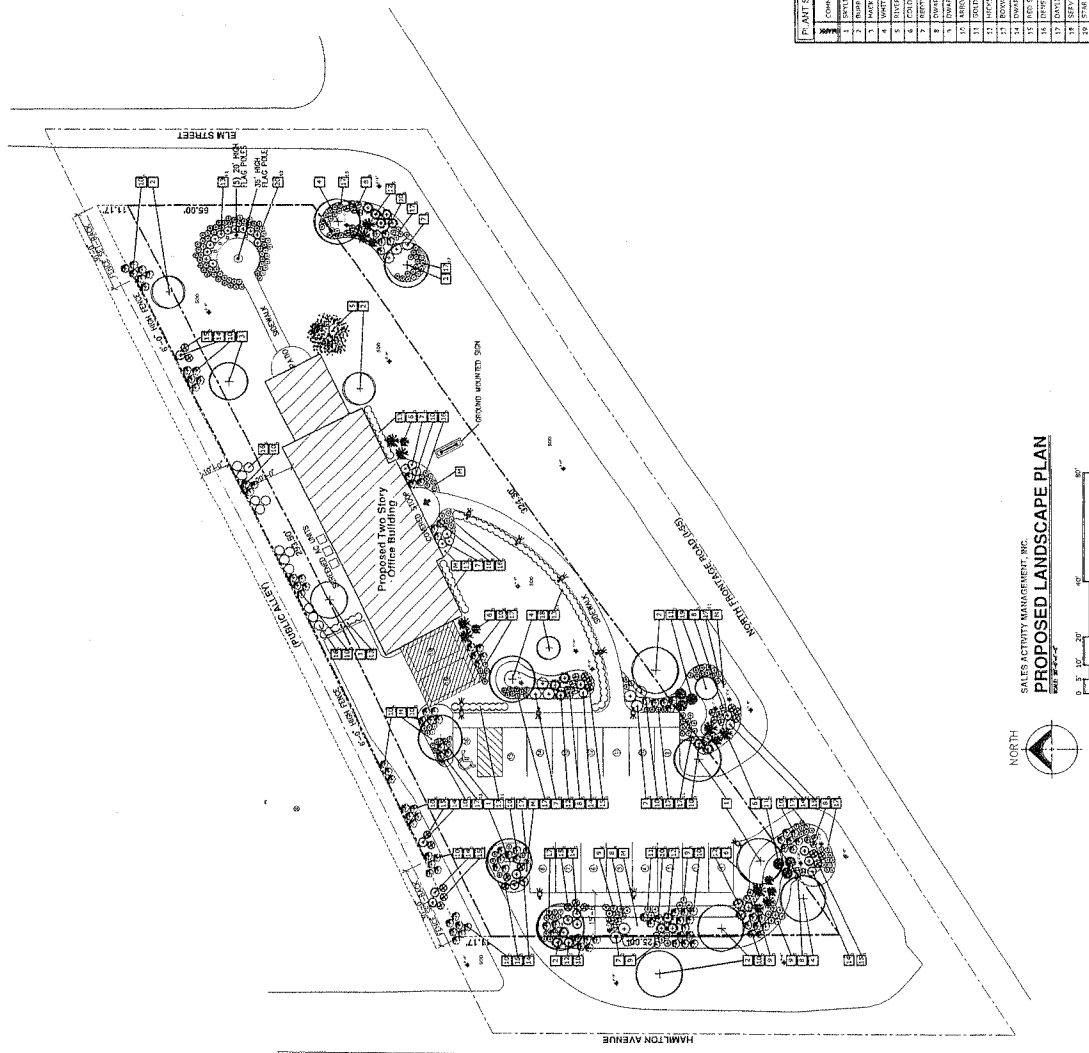
Village Clerk

SHEET NO:
SP-A1
1 OF 1 SHEETS

EXHIBIT A



PLANT SCHEME KEY	QTY.	SIZE
COMMON NAME	5	3" DIA.
1 SAVYER HONEY LOCLE	1	3" DIA.
2 BLUE OAK	7	3" DIA.
3 WHITE OAK	3	3" DIA.
4 WHITE OAK	3	3" DIA.
5 SILVER BIRCH	1	--
6 CHICKADEE BLUE SPRUCE	17	--
7 WHITE OAK	20	3"
8 WHITE OAK	20	3"
9 WHITE OAK	31	2 1/2"
10 KENNELCOTT FERN	111	4
11 JUNEBERRY SHRUB	9	10-20"
12 REDWOOD	17	2 1/2"
13 REDWOOD	5	2 1/2"
14 TOWN OF GLENVIEW	17	3 DIA.
15 TOWN OF GLENVIEW	17	3 DIA.
16 RED SWITCH GRASS	25	3 DIA.
17 IRIS	27	1 DIA.
18 BATTLE	125	1 DIA.
19 IRIS	1	--
20 FERN	1	--
21 IRIS	1	--
22 IRIS	1	--
23 IRIS	1	--
24 IRIS	1	--
25 IRIS	1	--
26 IRIS	1	--
27 IRIS	1	--
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94 IRIS	1	--
95 IRIS	1	--
96 IRIS	1	--
97 IRIS	1	--
98 IRIS	1	--
99 IRIS	1	--
100 IRIS	1	--



SALES ACTIVITY MANAGEMENT, INC.
PROPOSED LANDSCAPE PLAN

SALES ACTIVITY MANAGEMENT, INC.
25 W. 250 FRONTAGE ROAD
BURR RIDGE, IL 60527

COLANT LANDSCAPING
708.502.4893

SITE LANDSCAPING
 08101.01
 08101.01

Page 2 of 2

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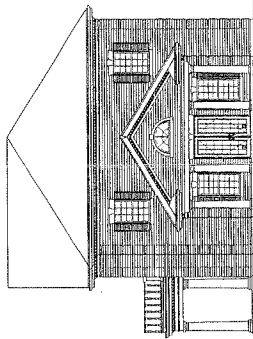
1	4. VORLESUNG RUSSISCH - LINGUISTISCHE THEORIEN	03.10.09
2	PROSEMINAR RUSSISCH	04.10.09
3	PROSEMINAR RUSSISCH	05.10.2008
4	PROSEMINAR RUSSISCH	06.10.2008
5	PROSEMINAR RUSSISCH	07.10.09

EXHIBIT

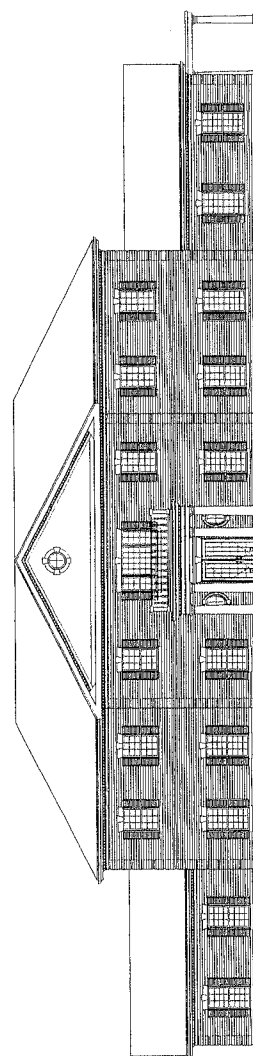
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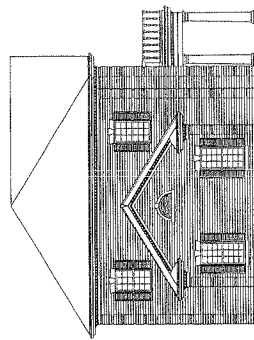
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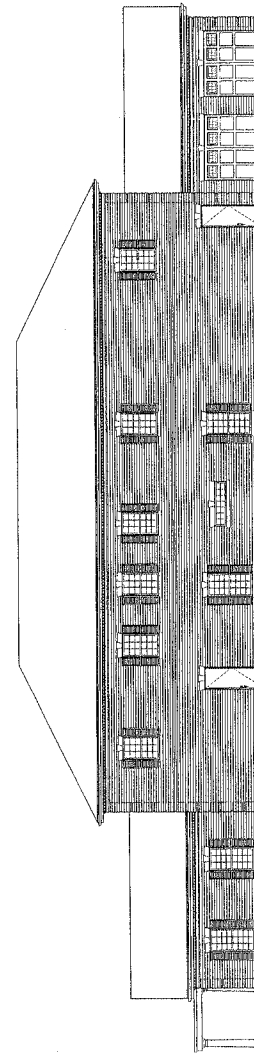
Right Side Elevation (East) 1/8" = 1'-0"



Front Elevation (South) 1/8" = 1'-0"



Left Side Elevation (West) 1/8" = 1'-0"



Rear Elevation (North) 1/8" = 1'-0"

A New Office:
Sales Activity Management, Inc.
25 N. 230 Frontage Road
Burr Ridge, IL 60521

FILE NO: 07-1742
DRAWN BY: J.S.F.
DATE: 2-11-09
REVISIONS:
SHEET NO: A-1
1 OF 1 SHEETS

Architects
By Design, P.C.
109 Ogden Avenue
Clarendon Hills, Illinois 60514
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MEETING

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

March 3, 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: 6 - Cronin, Franzese, Perri, Stratis, Wolfe, and Trzupek

ABSENT: 2 - Bolos and Manieri

Also present were Village Planner Aaron Cook, and Village Attorney Scott Uhler.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Bolos and **SECONDED** by Commissioner Stratis to approve the meeting minutes of the February 4, 2008 Plan Commission.

ROLL CALL VOTE was as follows:

AYES: 5 - Franzese, Cronin, Perri, Stratis, and Trzupek

NAYS: 0 - None

ABSTAIN: 1 - Wolfe

MOTION CARRIED by a vote of 5-0-1.

III. PUBLIC HEARINGS

A. Z-04-2008; 15W230 North Frontage Road (Straub); Rezoning, Variations, Special Use and Findings of Fact

Mr. Cook introduced the hearing: The petitioner seeks rezoning, special use, and variations as needed to construct a new single occupant office building at the property commonly known as 15W230 North Frontage Road. Mr. Cook stated that the subject property has a vacant building that has not been in use for several years. Mr. Cook indicated that the property was subject of a rezoning public hearing in 2006. Mr. Cook stated that the rezoning was proposed to allow for the occupancy of the existing building as a pottery craft shop with a small amount of hours open to the public. Mr. Cook added that the petition for rezoning was ultimately withdrawn. Mr. Cook stated that during that consideration the Plan Commission concluded that it is appropriate to consider all the site improvements for any future user at the same time as considering the appropriate zoning. The submitted site plan proposes an office building with associated parking. Mr. Cook

stated that the plan includes the purchase of half of the adjacent public alleyway which adds nearly 3,000 square feet to the lot area. Mr. Cook reviewed the site plan and reviewed the alternative site plan that was previously preferred by staff. Mr. Cook added that the architecture of the building is residential in nature and elevations have been included for review by the Plan Commission. Mr. Cook indicated there would be relief needed under any of the proposed zoning districts for either site plan. Mr. Cook added that Michael Grasso has been involved on the real estate end of the project and the Mayor asked that his involvement be entered into the public record.

Chairman Trzupek asked if the petitioner was present.

Mr. Michael Straub, 15W467 81st Street, indicated that he is the contract purchaser of the property. Mr. Straub stated that his goal was to have his business closer to home and to have a building designed in a residential manner. Mr. Straub stated that he intends to locate his business in the proposed building. Mr. Straub indicated that the building would be a single occupant building. Mr. Straub explained that the business has three divisions and the office portion which will be sales, marketing, and operations will be the only division operated out of the proposed business. Mr. Straub added that the office hours will be during the week only. Mr. Straub stated that they are willing to listen to the ideas that the Village and the residents may have.

Mr. Randy King, 109 Ogden Avenue, Clarendon Hills - project architect, stated that the property is currently vacant. Mr. King stated that the plan is for a 6,000 square foot office building. Mr. King identified the building envelope after the required setbacks are taken under the O-2 District. Mr. King stated that it would not be possible to construct a usable building that complies with the building setbacks. Mr. King indicated that the building is centered on the property. Mr. King stated that if the building is centered on the property they are further away from the residential buildings. Mr. King stated that the design of the building has the 1-story portions on the east and west side of the 2-story element. Mr. King explained that they preserved open space toward the east which is adjacent to the park. Mr. King acknowledged that the parking area does not comply with the minimum number of parking spaces required by zoning but they sized the parking based on the maximum number of employees. Mr. King explained that they provided 20 parking spaces but that they only believe they will need 16 at the most.

Chairman Trzupek asked for questions and comments from the audience.

Mr. Scott Madsen, 7309 Hamilton Avenue, stated that both adjacent streets are very narrow. Mr. Madsen stated that the Village has not improved the streets in the area and there should be consideration given to improving the street. Mr. Madsen stated that there must be consideration given to widening the road. Mr. Madsen added that he believes the building is way too large for the property. Mr. Madsen indicated that he did like the look of the building. Commissioner Franzese asked if the existing building's drive exits onto Hamilton. Mr. Madsen stated that it does. Chairman Trzupek asked if the property to the west exits onto Hamilton and if there are any other exits onto North Frontage Road. Mr. Madsen indicated that it does and that he believes it is the only exit. Mr. Madsen added that sometimes users of the property to west park on Hamilton.

Ms. Camille Mensik, 7339 Hamilton Avenue, stated that she would look over the parking area. Ms. Mensik stated that there is a utility line that runs along the north side of the property. Ms. Mensik indicated that she is not sure what she would be looking at. Ms. Mensik asked how many offices are located in the building but if the building is sold she would still be looking at the property. Ms. Mensik asked the type of fence that would be erected along the north lot line. Mr. Cook stated that in similar situations the Village has approved board-on-board fences. Ms. Mensik explained that her house sits up higher than the property and the water drains toward the property. Mr. Cook stated that the Village's Engineering Division would review their plans during the building permit process to make sure that all the standards are followed and that the stormwater management in the area is not compromised. Ms. Mensik stated that the building looks big and would not want the village to approve this large of a building. Mr. Cook indicated that the proposed building complies with the Village regulations for building size. Ms. Mensik asked if they are asking for variations for the parking. Mr. Cook stated that the petitioner is requesting a variation for the number of parking spaces and the location. Mr. Cook indicated that parking cannot be between a building and a street which means on this property there would not be a location that would comply with the regulations. Chairman Trzupek asked if the parking is closer to the street than would be permitted. Mr. Cook agreed and indicated that the parking is one of the many challenges of the property. Ms. Mensik asked if she would be able to purchase part of the right-of-way. Mr. Cook stated that the Village would offer half of the right-of-way to the adjacent property owners. Mr. Cook added that the Plan Commission is not the body that considers vacation of rights-of-way.

Commissioner Manieri entered the meeting at 8:00p.m.

Mr. Frank Kolody, 7330 Park Avenue, wondered if a living fence could be placed along the north lot line to help with the drainage and the screening of the property. Mr. Cook stated that there are perimeter landscaping requirements for parking. Mr. Cook stated that any fence would not be a detriment to drainage.

Ms. Susann Pedersen, 7250 Elm Street, stated that the only way in and out of their subdivision is to the south. Ms. Pedersen indicated that it is important to have a compatible design. Ms. Pedersen stated that the proposed fence would not screen the building from view of the adjacent residential area. Ms. Pedersen indicated that she would like significant landscaping on the property and that it should be planted at a level where it is mature and will have an impact immediately. Ms. Pedersen added that this will add more traffic on Frontage Road and that she would have concerns with safety. Ms. Pedersen stated that in the staff supported plan there is an access drive onto Elm and that cannot possibly be the case. Mr. Cook stated that the plan referenced is to show the orientation of the building to the west of the property with the parking in the middle and is not intended to imply support for a drive onto Elm. Mr. Cook explained that in each plan there are two points of ingress and egress because of staff's anticipation that the fire protection district would want two points of entry. Mr. Cook added that it would not be a safe condition for any vehicle to back onto North Frontage Road but particularly an

emergency services vehicle. Ms. Pedersen stated that there is more traffic on Frontage Road than there ever has been.

Ms. Linda Bedoe, 15W321 73rd Street, stated that the residential area is very unique. Ms. Bedoe stated that it seems the businesses off of Frontage Road are very different from others in the Village because of the proximity to residential. Ms. Bedoe asked if the rezoning would impact the other properties along North Frontage. Mr. Cook stated that the zoning consideration given to the subject property would provide the trend of zoning and development in the area in which staff would recommend be continued along North Frontage. Ms. Bedoe complimented the petitioner on the design of the building.

Mr. Oscar Pedersen, 7250 Elm Street asked if there will be any lighting associated with the project. Mr. King indicated that the Village requires lighting of the parking areas and they will provide that within the strict guidelines. Mr. King added that there will be lighting on the building in accordance with the building codes for access points into and out of the building. Mr. Cook corrected Mr. King and stated that the Village does not require parking lot lighting but added that Mr. King was correct when he stated that there are very specific regulations. Mr. King indicated that they will probably use bollard lights in the parking area.

Mr. Kolody asked if the conference room would hold any seminars which would bring more people to the property on weekends. Mr. Straub stated that the conference room was not intended to be used for seminars and that most of his clients do not work on the weekends.

Ms. Elizabeth Aristequieta, 7201 Garfield Avenue, stated that she liked getting rid of the existing building. Ms. Aristequieta asked how big the conference room was. Mr. King stated that it is 18 by 20 feet and is intended to hold all of the staff at maximum size. Mr. Straub stated that sales training is not done on site. Ms. Aristequieta asked why the address is on Frontage Road but all the conversation has been that Elm Street is the front yard. Mr. Cook explained that the front lot line by zoning is the narrowest lot line adjacent to a street. Ms. Aristequieta stated that it may be best to use an aluminum fence would be best versus the board-on-board style. Mr. Cook stated that the board-on-board is what has been used in the past. Mr. Cook added that the posts are steel which would avoid rotting.

Chairman Trzupek asked for questions from the Plan Commission.

Commissioner Cronin stated that most of the access would probably be from Frontage Road rather than Hamilton. Mr. King agreed. Chairman Trzupek asked if the traffic limitations will be no right turn onto Hamilton from the property or will there also be a do not enter into the property from Hamilton. Mr. King stated that they do not have a preference. Mr. Cook wondered if a do not enter sign would indirectly result in a condition that is undesirable where people on Hamilton could not turn into the property so they continue into the residential area along Hamilton. Commissioner Cronin asked if there is any consideration for drainage or stormwater management. Mr. King described

how the property drains and added that the Village would not allow this development to increase drainage issues in the area.

Commissioner Franzese asked if the building was 6,000 square foot building. Mr. King stated that the building is proposed to be 6,000 square feet gross. Commissioner Franzese asked what the largest building could be for the property. Mr. Cook stated that would be subject to the zoning district that the Plan Commission and Village Board ultimately approve for the property. Commissioner Franzese asked about the T-1 District. Mr. Cook stated that there could be an approximately 7,000 square foot building on the property and the others under consideration would be similar. Commissioner Franzese stated that by reviewing the site plan with the required yards as drawn by the applicant it appears that it would be very difficult to build any new building on the property that complies with the setback requirements. Commissioner Franzese asked how many total employees will ultimately be at this location. Mr. Straub stated that they have 6 currently and the goal would be 12 to 13. Commissioner Franzese asked if their normal business hours are 8 to 5 or along those lines. Mr. Straub indicated that they have standard business hours but not all employees are on-site every day nor does everyone leave all at the same time each day. Commissioner Franzese stated that the Plan Commission must consider the plan for the applicants use as well as any future user of the property. Commissioner Franzese stated that he is concerned with the parking as testified by the neighbors as well as the traffic on Frontage Road and possible future traffic on Hamilton Avenue. Commissioner Franzese complimented the petitioner for the design of the building. Commissioner Franzese reiterated his preference for a site plan design as proposed by the petitioner. Commissioner Franzese added that whatever is constructed on the property will require some relief from the Zoning Ordinance because the property appears to be commercially unbuildable.

Commissioner Manieri stated that he believes this is an opportunity to redevelop this area and should review the area with the protection of the residents in mind. Commissioner Manieri stated that he prefers the Transitional District to the others because it is more restrictive and will benefit the residential area north of the properties along Frontage Road. Commissioner Manieri stated that the resident on Hamilton will look out onto the parking area as proposed by the petitioner. Commissioner Manieri stated that he would prefer the building to be oriented toward the Hamilton Avenue side with the parking in the middle of the property. Commissioner Manieri indicated that they should limit traffic to North Frontage Road where possible rather than Hamilton Avenue. Commissioner Manieri added that the zoning consideration for this property should be continued to the west to the Finkbiner property. Commissioner Manieri stated that the T-1 District is the more restrictive of the zoning districts under consideration. Mr. Cook stated that both the T-1 and O-1 Districts have a stated relationship to residential areas the T-1 District requires site plan approval for all new construction. Commissioner Manieri stated that he would prefer the T-1 District because it offers the most protection to the residents in the area.

Mr. King asked if the preference would be for T-1 versus T-2 since offices are a special use in the T-1 District. Commissioner Manieri stated that his preference would be to not have the area within an Office District and that he is not concerned with which

Transitional District is recommended. Mr. Cook stated that site plan approval is required for each development so a new office in the T-1 District would require special use approval which can be considered during the site plan approval process. Mr. Cook explained that staff did recommend the O-1 Small Scale Office District for this area because it permits offices whereas the T-1 District requires special use approval. Mr. Cook added that the recommendation for the O-1 District is due to a similar condition existing across the expressway. Mr. Cook stated that staff wondered if having residentially designed office buildings facing the expressway and facing the very non-residentially designed buildings along South Frontage would be a consistent look. Commissioner Manieri stated that the area along South Frontage Road does not share the same relationship with the nearby residential as the area under consideration. Commissioner Manieri stated that there is not any residential traffic that passes by the buildings along South Frontage Road however each resident in the subject area must pass at least one of the non-residential properties under consideration.

Mr. King asked to be able to explain further why the site plan with the building oriented toward the middle was presented as their preferred plan. Mr. King stated that it was his opinion that the building would be further away from all residential buildings in the middle versus placing the building toward Hamilton Avenue. Mr. Straub reemphasized Commissioner Franzese's comment relative to the possible use of the parking lot by users of those using the park. Mr. Straub added that with the building which is a design that he's always wanted lays out better on the property in a central location. Commissioner Manieri indicated his concern for parking to the front of the building however if the neighbors do not have an issue with the site plan he can be comfortable. Commissioner Manieri explained that his primary objective is setting the long range vision for the area.

Commissioner Perri agreed that the Transitional District is preferred. Commissioner Perri asked where the garbage would be picked up. Mr. King stated that based on the size of the staff the refuse containers will be the large residential style cans and not dumpsters. Commissioner Perri asked where those cans would be picked up from. Mr. King stated that they have not determined that exactly but they would make whatever accommodations necessary. Commissioner Perri asked if there is parking allowed on either Elm Street or Hamilton Avenue. The residents in the audience stated that there is no parking permitted. Commissioner Perri asked about the level of landscaping in the area of the off-street parking. Mr. Cook stated that there is a level of expectation for landscaping in the area. Mr. Cook added that the Zoning Ordinance provides the minimum standards but that it would be more critical to have significant landscaping due to the location of the parking area adjacent to a residential area and streets.

Commissioner Stratis stated that he likes the use and the orientation of the plan with the building to the center of the property. Commissioner Stratis indicated that relative to the fence he would defer to the adjoining neighbor to see where they believe the fence should be located since staff is recommending that it be setback 30 feet yet the parking area is in that location. Mr. Cook stated that staff is recommending to preserve the 30 foot setback which is the R-3 District front yard setback. Mr. Cook added that the petitioner would still be expected to landscape the area in order to adequately screen the off-street parking area. Commissioner Stratis agreed that landscaping should be in that general area.

Commissioner Stratis stated that staff recommended eliminating parking spaces but the petitioner requires relief from the number of parking spaces needed for an office building. Commissioner Stratis stated that he can agree with one of the parking areas being eliminated. Commissioner Stratis stated that he believes there can be other ways to achieve more landscaping in the area of the northern most space that staff recommend be removed. Commissioner Stratis indicated that no one wants there to be too few parking on the property. Commissioner Stratis stated that maybe moving the drive aisle to the south could achieve the desired increase in landscape area. Commissioner Stratis asked if the building code requires elevator and multiple stairwells for this sized office building. Mr. King indicated that there must be accessibility to the second floor for ADA requirements. Commissioner Stratis indicated that with the building code required amenities he can be more sympathetic toward a parking variation since those are items that must be provided in the building. Commissioner Stratis agreed that the Transitional District is the best zoning district. Commissioner Stratis asked if the petitioner had considered donating the house to the fire protection district for life safety training. Mr. Straub stated that they have not considered donating yet but will think about it more.

Commissioner Wolfe asked if the Plan Commission would receive engineering plans to address the concerns of the residents relative to drainage. Mr. Cook indicated that the Village does not require final engineering to be done at the Plan Commission and Village Board levels for these types of considerations because it costs significant money to the developer and the Village is looking to give conceptual approval of a project. Mr. Cook added that most importantly engineering is a black and white issue where they must meet the standards for engineering in order to obtain a building permit. Commissioner Wolfe wondered what some of the day-to-day activities of the business are and what the residents can expect upon construction and occupancy. Mr. Straub stated that the day-to-day activity will vary in that people will not be rushing into the building at 8am every morning and then rushing away at 5pm. Mr. Straub stated that the majority of their business is over the phone and they are primarily customer service to financial industry clients. Mr. Straub stated that this is purely their operations center. Mr. Straub indicated that their shipping and printing is out of North Carolina and their internet division is just outside of Philadelphia.

Chairman Trzupek agreed with concerns of the neighbors on the possibility of added parking on the residential streets. Chairman Trzupek stated that he agrees with staff's recommendation to remove the parking space labeled as #1 on the site plan. Chairman Trzupek explained that there does appear to be adequate parking for the size building proposed. Chairman Trzupek wondered if the building could be moved south toward Frontage Road in order to increase the separation from the residential and to maybe provide additional areas in the northwest corner for increased landscaping areas. Chairman Trzupek stated that parking space #10 may be retained if additional landscaping area could be provided. Chairman Trzupek indicated that the site plan as proposed is probably the best layout. Chairman Trzupek stated that he agrees with staff that the fire protection district will want two points of access but there should be a limitation on the use of Hamilton Avenue. Mr. King wondered how close the building could be moved toward the lot line adjacent to North Frontage Road. Chairman Trzupek stated that he was not certain but that he would be curious on how close the buildings

along North Frontage Road are. Chairman Trzupek stated that he would have a much better idea of how close too close would be with the setback information for those properties along North Frontage Road.

Commissioner Manieri stated that he does not have an issue with the proposed site plan. Commissioner Manieri stated that he likes moving the drive to the south in order to increase the area for landscaping. Commissioner Manieri asked the petitioner to consider introducing oak trees in their landscaping plan. Commissioner Manieri agreed that the plantings should be larger because the property is directly adjacent to residential. Mr. Cook added that along that point there is a threshold on how large a plant can be at planting in order to ensure success.

Chairman Trzupek stated that the Transitional District does provide the Village more control. Chairman Trzupek wondered if there is enough information to close the public hearing or if the Plan Commission would like to continue the public hearing. Mr. Uhler indicated that if the Plan Commission is comfortable with a zoning district determination the Plan Commission can make a recommendation on that. Chairman Trzupek stated that is a possibility but that he would like to keep all the considerations together.

The Plan Commission discussed their options for recommending some or all of the petition or to continue the public hearing. The Plan Commission also reviewed some of the issues and possible site plan changes as a result of the discussion.

Commissioner Franzese asked if the petitioner would be willing to install the arborvitae as suggested. Mr. King indicated that they would be willing to install along the north lot line adjacent to the off-street parking area.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Manieri to continue the public hearing for Z-04-2008 to March 17, 2008.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 7-0.

IV. OTHER CONSIDERATIONS

There were no other considerations.

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

March 17, 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: 6 - Cronin, Franzese, Bolos, Manieri, Stratis, and Trzupek

ABSENT: 2 - Perri and Wolfe

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

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Bolos and **SECONDED** by Commissioner Stratis to approve the meeting minutes of the March 3, 2008 Plan Commission.

ROLL CALL VOTE was as follows:

AYES: 5 - Cronin, Franzese, Manieri, Stratis, and Trzupek

NAYS: 0 - None

ABSTAIN: 1 - Bolos

MOTION CARRIED by a vote of 5-0-1.

III. PUBLIC HEARINGS

A. Z-04-2008; 15W230 North Frontage Road (Straub); Rezoning, Variations, Special Use and Findings of Fact – Continued from March 3, 2008

Mr. Cook introduced the hearing: The petitioner seeks rezoning, special use, and variations as needed to construct a new single occupant office building at the property commonly known as 15W230 North Frontage Road. Mr. Cook stated that petitioner had revised the site plan based on the comments of the Plan Commission at the last meeting.

Chairman Trzupek asked if the petitioner was present.

Mr. Randy King, 109 Ogden Avenue, Clarendon Hills - project architect, stated that the property is currently vacant. Mr. King stated that the plan is for a 6,000 square foot office building. Mr. King identified the building envelope after the required setbacks are taken

under the O-2 District. Mr. King stated that it would not be possible to construct a usable building that complies with the building setbacks. Mr. King indicated that the building is centered on the property. Mr. King stated that if the building is centered on the property they are further away from the residential buildings. Mr. King stated that the design of the building has the 1-story portions on the east and west side of the 2-story element. Mr. King explained that they preserved open space toward the east which is adjacent to the park. Mr. King acknowledged that the parking area does not comply with the minimum number of parking spaces required by zoning but they sized the parking based on the maximum number of employees. Mr. King explained that they provided 20 parking spaces but that they only believe they will need 16 at the most. Mr. King indicated that they've made some changes based on the comments from the last meeting. Mr. King stated that if they are able to acquire the full 20 feet of public alley-way they would intend to move the building back.

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

Commissioner Cronin stated that he preferred Site Plan A-1. Commissioner Cronin asked how the landbanked parking spaces would be finished. Mr. King indicated that there would be grass in that location. Commissioner Cronin complimented the petitioner on the landscaping plan and the number of plantings. Commissioner Cronin added that he hopes the petitioner seeks to purchase the adjacent 10 feet in the event the other two property owners are not interested.

Commissioner Franzese asked what the building is parallel to, the property line or the street. Mr. King stated that it is parallel to the property line. Commissioner Franzese stated that the street and property line are not parallel to each other. Commissioner Franzese also complimented the landscaping plan. Commissioner Franzese asked what would happen if one of the two adjacent property owners purchased their half of the right-of-way. Mr. Cook stated that the Village would likely want the petitioner to purchase that available portion.

Commissioner Bolos asked who determines when the right-of-way is vacated. Mr. Cook explained that interested parties will inquire on the possibility of vacating rights-of-way which will trigger a review by Village staff on the feasibility. Mr. Cook stated that the Village will then offer the right-of-way to all adjacent property owners and give them time to respond. Mr. Cook indicated that if parts are refused that section of right-of-way can then be offered for purchase. Mr. Cook indicated that the Village Board ultimately decides on the vacating of the right-of-way as well as the price per square foot. Commissioner Bolos asked if there had been a determination on the type of fence that will be erected along the north property line. Mr. Cook stated that the fence staff would propose is a board-on-board wood fence with steel posts that is 6 feet in height. Mr. Cook added that landscaping would also be required in the same general area as the fence.

Commissioner Manieri stated that he agrees with the other commissioners on the landscaping plan. Commissioner Manieri stated that he likes both site plans however and

appreciates the petitioner taking the comments made at the last meeting into consideration.

Commissioner Stratis asked if the Plan Commission can make a condition of approval to require the purchase of at least the adjacent 10 feet of right-of-way. Mr. Cook stated that is a good question since the site plan includes the 10 feet. The Plan Commission may be comfortable with the proposed plan only with the inclusion of the 10 feet. Mr. Cook added that his concern would be with the suggestion that an approval is only recommended if land is purchased from the Village. Mr. Uhler stated that the recommendation can be made and the Village Board as the final decision making entity can include that recommendation if they choose. Chairman Trzupek stated that the site plan includes the south 10 feet and if that is not included the site plan that was approved is no longer possible. Commissioner Stratis agreed with that point and stated that the site plan should come back to the Plan Commission for review. Commissioner Stratis stated that he believes the building would be too close to the north lot line without at least 10 feet of the right-of-way.

Chairman Trzupek stated his preference for Site Plan A-1. Mr. Cook stated that the petitioner did provide the setbacks of the adjacent properties as requested. Mr. Cook reviewed those setbacks. Chairman Trzupek stated that if the other 10 feet is secured he's not sure the building would need to be moved back and that it may be best to keep the extra green space in the area behind the building. Commissioner Bolos indicated that she agrees.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Franzese to close the public hearing for Z-04-2008.

ROLL CALL VOTE was as follows:

AYES: 6 - Cronin, Franzese, Bolos, Manieri, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to recommend to the Village Board that the subject property be rezoned from the R-1 Single-Family Residence District to the T-1 Transitional District and to direct staff to prepare the Findings of Fact.

ROLL CALL VOTE was as follows:

AYES: 6 - Franzese, Cronin, Bolos, Manieri, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to recommend to the Village Board that a variation from Section VII.C.3 for a minimum lot area of less than 40,000 square feet and a minimum lot width of less than 125 feet in the T-1 District, a variation from Section VII.C.5 for a reduction in the required setbacks, a variation from Section XI.C.13.d.6 to permit a total of 18 parking

spaces 16 off-street plus 2 enclosed parking spaces with the landbanking of 2 additional spaces rather than the required 24 parking spaces for office uses, a variation from Section XI.C.8.c to permit off-street parking in a yard adjoining a street, and a variation from Section XI.C.11.a(2) to permit a reduction in the required perimeter landscape areas for off-street parking in non-residence districts is approved and to direct staff to prepare Findings of Fact subject to the following:

1. All improvements shall comply with the attached site plan, landscaping plan, and building elevations provided herein except as specifically modified by any of the following conditions.
2. A revised landscaping plan shall be provided for staff review prior to issuance of a building permit and the revised landscaping plan shall provide additional planting materials around the parking lot and on the berms as required by Sections VII.B.10 and XI.C.11 of the Zoning Ordinance.
3. Final sign plans shall be submitted for conditional sign review and approval by the Plan Commission.

ROLL CALL VOTE was as follows:

AYES: 6 - Franzese, Cronin, Bolos, Manieri, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to recommend to the Village Board that a special use to permit an office use in the T-1 Transitional District for the property commonly known as 15W230 North Frontage Road be approved and to direct staff to prepare Findings of Fact subject to the following:

1. All improvements shall comply with the attached site plan, landscaping plan, and building elevations provided herein except as specifically modified by any of the following conditions.
2. A revised landscaping plan shall be provided for staff review prior to issuance of a building permit and the revised landscaping plan shall provide additional planting materials around the parking lot and on the berms as required by Sections VII.B.10 and XI.C.11 of the Zoning Ordinance.
3. Final sign plans shall be submitted for conditional sign review and approval by the Plan Commission.

ROLL CALL VOTE was as follows:

AYES: 6 - Franzese, Cronin, Bolos, Manieri, Stratis, and Trzupek

NAYS: 0 - None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to recommend to the Village Board that a special use to permit a fence in a non-residence district for the property commonly known as 15W230 North Frontage Road be approved and to direct staff to prepare Findings of Fact.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: February 3, 2020

RE: Board Report

At its January 27, 2020 meeting, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

Z-03-2020: 6880 North Frontage Road (Hayes); The Board of Trustees directed staff to prepare an ordinance approving a text amendment to Section X.E.2 of the Burr Ridge 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 to permit a special use for a Child Care Center in the L-I Light Industrial District, with all conditions recommended by the Plan Commission included.

The Board of Trustees approved a resolution establishing the 2020 Village zoning map. Staff has provided an updated digital copy in the packet. Large-size paper copies are available upon request.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Zoning District Map

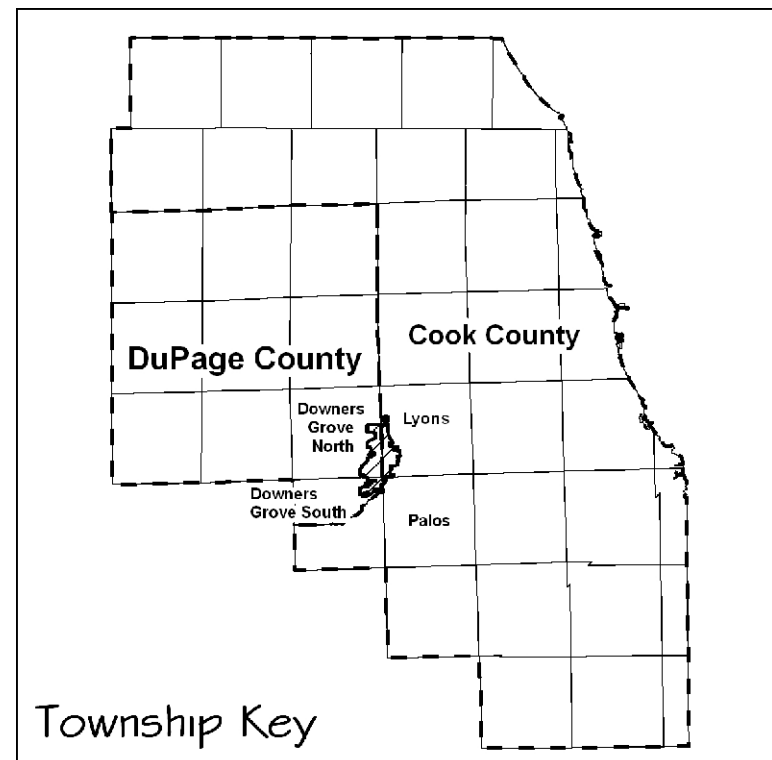
Prepared for the Burr Ridge Board of Trustees on January 21, 2020

Zoning District Classifications

- R-1: Single Family Residence 5.0 Acres
- R-2: Single Family Residence 2.0 Acres
- R-2A: Single Family Residence 40,000 ft²
- R-2B: Single Family Residence 30,000 ft²
- R-3: Single Family Residence 20,000 ft²
- R-4: Single Family Residence 20,000 ft² or PUD
- R-5: Residential District (80 Ac. Minimum)
- R-6: Residential and Congregate Care
- B-1: Retail Business
- B-2: General Business
- T-1: Transitional
- R-A: Research-Assembly
- L-1: Light Industrial
- G-1: General Industrial
- O-1: Small Scale Office District
- O-2: Office & Hotel
- Planned Unit Development
- Pre-Annexation Agreement
- Burr Ridge Corporate Limits
- Other Village Limits
- County Boundary
- Surface Water

0 0.25 0.5 0.75 1 Miles

Properties abutting County Line Rd are subject to the County Line Rd Overlay Regulations: Sec. VI.G of the Burr Ridge Zoning Ordinance.



Revisions
1/97 Base Map Update
3/98 Base Map Update
3/99 Base Map Update
2/00 Base Map Update
1/01 Base Map Update
4/02 Base Map Update
3/03 Base Map Update
1/04 Base Map Update
2/05 Base Map Update
1/06 Base Map Update
1/07 Base Map Update
1/08 Base Map Update
4/09 Base Map Update
1/10 Base Map Update
9/12 Base Map Update
1/13 Base Map Update
1/14 Base Map Update
2/15 Base Map Update
2/16 Base Map Update
1/17 Base Map Update
2/18 Base Map Update
1/20 Base Map Update

Permits Applied For December 2019



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-19-330	12/13/2019	1000 Burr Ridge Pkwy	L.R. Hein Construction	1480 Industrial Dr. Itasca IL 60143	Com Alteration
JCA-19-332	12/23/2019	6800 North Frontage Rd.	Pinnacle Contractors, LLC	537 S. Vermont Palatine IL 60067	Com Alteration
JCPE-19-326	12/06/2019	15W 460 North Frontage Rd.	Electric guard dog	550 Assembly Street Columbia SC 29201	Com Electrical Permit
JDEK-19-329	12/12/2019	15W 116 79TH ST	Hursthouse, Inc.	751 N Bolingbrook Dr. Bolingbrook IL 60440	Deck
JDS-19-333	12/23/2019	9381 Fallingwater Dr W	Pool Busters LLC	1201 Laura Lane Lake Bluff IL 60044	Demolition Structure
JPF-19-323	12/03/2019	11822 Crosscreek Ct.	Classic Fence Inc.	1822 Rte 30 Oswego IL 60543	Fence Permit
JPR-19-331	12/19/2019	101 Tower Dr	Courtland, LLC	PO Box 9332 Naperville IL 60567	Right-of-Way
JPR-19-334	12/30/2019	9284 Cascade Cir	Hardscape Group Inc	9923 Walker Rd Yorkville IL 60560	Right-of-Way
JRAD-19-336	12/30/2019	134 Circle Ridge Dr	Stephanie Dremonas	134 Circle Ridge DR Burr Ridge IL 60527	Residential Addition
JRAL-19-324	12/03/2019	31 Stonehenge Ct	Lamantia Design & Constructi	20 E. Ogden Av Hinsdale IL 60521	Residential Alteration
JRAL-19-335	12/30/2019	6330 County Line Rd	Tesla, Inc	2201 Arthur Avenue Elk Grove Village IL 60007	Residential Alteration
JRSF-19-325	12/04/2019	41 Cabernet Ct	HJH Homes	2210 Midwest Rd # 212 Oak Brook IL 60523	Residential New Single Family
JRSF-19-327	12/12/2019	7245 Lakeside Cir	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family
JRSF-19-328	12/12/2019	7233 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family

TOTAL: 14

01/14/2020

Permits Issued December 2019



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCPP-19-321	12/11/2019	7600 Grant St	Fisher Commercial Constructio	75 Randall St Elk Grove Village IL 60007	Com Plumbing Permit \$54,000	
JGEN-19-308	12/02/2019	8204 Greystone Ct	JRC Contracting llc	24 Center Dr. Suite 2 Gilberts IL 60136	Generator \$3,000	
JPAT-19-322	12/05/2019	6130 Elm St	Premier Landscape Contractors	16W179 Jeans Rd. Lemont IL 60439	Patio \$150,000	
JPR-19-303	12/13/2019	ROWs DuPage Locations	ESPO Engineering	845 Midway Dr. Willowbrook IL 60527	Right-of-Way	
JRAD-19-294	12/20/2019	7933 Hamilton Ave	BR Design & Architecture	1 Trans Am Plaza Dr. #120 Burr Ridge IL 60527	Residential Addition \$108,600	1,448
JRAL-19-310	12/16/2019	2 Deer Path Trail	SNM Construction Inc.	610 W. 56th St. Burr Ridge IL 60527	Residential Alteration \$425,000	5,384
JRPE-19-316	12/04/2019	8349 Clynderven Rd	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Res Electrical Permit	
JRSF-19-319	12/13/2019	7258 Lakeside Cir	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family \$423,600	2,824
JRSF-19-320	12/16/2019	7264 Lakeside Cir	McNaughton Development	11S220 Jackson St. Ste 101 Burr Ridge IL 60527	Residential New Single Family \$408,750	2,725
TOTAL:	9					

01/14/20

Occupancy Certificates Issued December 2019

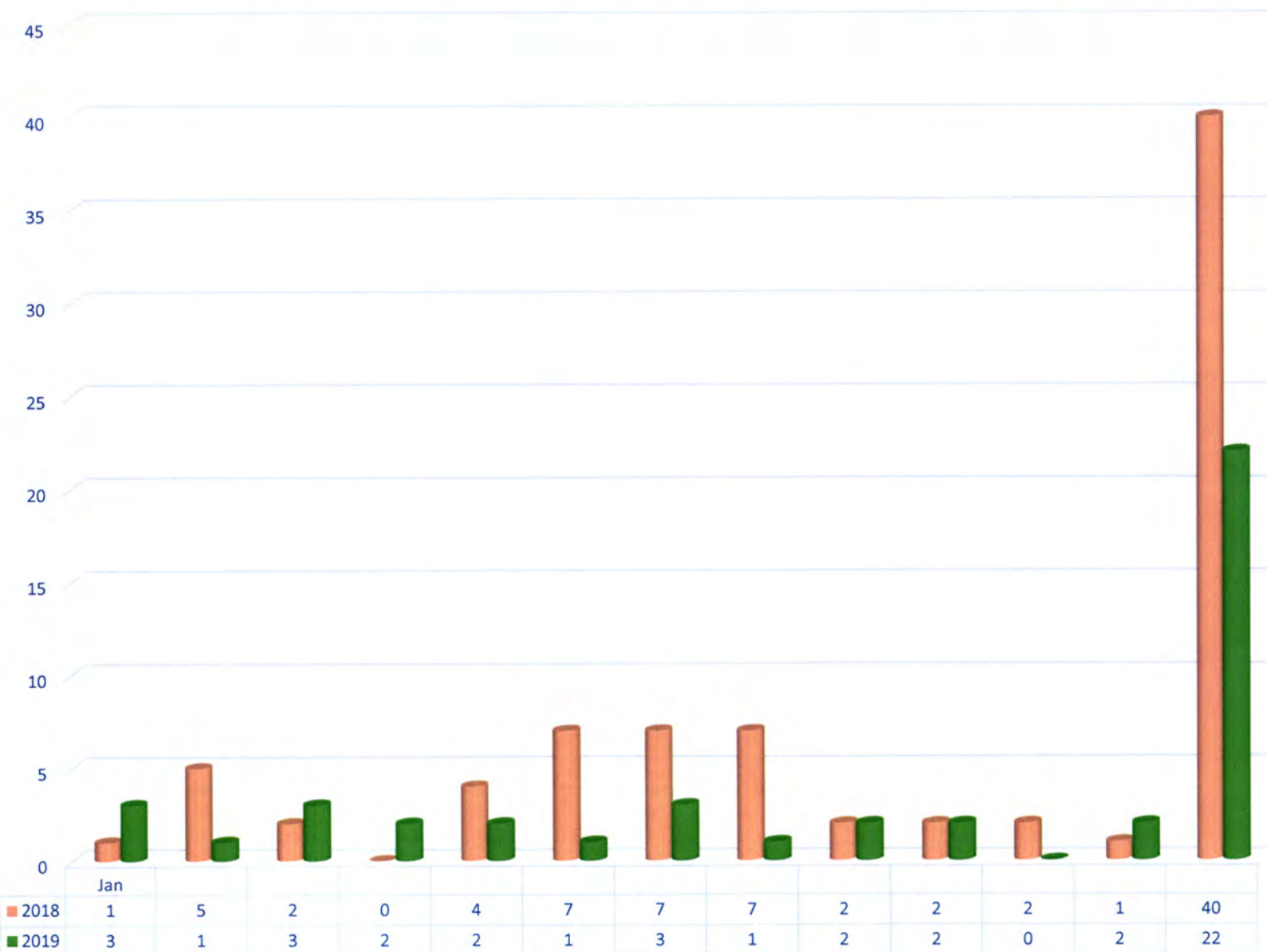
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF19050	12/11/19	John and Sandy Berzanskis	7379 Lakeside Cir
OF19051	12/13/19	Centene Illinicare	1333 Burr Ridge Pkwy
OF19052	12/13/19	Master Cuts	446 Village Center Dr
OF19053	12/17/19	Dawn Kluchenek and Catherine Gilb	7238 Lakeside Cir

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2019

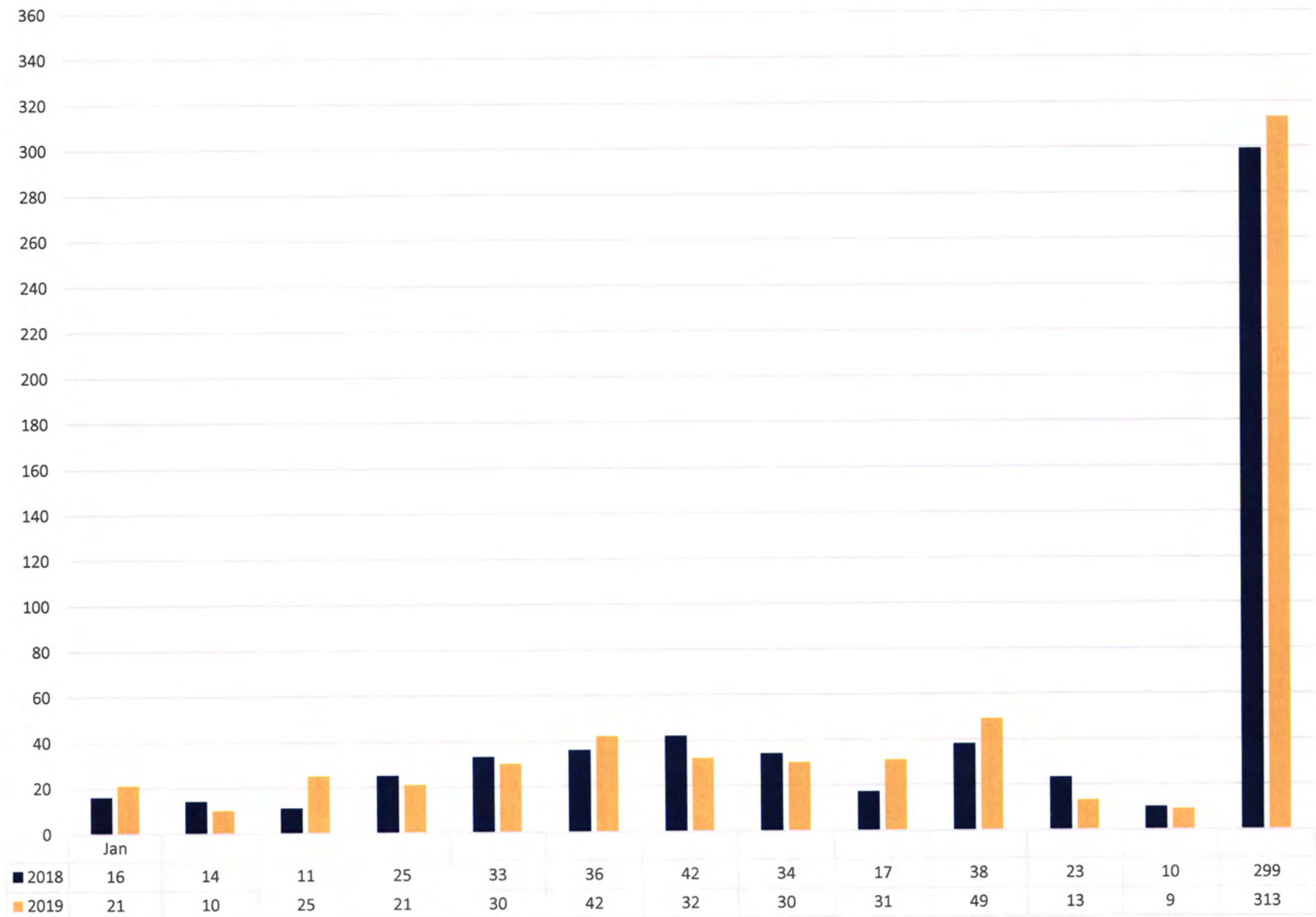
(Does not include miscellaneous Permits)

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	\$832,350	\$533,600			\$1,365,950
	[2]	[2]		[0]	
2019 TOTAL	\$14,480,400	\$4,206,025	\$0	\$25,582,319	\$44,268,744
	[22]	[44]		[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 December 2019

