



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JULY 6, 2020 - 7:00PM
VILLAGE HALL - BOARD ROOM / ONLINE PLATFORM**

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.

Attendance and Public Comment Procedures: Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance set forth in place by the Declaration of a State of Emergency by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and upon the Chairman of the Plan Commission having determined that an in-person meeting is not practical or prudent, due to the ongoing novel coronavirus pandemic disaster, the hearing will be conducted utilizing a virtual environment, pursuant to Public Act 101-0640. While Village Hall will be open for the meeting, no more than 50 persons may be present at Village Hall at any one time, subject to applicable social distancing requirements. [Here is a link](#) to watch and listen to the meeting live beginning at 7 PM on Monday, July 6, 2020. Public comments will be taken in advance of the meeting via email at ewalter@burr-ridge.gov. Public comments may also be made at the applicable time during the meeting by calling (224) 441-6894 and entering the conference identification number (403 331 984#). All participants will be muted upon entering the virtual meeting and be unmuted at the direction of the Chairman. Prior to voting on each agenda item, email comments for that agenda item will be read into the record, and the Chairman will pause to receive virtual comments. The same procedure will be followed for any person seeking to address the Plan Commission under Section VI - Public Comment.

I. ROLL CALL

II. APPROVAL OF JUNE 1, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 17, 2020

Requests a special use for a site plan and building elevation review for the purpose of erecting a 9,500-square foot, 2-story office building 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 in the corner and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for the specified building usage; an off-street loading berth in a side yard adjoining a street; insufficient setbacks for off-street parking; and off-street parking located in the front yard of the subject property.

B. Z-08-2020: 15W776 North Frontage Road (Criscione); Text Amendment, Special Uses, and Findings of Fact

Requests a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District.

IV. CORRESPONDENCE

A. Building Report – April and May 2020

B. Board Report - June 8, 2020

V. OTHER PETITIONS

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

July 20, 2020

A. Z-10-2020: 16W561 South Frontage Road (Falco’s Pizza); Special Use and Findings of Fact

Requests a special use to permit an outdoor dining at an existing restaurant in the B-2 Business District.

August 3, 2020

No business is currently scheduled. If no business is scheduled by July 20, 2020, staff recommends this meeting be cancelled.

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF JUNE 1, 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. Due to the State's Declaration of Emergency, this meeting was held via web conferencing system consistent with the Governor's Executive Order #2020-07.

ROLL CALL was noted as follows:

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

ABSENT 1 – Stratis

Assistant Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Petrich requested that several clarifications be made regarding his affirmative vote on Z-01-2020, specifically related to the use of the 200-person meeting space at King-Bruwaert.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Irwin to approve the minutes of the April 20, 2020 Plan Commission meeting accepting Commissioner Petrich's amendments.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

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

Z-07-2020: 7000 County Line Road (Wiegand); PUD Amendment and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Laura Weigand on behalf of Birth Partners, Inc., a Birthing Center at 7000 County Line Road. The petitioner requests an amendment to PUD Ordinance #A-452-03-94 to permit an addition to an existing building to accommodate a birthing center at the subject property. The aforementioned

ordinance created the Oak Grove PUD as is presently constituted; the proposed addition thus requires an amendment to the PUD.

Mr. Walter said that the petitioner is proposing to expand the existing 3,000-square foot building at the subject property to create a 5900-square foot building solely housing the use that was approved in 2019. In general, the expansion would remove the existing drive-thru canopy stalls on the building and enclose said area. The proposed addition would result in the west eaves being in the same location of the current drive-thru canopy; the proposed addition otherwise complies with all required setbacks in the B-1 Business District. The proposed addition also meets the Floor Area Ratio Requirements of 40% in this zoning district (8.5%) as well as the maximum height requirements of 35 feet. No parking would be eliminated by the addition, while a one-way drive aisle would be maintained to allow for patient access, etc. to the building. Additional impervious surface would not be added to the site, thus necessitating no alterations to the development's stormwater capacity. No dedicated emergency access areas would be constructed by the proposed additions.

Commissioner Petrich asked for clarification regarding the entrance doors on the subject building. Nathan Elliot, the architect for the petitioner, stated that doors would not be altered in location.

Chairman Trzupsek asked if the building addition's façade would be constructed using EIFS. Mr. Elliot confirmed that EIFS would be used to create the stone and masonry reliefs. Chairman Trzupsek asked if EIFS was a prohibited material. Mr. Walter said that EIFS was a "discouraged" material according to the Zoning Ordinance. Chairman Trzupsek said that he understood the need to contain costs, but was not in favor of the entire elevation being made by EIFS. Chairman Trzupsek said he supported the concept of adding a thin brick fascia around a designated band of the building addition at window level to break up the material. The Plan Commission supported this suggestion. Mr. Elliot and Ms. Wiegand said that this change was acceptable. Chairman Trzupsek also requested that the petitioner add landscaping around the building where impervious areas were to be removed.

At 7:32pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Irwin, Broline, Farrell, Petrich, Parrella, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to recommend approval of an amendment to PUD Ordinance #A-452-03-94 to permit an addition to an existing building to accommodate a birthing center at 7000 County Line Road, subject to all plans submitted by the petitioner as well as under the condition that a thin brick fascia be added around the entirety of the building's window-level elevations.

ROLL CALL VOTE was as follows:

AYES: 7 – Hoch, Irwin, Farrell, Petrich, Broline, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

S-02-2020: 7000 County Line Road (Wiegand); Sign Variation and Findings of Fact

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Laura Weigand on behalf of Birth Partners, Inc., a Birthing Center at 7000 County Line Road. The petitioner requests an amendment to a previous variation to change the copy on three existing ground signs located on a lot of record at 7000-7020 County Line at Oak Grove PUD. No additional signage is being added to the subject property; this variation is solely related to design elements of three specific and existing ground signs. As the existing signs were permitted by a variation that was made subject to the design of the existing signs, the petitioner requires a variation to change the copy on the existing monuments.

Mr. Walter said that the building at 7000 County Line Road is part of the same lot of record as two other parcels with free-standing buildings: Cadence Preschool (7010 County Line Road) and Busey Bank (7020 County Line Road). These three parcels comprise the Oak Grove subdivision, which was built in 1993. Under the Sign Ordinance, each lot of record in the Village is permitted to have 100 square feet of signage. The amount of signage on this lot is unusual due to there being three principal, separately owned buildings on separate parcels on one lot of record. There are four existing ground signs and a wall sign in Oak Grove totaling 460 total square feet in size. The existing signs include one ground sign for Birth Partners, Inc., two ground signs at Busey Bank (including a directory ground sign), and one existing ground sign at Cadence. Aside from their requiring approval to change the sign copy at a PUD, the proposed sign elevations met all requirements of the Sign Ordinance.

No discussion was held on this petition otherwise.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to recommend approval of a variation to change the copy on three existing ground signs located on a lot of record at 7000-7020 County Line at Oak Grove PUD.

ROLL CALL VOTE was as follows:

AYES: 7 – Farrell, Petrich, Hoch, Irwin, Broline, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

VII. FUTURE SCHEDULED MEETINGS

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to cancel the June 15, 2020 meeting due to a lack of business.

ROLL CALL VOTE was as follows:

AYES: 7 – Farrell, Petrich, Hoch, Irwin, Broline, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

The next scheduled Plan Commission meeting is July 6, 2020.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Broline to adjourn the meeting at 7:42p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 7:42p.m.

**Respectfully
Submitted:**

Evan Walter, Assistant Village Administrator



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 9,500-square foot, 2-story office building 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 in the corner and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for the specified building usage; an off-street loading berth in a side yard adjoining a street; insufficient setbacks for off-street parking; and off-street parking located in the front yard of the subject property.

HEARING:

July 6, 2020; continued from
February 17, 2020

TO:

Greg Trzupek, Chairman
Plan Commission

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

John Bobak

PETITIONER STATUS:

Prospective Property Purchaser

EXISTING ZONING:

T-1 Transitional

LAND USE PLAN:

Recommends Parks/Open Space or
Single-Family Residential

EXISTING LAND USE:

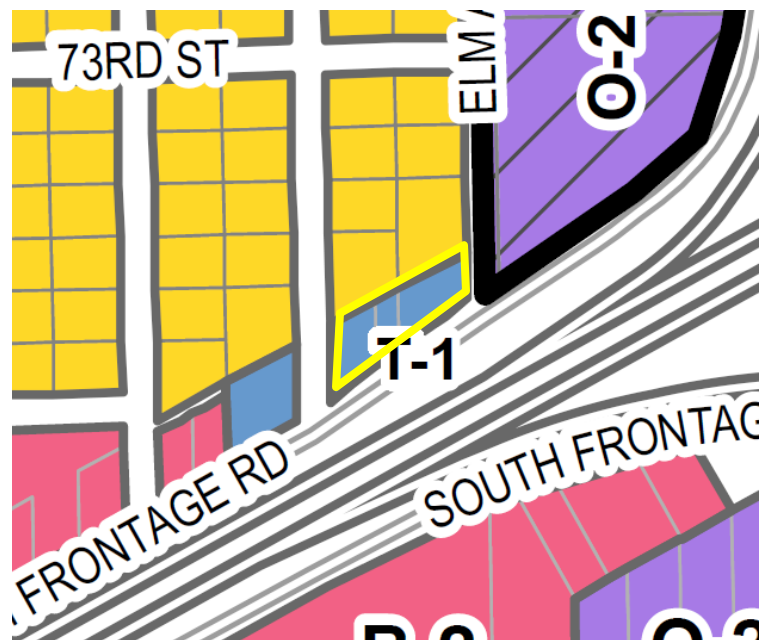
Vacant

SITE AREA:

0.7 Acres

SUBDIVISION:

Babson Park



Staff Report and Summary

Z-04-2020: 15W230 North Frontage Road (Bobak); Special Use, Variations, and Findings of Fact; continued from February 17, 2020

This petition was continued from February 17, 2020. The petitioner is John Bobak, prospective buyer of the property at 15W230 North Frontage Road. The petitioner is requesting a special use consisting of a site plan and building elevation review for a 9,500-square foot, 2-story office building with associated parking in the T-1 Transitional District. This site plan was revised from the initial submittal to require fewer variations than the initial proposal. 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 corner side and rear yards
- A trash dumpster located nonadjacent to the rear wall of the principal building
- An insufficient number of parking spaces for the specified uses
- An off-street loading berth in a side yard adjoining a street
- Insufficient setbacks for off-street parking
- Off-street parking located in the front yard

The Zoning Ordinance defines the purpose of the T-1 Transitional District as follows:

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

Staff has updated the comparison to the previously approved site plans 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; continued from February 17, 2020

Table 1			
Concept	Regulation	2008 Petition	2020 Petition
Front Setback (E)	100 Feet	84 Feet	100+ Feet
Rear Setback (W)	60 Feet	75 Feet	25 Feet
Corner Setback (S)	50 Feet	26 Feet	10.6 Feet
Interior Setback (N)	20 Feet	20 Feet	20 Feet
Building Uses	N/A	Office	Office/Warehouse
Building Pad Size	N/A	4,500 Square Feet	6,500 Square Feet
Total Building SF	N/A	6,000 Square Feet	9,500 Square Feet
Floor Area Ratio	0.24	0.191	.309
Building Height	30'/2 Stories	30'/2 Stories	30'/2 Stories
Parking Spaces	Dependent	18 (24 Required)	24 (31 Required)
Exterior Dumpster	Rear Wall	None	Yes; East Lot Line
Roof Style	No Specific	Pitched	Flat
Exterior Materials	Brick/Stone	Brick	Concrete/Aluminum
Loading Dock Facing	No Specific	No Dock	South

Compliance with the Zoning Ordinance

Land Use and Site Plan

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 to accommodate occasional deliveries to the building facing the corner side yard along North Frontage Road. This proposed location of a loading dock requires a variation as such a use may not be located in a side yard adjoining a street. A loading dock is not required for an office building of this size and is typically not provided. 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. A dumpster is proposed adjacent to the east property line; dumpsters must be located adjacent to the rear wall of the subject property.

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; 31 spaces are required to be compliant with the Zoning Ordinance if the building is classified as a mixed office/industrial 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 the corner and rear lot lines. All driveways meet the width requirements for non-residential driveway width. Each of the driveways also are sufficiently distanced from the lot corners and property lines along North Frontage Road.

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 additional public comment has been received since the previous petition.

Findings of Fact and Recommendation

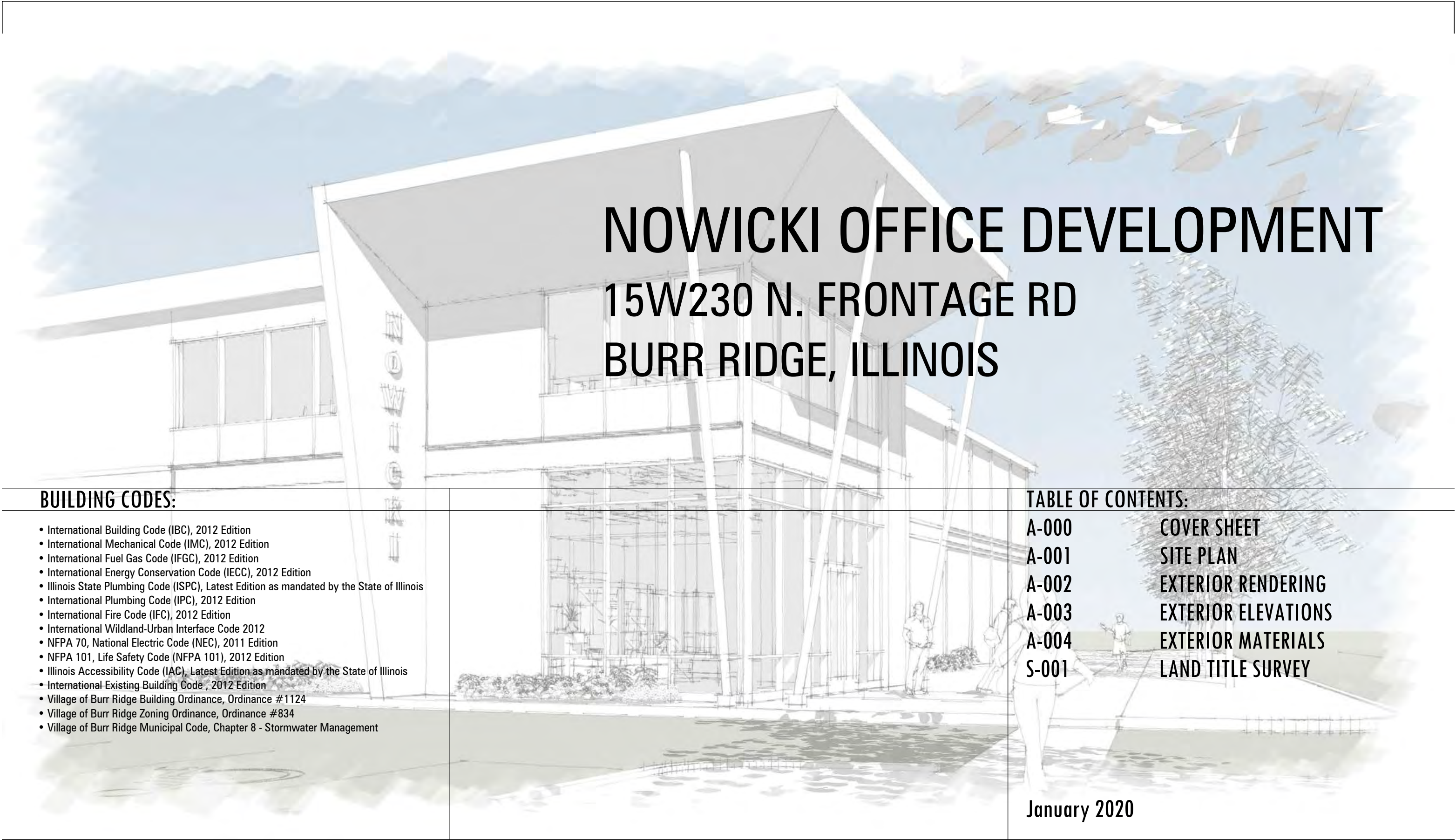
The petitioner has provided Findings of Fact related to this petition. If the subject property's proposed use as an office building is considered appropriate, the petitioner requests the opportunity to submit the site plan along with a landscaping plan and more detailed building elevations and material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

Appendix

Exhibit A – Petitioner's Materials

Exhibit B – Previous 2020 Petition Meeting Minutes

Exhibit C – 2008 Petition Materials



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

HAMILTON AVENUE

ELM AVENUE

FRONTAGE ROAD

FIRST FLOOR
6,500 SF
(SECOND FLOOR 3,000 SF)

TRASH

19

05



SITE PLAN
SCALE: 1" = 30'-0"

NOWICKI OFFICE BLDG

BURR RIDGE, ILLINOIS

SITE PLAN

A-001

COPYRIGHT 2019 HAGUE ARCHITECTURE

HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

5/28/2020 10:44:01 AM





SOUTH ELEVATION



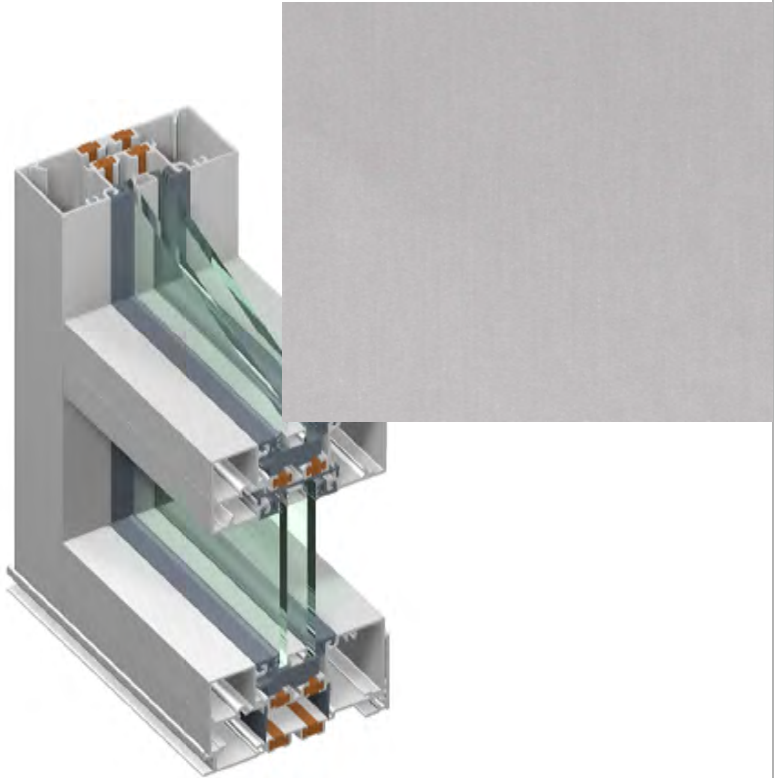
WEST ELEVATION



STOREFRONT:
VISTAWALL OR EQUAL
CLEAR ALUMINUM



BRICK:
ENDICOTT
MANGANESE IRONSPOT



STOREFRONT:
VISTAWALL OR EQUAL
CLEAR ALUMINUM



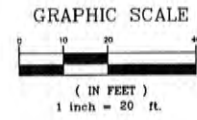
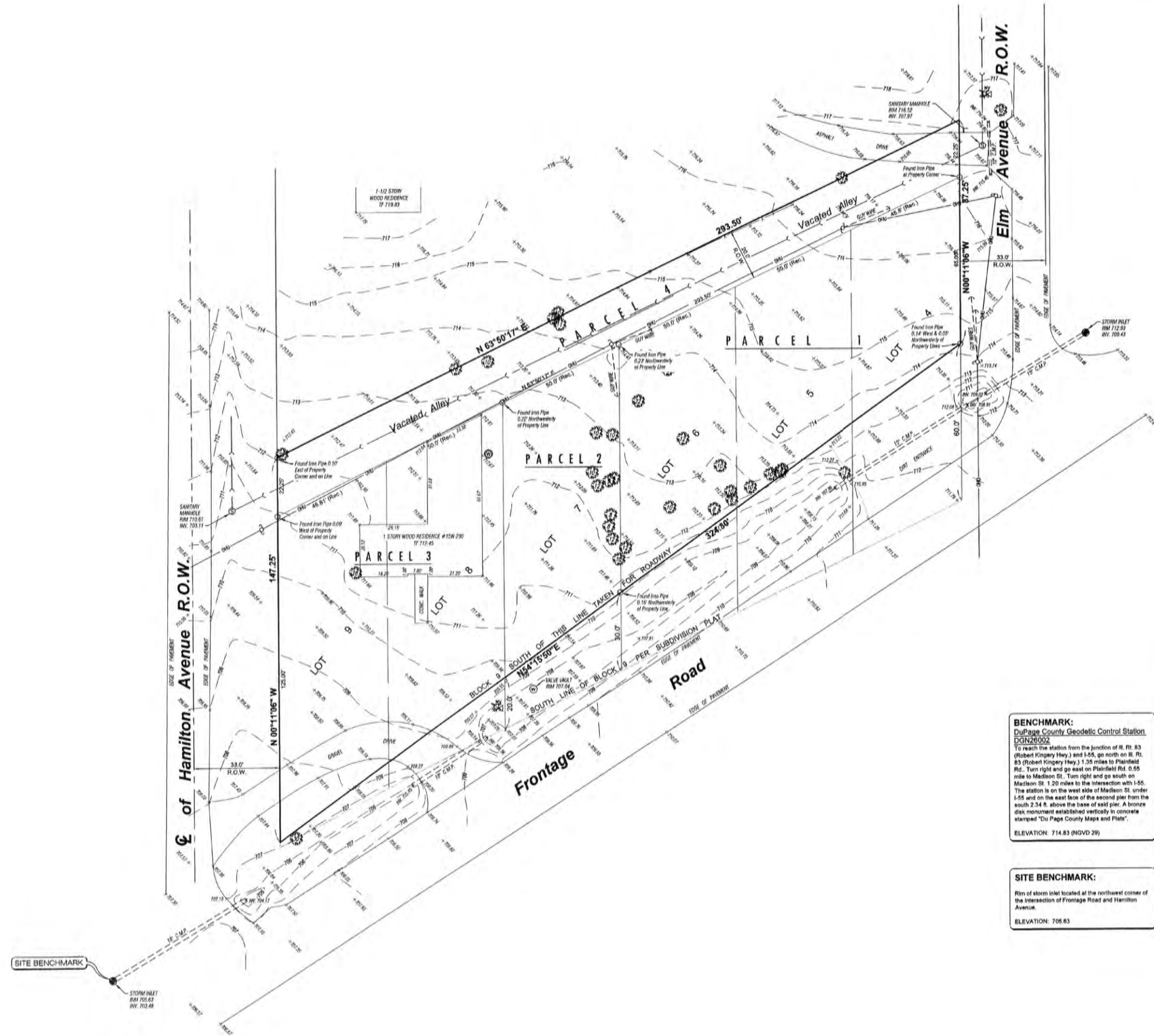
ASH
EXTERIOR WOOD PANEL:
NICHHA WOOD SERIES
COLOR - ASH



EXTERIOR STEEL:
BLUE PAINTED STEEL



PARKING LOT LIGHTING:
MCGRAW EDISON
GLEON



BENCHMARK:
DuPage County Geodetic Control Station
DGN26002
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: 705.83

LEGEND	
	FOUND IRON PIPE
	WATER VALVE VAULT
	B-BOX
	STREET LIGHT
	CURB INLET
	FIRE HYDRANT
	MANHOLE
	STORM MANHOLE
	SANITARY MANHOLE
	GAS VALVE
	I.R.T. BOX
	POWER POLE
	ELECTRIC TRANSFORMER
	CABLE BOX
	TRAFFIC CONTROL BOX
	MAIL BOX
	A/C UNIT
	PROPOSED DOWNSPOUT
	SPOT ELEVATION
	PROPOSED ELEVATION
	FLOW ARROW
	FINISHED GRADE ELEVATION
	TOP OF FOUNDATION ELEVATION
	BRICK LEDGER ELEVATION
	JOINT LEDGER ELEVATION
	GARAGE FLOOR ELEVATION
	FINISHED FLOOR ELEVATION
	TREE DIAMETER - 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
	SET FENCE

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
WARRENVILLE, ILLINOIS 60555
PH (630) 636-0830 FAX (630) 636-0833

GENESIS JOB NO.
08-015
SHEET 2 OF 6



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.



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

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

The proposed office & warehouse building is allowed in the T1 zoning district

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

The proposed use and development will be beneficial to the neighborhood

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

The proposed use will not be in competition to any neighboring buildings and will enhance the current neighborhood.

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

The current land is a vacant parcel, the proposed development is a permitted use.

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

The proposed development of the site provides all the necessary facilities adequately.

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

The proposed site plan provides multiple access points to the site including ingress and egress off the streets to minimize congestion.

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

The 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.

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

We feel the proposed site conforms to the applicable regulations however will require deviations to provide a safe, functional, and successful development.

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.

Commissioner Broline requested that the letter in the packet from the HOA Board be included in the findings of fact. There was consensus on this request.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Petrich, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 4-0.

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

Prior to discussion, Commissioner Broline stated that he represented the seller of the subject property, and would be recusing himself from any discussion or voting on the petition. Commissioner Broline's recusal was noted by the Plan Commission, and he returned to the audience at this time.

Due to Commissioner Broline's recusal, there were only three Commissioners present, meaning that a quorum was no longer present. Chairman Trzupek explained that no action could be taken, but because residents had attended the meeting, he wished to begin the discussion of the petition and receive feedback from both residents and Plan Commission.

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

Mr. Walter explained each variation required, noting specifically that even if no variations were required to construct a building, the petition would still require a special use due to it being a new building in a T-1 Transitional District. Mr. Walter said that a previous petition for an office building on the subject property was approved in 2008, and staff included the parameters of said petition in the staff report to add context for the present petition. Mr. Walter said that the petition was incomplete in that the landscaping plan was incomplete and no engineering plans were provided, and so he stated that the petition was incomplete.

Jonathan Hague, representative of the petitioner, stated that there were challenges in the size of the subject property, which resulted in so many variations being required to build the proposed building.

Chairman Trzupek said that he strongly opposed the presence of a drive aisle on the north side of the site plan. Mr. Hague said that because a vacated alley was previously located in this area, it seemed like a natural area for such infrastructure. Mr. Hague noted that while semi-trucks were drawn on the site plan, deliveries would come via box trucks.

Chairman Trzupek asked for public comment.

Frank Mensik, 7339 Hamilton, said he lived directly adjacent to the northwest of the subject property and was concerned with truck traffic as well as the impacts of water runoff. Mr. Mensik opposed the plan as shown but felt that a small office building would be appropriate.

Ken Burnett, 7339 Park, said that he felt the site was inappropriate for truck traffic and opposed the plan as shown. Mr. Burnett said that the roads in the area were not engineered for major truck traffic.

Scott Madsen, 7309 Hamilton, said that he concurred with the previous statements made about the plan, opposing it as shown. Mr. Madsen said that the roads in the area were very narrow and had very little sub-base, therefore being inappropriate for truck traffic.

Oscar Pederson, 7250 Elm, said that the area has a “no truck traffic” ordinance, prohibiting streets in the area from being used for truck traffic, thus making the plan incompatible with the area. Mr. Pederson said he opposed the plan as shown.

Linda Bedoe, 321 79th Street, said that she opposed the plan as shown, stating that the building being proposed for the area did not make sense as a sound wall would eventually be built between the subject property and I-55. Some discussion followed regarding this topic.

Holly Adkins, 7219 Hamilton, said that she opposed the plan as shown. Ms. Atkins felt that the lack of sidewalks in the area made pedestrian access challenging, which would be incompatible with further truck traffic.

Susan Pederson, 7250 Elm, said that the use being used partially as a warehouse was not appropriate for the area or the T-1 Transitional District. Ms. Pederson said she also opposed the plan because of the truck traffic that would be present if developed.

Julie Mensik, 7339 Hamilton, said that she opposed the plan due to the presence of trucks on site. Ms. Mensik said that she was opposed to any use that would not be residential in character.

Commissioner Stratis disclosed that he and Mr. Hague once shared a common client many years ago, but felt that the relationship did not rise to the level requiring a recusal. The Plan Commission concurred with Commissioner Stratis' assertion.

Commissioner Stratis asked for clarification as to proposed truck traffic on the site. Mr. Hague said that an error was made and he would correct the issue. Commissioner Stratis asked how the neighbor received legal access to their driveway, which was shown to terminate on the subject property. Mr. Mensik said that the driveway previously terminated into the common alley that had been vacated and that no access easement was ever established to permit such movement. Commissioner Stratis asked if there would be a service wall separating the loading dock from the office. Mr. Hague confirmed that such a feature would be present on any later plan. Commissioner Stratis asked where the driveway that exceeded the maximum width was located. Mr. Walter identified the driveway in the northeast corner as being too wide. Commissioner Stratis asked what percentage of the building was office and warehouse. Mr. Hague said that about 60% of the building would be office. Commissioner Stratis asked what the parking requirement would be if it were more specifically calculated, nothing that the staff report was the most conservative estimate. Mr. Walter said that the office portion would be 24 spaces, while the warehouse space depended on the number of employees. Mr. Walter estimated that it would likely be around 30-32 total spaces, not knowing the number of total employees who would be working on site. Commissioner Stratis concurred with this estimate. Commissioner Stratis said that the building was designed beautifully, but did not meet the character of the neighborhood. Commissioner Stratis said that he understood the design but ultimately said that the design was too much for the neighborhood.

Commissioner Petrich asked where the power lines shown on the site plan would be relocated. Mr. Hague said that they attempted to retain the power lines on the site plan as shown. Commissioner Petrich said that he agreed with Commissioner Stratis' comments and felt that the site plan was not feasible as shown based upon the bulk, non-transitional design, and presence of a loading dock facing the residential properties to the north.

Chairman Trzupek concurred with Commissioners Stratis and Petrich, noting that of 10 major regulations comparing the 2008 and 2020 petitions, eight of the 2020 petition's plan were less compliant than the 2008 petition. Chairman Trzupek said that the encouragement of trucks to the north of the property was a major issue with the site plan.

As a quorum was not present, automatic continuation of the meeting was required. Mr. Hague requested that the next discussion take place on March 16, 2020. Mr. Walter said that the petition would appear on the February 17 agenda but only to continue the petition to March 16.



VILLAGE OF BURR RIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT AND SUMMARY

Z-04-2008; 15W230 North Frontage Road (Straub); The petitioner requests a rezoning of the subject property from the R-1 Single-Family Residence District to one of the following: O-1 Small Scale Office District, O-2 Office & Hotel District, or the T-1 Transitional District. The petitioner seeks the rezoning as well as variations and special use approval for the purpose of erecting a 6,000 square foot 2-story office building with associated parking area and a fence along the north lot line. The development requires relief from the Zoning Ordinance for minimum lot area and minimum lot width, relief from the required setbacks for a principal building, relief from the minimum number of parking spaces for an office use, relief from the required setback for off-street parking, and relief to permit the off-street parking between the building and a right-of-way. The petitioner is required to seek special use approval for a proposed fence along the north lot line of the subject property.

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

Prepared By: Aaron N. Cook, AICP
Planner

Date of Hearing: March 17, 2008; continued from March 3, 2008

GENERAL INFORMATION

Petitioner: Michael C. Straub

Property Owner: Eleanor Wujcik & Rakshinda Alme

Petitioner's Status: Contract Purchaser

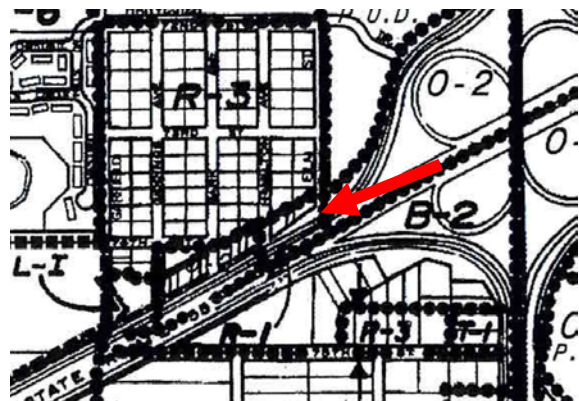
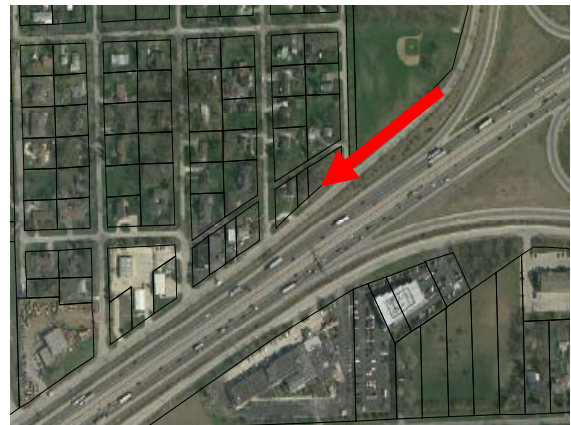
Land Use Plan: Single-Family Residential & Parks/Open Space

Existing Zoning: R-1 Single-Family Residence

Existing Land Use: Vacant Building

Site Area: 28,000 square feet

Subdivision: Babson Park



SUMMARY

The Plan Commission opened the public hearing for this petition at its March 3, 2008 meeting and continued the hearing to allow the petitioner to revise the site plan and gather additional information. The petitioner has submitted two revised site plans and a landscape plan for review. At the last meeting the Plan Commission generally agreed that the T-1 Transitional District was most appropriate for the subject property. The Plan Commission also concluded that the general layout of the site plan was acceptable however several modifications were suggested.

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. The subject property has a vacant building that has not been in use for several years. The property was subject of a rezoning public hearing in 2006. 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. That petition for rezoning was ultimately withdrawn. However, 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.

Rezoning

The property is currently within the R-1 Single-Family Residence District. The subject property has frontage on Elm Street, North Frontage Road and Hamilton Avenue, and an unimproved public alley running the length of the north property line. It is situated between the Oak Grove Park, the Babson Park residential subdivision, and a strip of non-residential land uses along North Frontage Road. The Comprehensive Plan recommends both single-family residential and parks/open space for the property.

At the last meeting the Plan Commission generally concluded that the T-1 Transitional District is the most appropriate zoning district for the subject property. The Plan Commission considered the rezoning of the larger area along North Frontage Road. The Transitional District is designed to promote orderly and sound planning between residential and non-residential districts. Transitional District shall provide uses that are compatible to both residential and non-residential districts through the maintenance of the residential architectural character of the buildings. Transitional Districts however require a minimum lot area of 40,000 square feet, have greatly increased transition yard setback requirements and require special use approval for offices. The T-1 District requires that new buildings have the appearance of residential architecture. The proposed use of the property as an office requires a special use within the T-1 District.

Compliance with the Zoning Ordinance

The submitted site plan proposes an office building with associated parking. The plan includes the purchase of ½ of the adjacent public alleyway which adds nearly 3,000 square feet to the lot area. A review by staff regarding the vacation of that public right-of-way has been completed and determined feasible. The petitioner will request the Village Board to review the possible vacation at the same time as any recommendation relative to this zoning petition. It may be possible for the Village to vacate the full alleyway to the petitioner in the event that the adjacent property owners are not interested. In the event that the right-of-way is not vacated this petition

will appear before the Plan Commission again with a revised site plan omitting 10 feet of the adjacent alleyway. For the purposes of this consideration all documents have been prepared to include ½ (10 feet) of the adjacent alleyway.

The uniqueness of the property with public right-of-way frontage on all four sides and adjacent to a residential district to the north further complicates the development of this property. The petitioner has submitted two revised site plans with a landscaping plan for approval by the Plan Commission. A review of those plans in accordance with the bulk regulations of the T-1 District is as follows:

Land Use: The petitioner proposes to construct a single-occupant office building. As previously stated, offices within the T-1 District require special use approval. If the Plan Commission determines that the appropriate zoning for the subject property is the T-1 Transitional District than a recommendation for special use approval will also be required.

Site Plan Review: The proposed office building does not comply with the all of the setbacks of the T-1 District. Relief will be required on the required building setbacks under any of the proposed zoning districts. The most significant change to the site plan involves moving the building closer to North Frontage Road. This was recommended by the Plan Commission and as a result the drive aisle setback from the north lot line near Hamilton Avenue has been increased. Both revised site plans reflect this change with one appearing to rotate/pivot the building and the other shifting the building to the south. The site plan also shows a 6 foot high fence along the entire north lot line. The Zoning Ordinance requires special use approval for all fences in non-residence districts. The intent of the fence is to buffer the subject property from the residential parcels to the north. The site plan has been modified to pull the fence 30 feet off of the lot line adjacent to Hamilton Avenue.

Parking: The Plan Commission previously discussed that the petitioner's parking would not meet the minimum parking required for offices. Staff initially recommended several revisions to the parking area based primarily on safety concern and the desire for additional landscape area. The revised off-street parking area has been modified to take staff's recommendations as well as those of the Plan Commission. The off-street parking area still provide for 18 parking spaces with land banking opportunities in each plan.

Landscaping Plan Review: The submitted landscaping plan has been revised with the comments of the Plan Commission in mind. As a result of the site plan revisions there are increased landscaping areas to the northwest of the property to add landscape screening. It appears that there are still additional opportunities for a more solid landscape screening in this area. A complete landscaping review by the Village Forester of the revised landscape plan has not been completed at this time.

Conclusion

The proposed site plan modifications address some of the objections expressed by the Plan Commission at the March 3, 2008 meeting. 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. The petitioner has submitted two revised site plans, landscaping plan, and building elevations for review. If the Plan Commission believes that the

site plan adequately addresses the concerns raised during the prior meeting a recommendation may be forwarded to the Village Board relative to all the requested approvals.

Recommendation

This petition requests rezoning from the R-1 District to the T-1 District and requests special use approval as per the T-1 District for an office building on the subject 28,000 square foot property. The proposed zoning classification is consistent with the intent of the Transitional District. Therefore, ***staff recommends approval of the rezoning*** of the subject property from the R-1 Single-Family District to the T-1 Transitional District.

Special use approval is required for all offices within the T-1 District. The property is adjacent to residential uses to the north. The activities and development characteristics associated with smaller office buildings are generally considered compatible with residential uses. Thus, the proposed use of this property for offices is consistent and compatible with the adjacent land uses.

The special use review and the site plan review required by the T-1 District also dictate a detailed plan review. The proposed site plan does not comply with the zoning regulations of the T-1 District. However due to the uniqueness of the subject property the proposed site plan may be considered suitable for the subject property. The petitioner has requested relief from the Zoning Ordinance for minimum lot area and minimum lot width of the T-1 District, relief from the required setbacks for a principal building, relief from the minimum number of parking spaces for an office use, relief from the required setback for off-street parking, and relief to permit the off-street parking between the building and a right-of-way.

The building elevations propose a two-story building with a pitched roof comparable to other buildings in the T-1 District and consistent in design with the adjoining residential area. The landscaping plan needs some additional landscaping materials but provides a berm to screen the parking lot from the west and a fence to screen the adjoining residential area to the north. The plan additionally provides interior parking lot trees and foundation plantings around the building.

Staff prefers the petitioner's Site Plan A-1 as presented due to the increased landscape area between the drive and the fence. Based on the above, staff recommends approval of the special use and the final plans subject to the following conditions:

1. All improvements shall comply with the 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.

cc: Petitioner

March 20, 2008

Mayor Gary Grasso and
Board of Trustees
7660 South County Line Road
Burr Ridge, Illinois 60527

Re: Z-04-2008: 15W230 North Frontage Road (Straub)

Dear Mayor and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request by Michael Straub to rezone the 28,000 square foot property at 15W230 North Frontage Road from the R-1 Single-Family Residence District to the T-1 Transitional District and to grant special use approval per Section VII.C.i of the Zoning Ordinance for the construction and use of a two-story office building. The Plan Commission additionally recommended approval of the following variations from the T-1 District and off-street parking standards: 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, a variation from Section VII.C.5 for a reduction in the required setbacks, 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, 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.

After due notice, as required by law, the Plan Commission opened the public hearing on March 3, 2008 and March 17, 2008. The petitioner was present to answer questions and was also represented by the project architect, Mr. Randy King, Architects by Design. The proposed two-story office building would be approximately 6,000 square feet and would be used exclusively by Mr. Straub's company. The existing building on the property would be removed. Mr. King explained that each site plan included 10 feet or one-half of the adjacent public alleyway. Mr. King explained that they will request the Village Board to vacate the 20 foot alleyway and intend to purchase one-half or the entire 20 feet if possible.

During the initial public hearing, there were a couple of comments from nearby residents objecting to the current condition of several of the streets adjacent to the subject property. Several residents added that they believe the proposed building was too large for the property.

At the first meeting the petitioner presented several site plans for the Plan Commission to consider. The Plan Commission generally agreed with staff that several parking spaces should be eliminated due to safety concerns and increasing a landscape area. The Plan Commission did not generally object to the use of the property as an office and was satisfied that the property was unique and any development would require variations. The Plan Commission asked the petitioner to consider revising the site plan to increase the landscape area in the northwest portion of the property and to consider moving the building closer to North Frontage Road. At the second meeting, Mr. King described the changes made to the site plan in response to

the Plan Commission's comments from the previous meeting. Mr. King presented two site plans which differed slightly but each addressed the general comments of the Plan Commission. The Plan Commission generally agreed with the changes to each site plan and thanked the petitioner for listening to the comments of the Plan Commission. The Plan Commission also commented on the quality of the landscaping plan. The Commission discussed limiting their approval to the specific site plan which includes 10 feet of adjacent alleyway. The Plan Commission concluded that if the alleyway is not vacated or not purchased by the petitioner the site plan would be changed and therefore the recommendation would not be valid.

After hearing the evidence and reviewing the documentary exhibits submitted, the Plan Commission concluded that this Petition meets the standards established by Section XIII of the Burr Ridge Zoning Ordinance for rezoning to the T-1 District, for the granting of a special use, and granting the necessary variations subject to the following conditions:

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.

Accordingly, by a vote of 6 to 0 the Plan Commission recommends to the Board of Trustees that the aforesaid request for rezoning, special uses, and variations be granted.

Sincerely,

Greg Trzuppek, Chairman
Village of Burr Ridge
Plan Commission/Zoning Board of Appeals

GT:ANC:rm
Attachment

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.

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.

B. Z-05-2008; 10S381 Madison Street (Thomas); Rezoning upon Annexation and Findings of Fact

Preliminary Plat Review – Bella Oaks Subdivision at 10S381 Madison Street

Mr. Pollock introduced the hearing: The subject property is currently unincorporated but is adjacent to the Village of Burr Ridge corporate limits. Mr. Pollock stated that the subject property is located at the northeast corner of 91st and Madison Streets. Mr. Pollock indicated that the property owner seeks to rezone and subdivide the property into five lots each of which would be just over 20,000 square feet. This public hearing is for the consideration of a request to rezone the property upon annexation to the R-3 Single-Family Residence District. The petitioner is also seeking approval of a preliminary plat of subdivision. A staff report for the preliminary plat is provided separately from this report. The Plan Commission may recall that an informal discussion regarding potential zoning of this property was presented by Village staff in 2007. At the time of the informal discussion in 2007, the Plan Commission expressed its preference for R-2B District zoning which requires 30,000 square foot lots.

Chairman Trzupek asked if the petitioner was present.

Mr. Robert Thomas, 10S381 Madison Street stated that he is the owner of the property. Mr. Thomas indicated that he believes the property should be in the Village and it regulates the corporate limits somewhat.

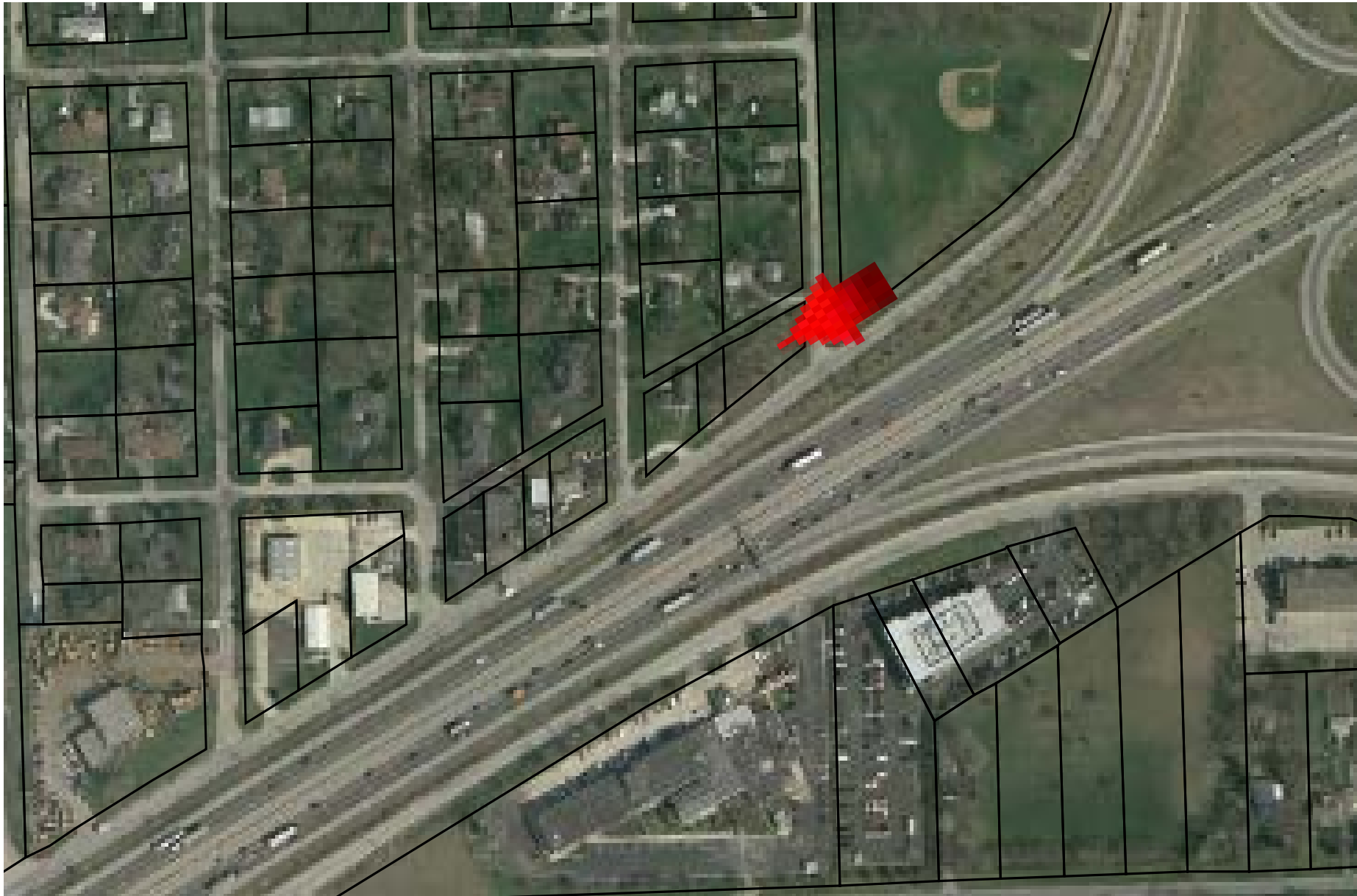
Chairman Trzupek asked for questions and comments from the audience.

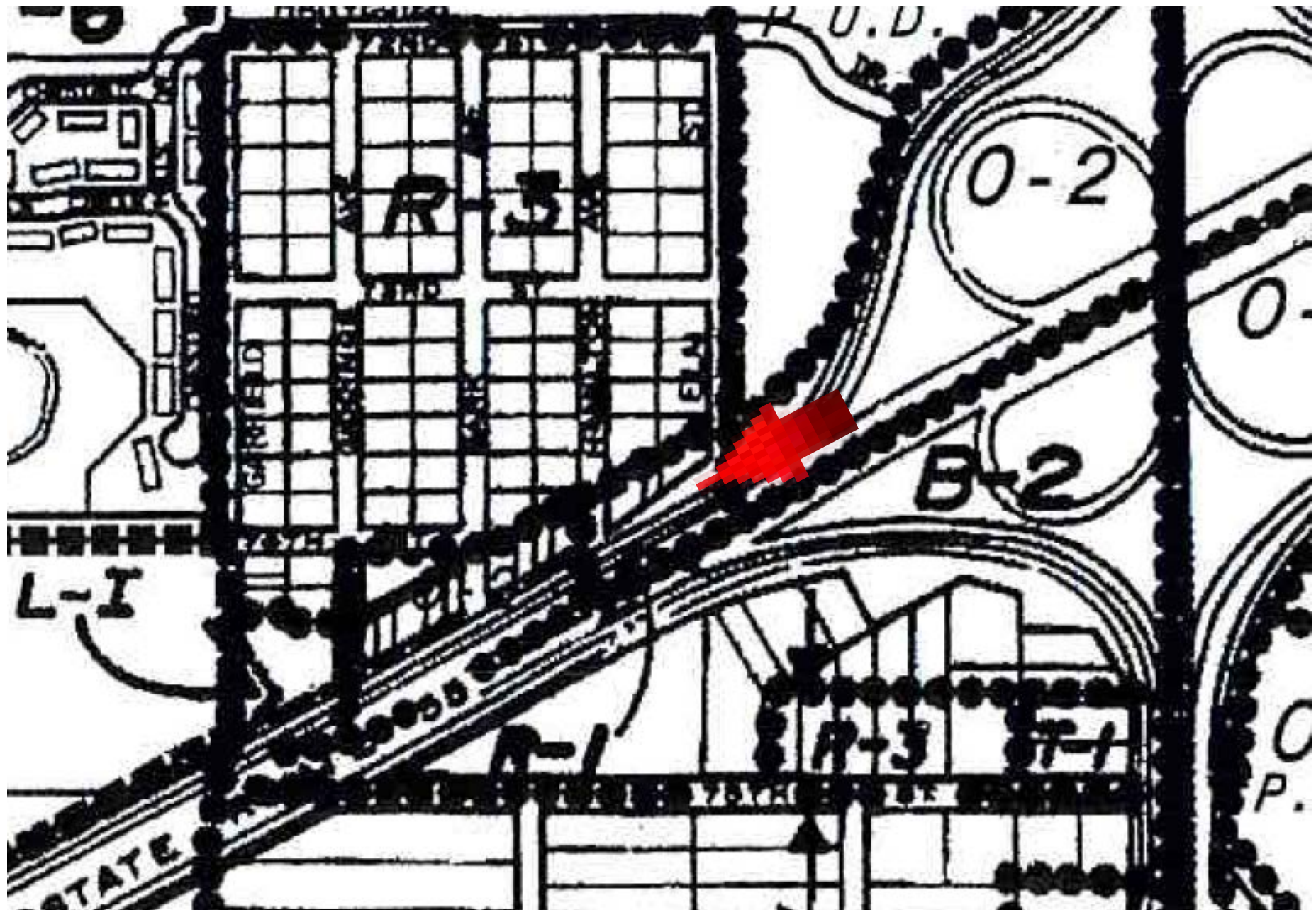
Mrs. Szymanski, 10S420 Glenn Drive, wondered where the access to the homes would be in relationship to her driveway. Chairman Trzupek explained the site plan on how it would relate to her property on the corner of Glenn Drive and 91st Street. Mr. Thomas agreed with Chairman Trzupek's description of the proposed subdivision layout. Mrs. Szymanski stated that she is unhappy with the development of the property.

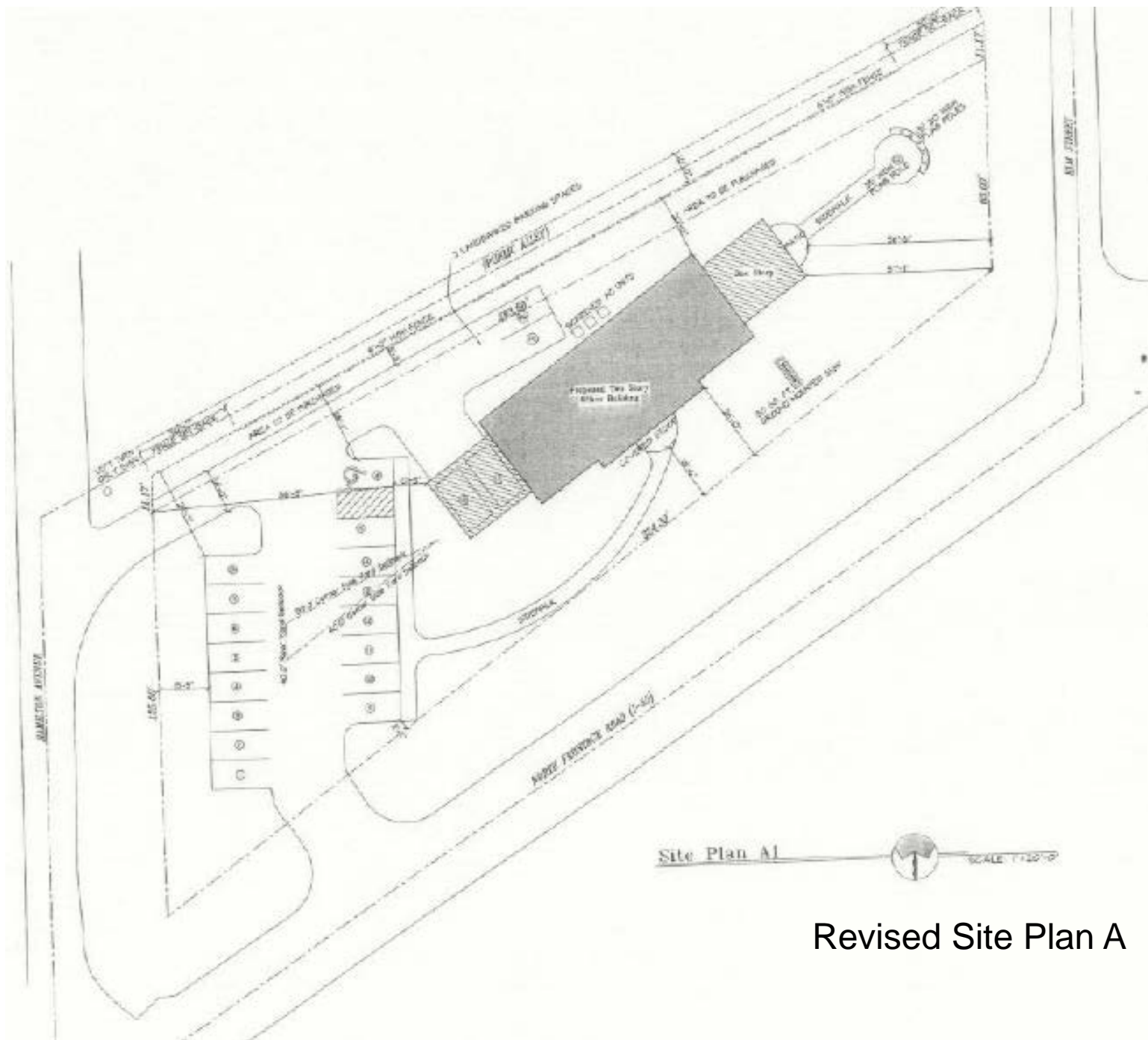
Mr. Dave Styka, 15W731 90th Street, stated that he believes the plan is a big improvement from the original plan that was presented to the County first. Mr. Styka stated that he would like the perimeter of the property to have landscape screening installed. Mr. Styka also asked if the Village could make the property owner remove the barn on the property. Mr. Pollock stated that the Village does not require landscaping other than parkway trees. Mr. Pollock stated that typically there is no requirement for landscaping from residential to residential uses. Mr. Pollock added that residential uses within the Village typically have high levels of landscaping associated with them. Chairman Trzupek stated that he does not believe the Village can tie the condition of a detached building with the zoning however once the property is annexed the property will

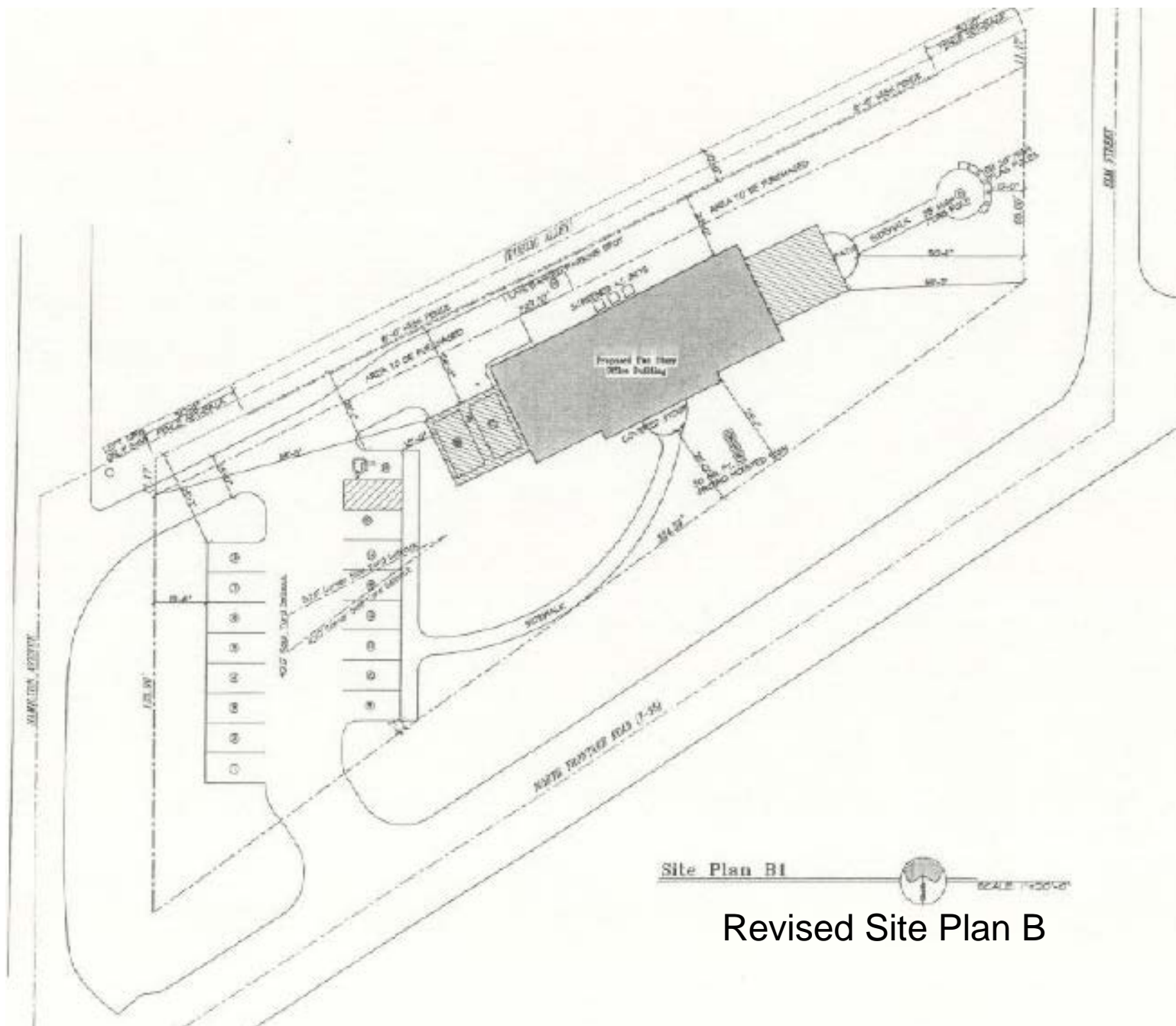
Z-04-2008: 15W230 North Frontage Road (Straub); Rezoning, Variations, Special Use and Findings of Fact

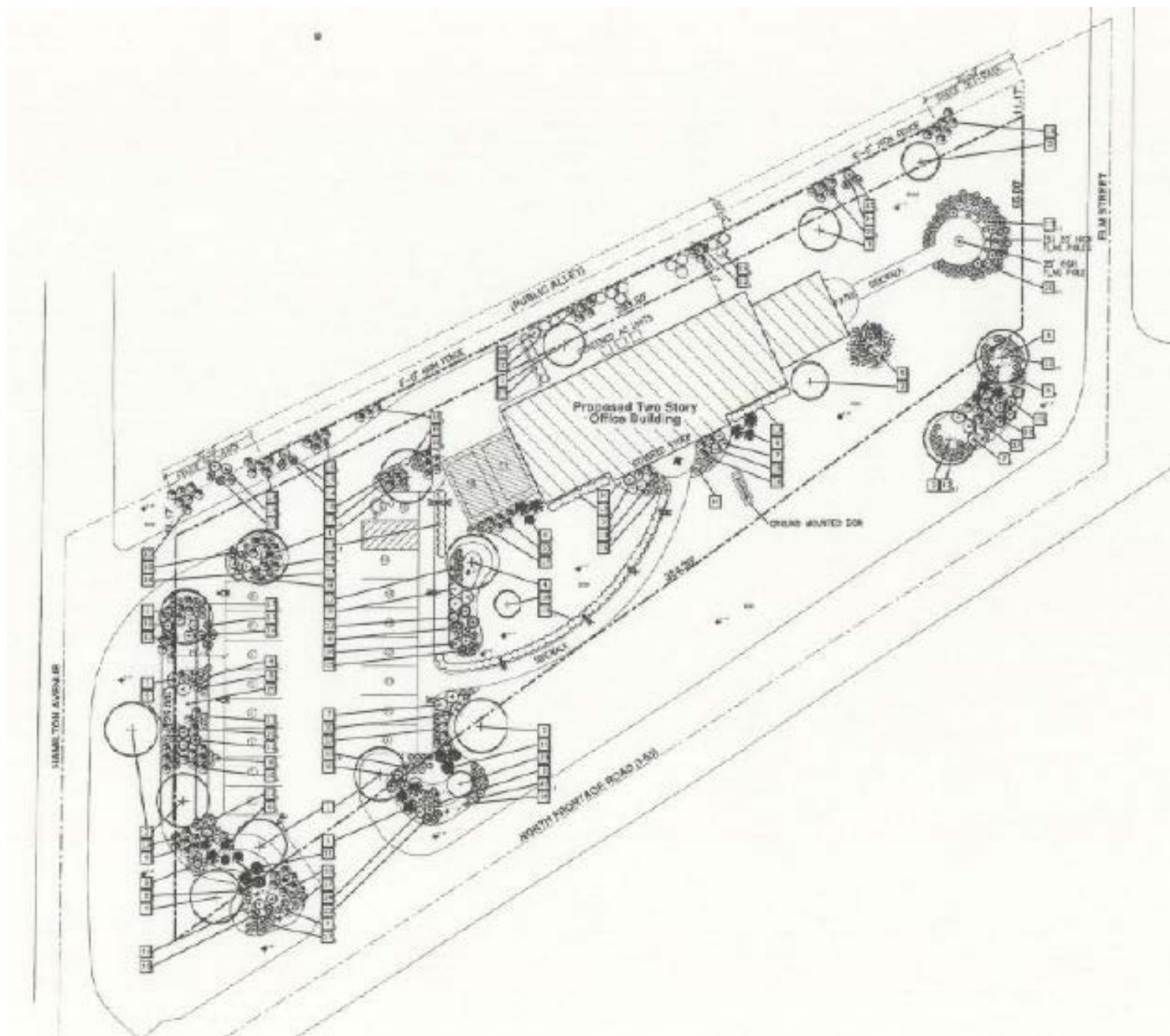
Requests a rezoning of the subject property from the R-1 Single-Family Residence District to one of the following: O-1 Small Scale Office District, O-2 Office & Hotel District, or the T-1 Transitional District. The petitioner seeks rezoning, variations, and special use for the purpose of erecting a 6,000 square foot 2-story office building with associated parking, area and a fence along the north lot line.



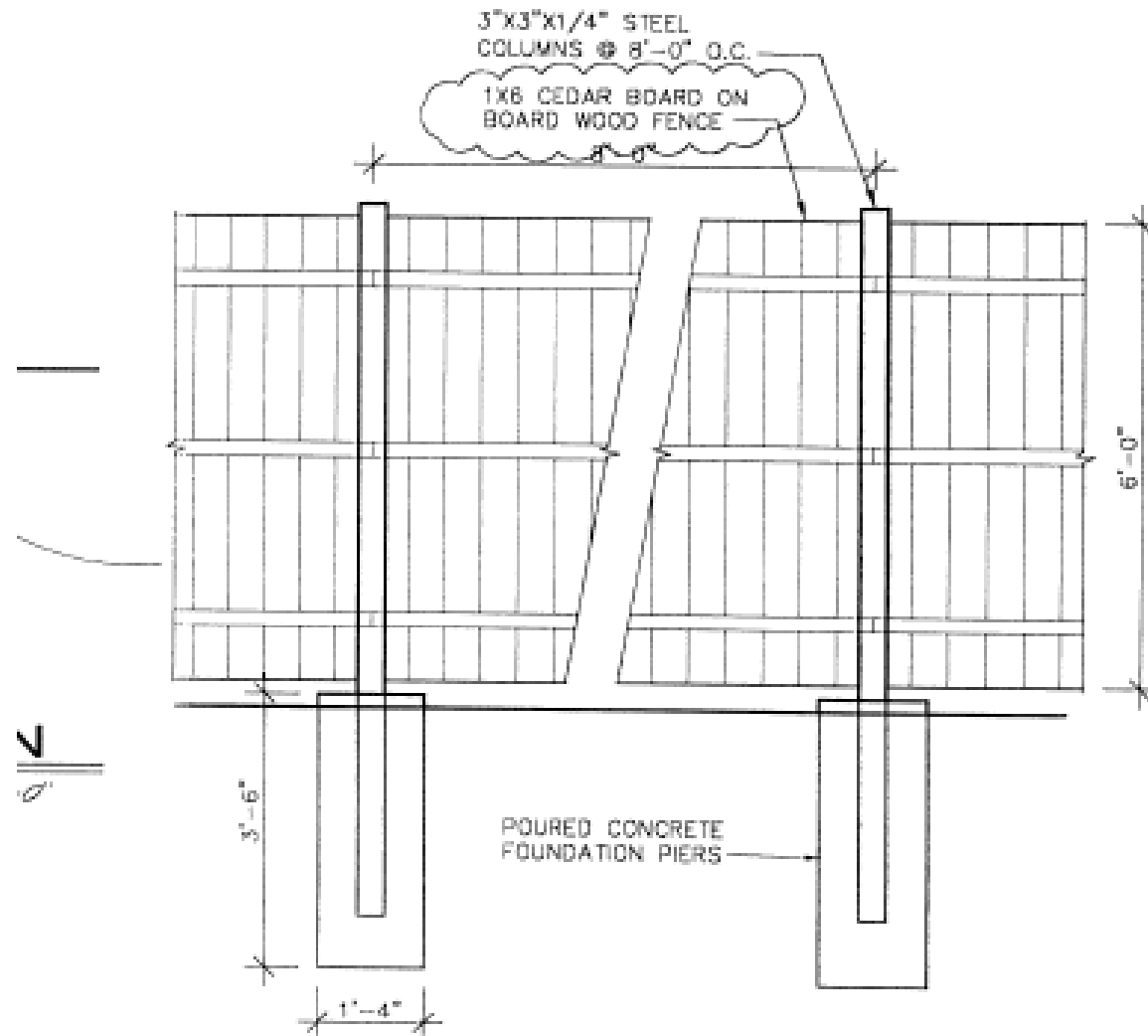








DATE: _____
BY: Burr Ridge

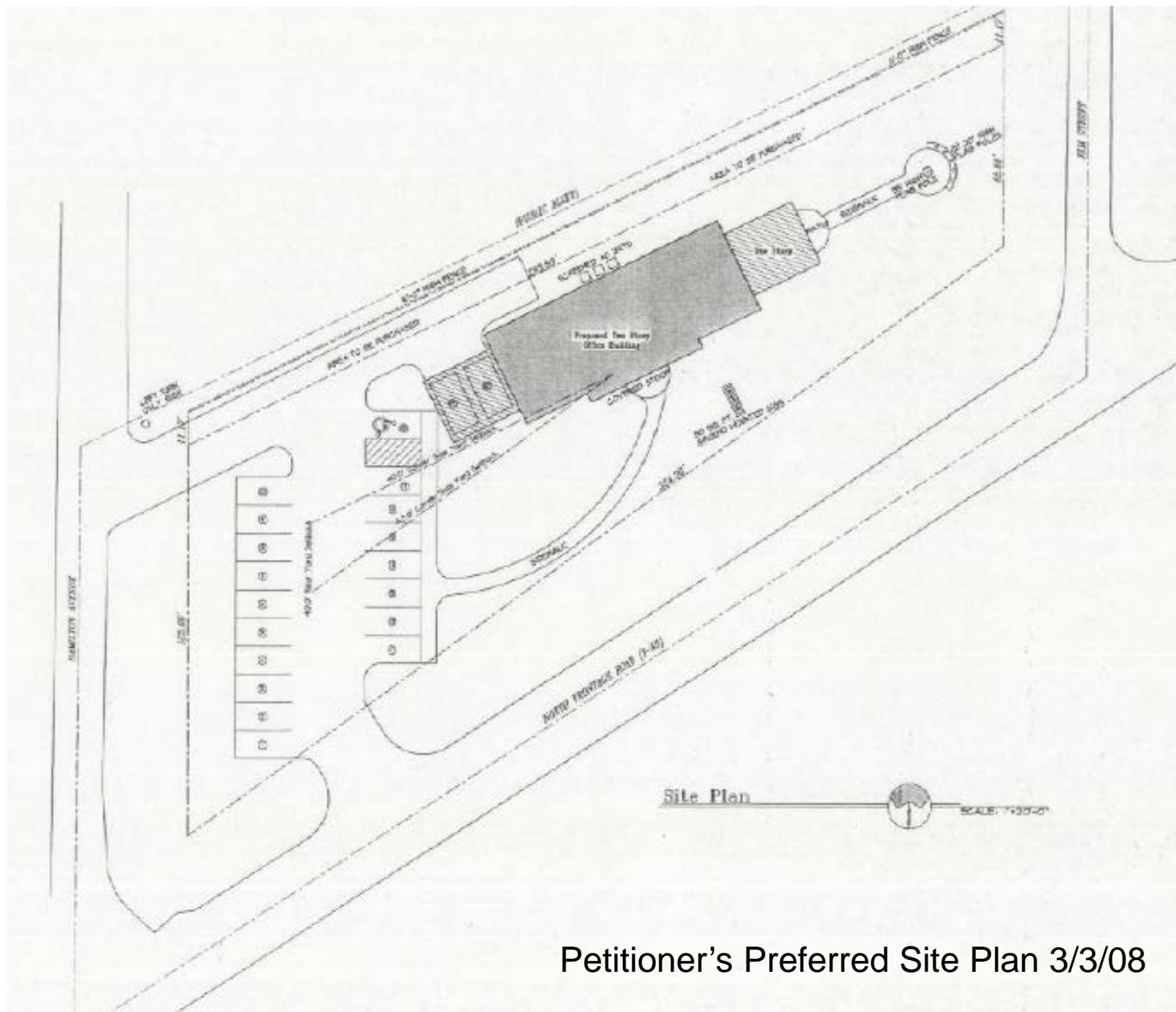


1
A1

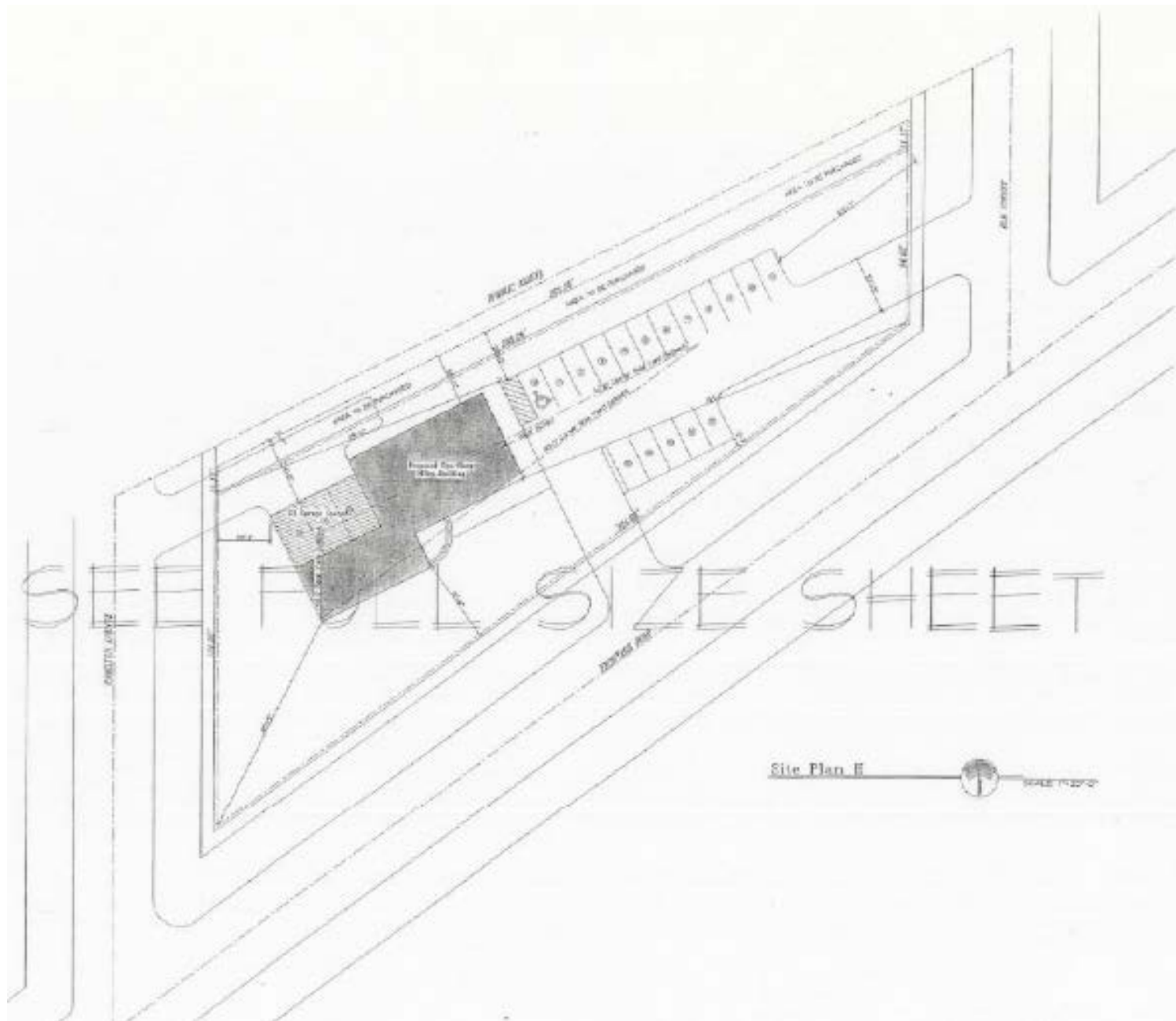
WOOD FENCE

SCALE:

1/2" = 1'-0"



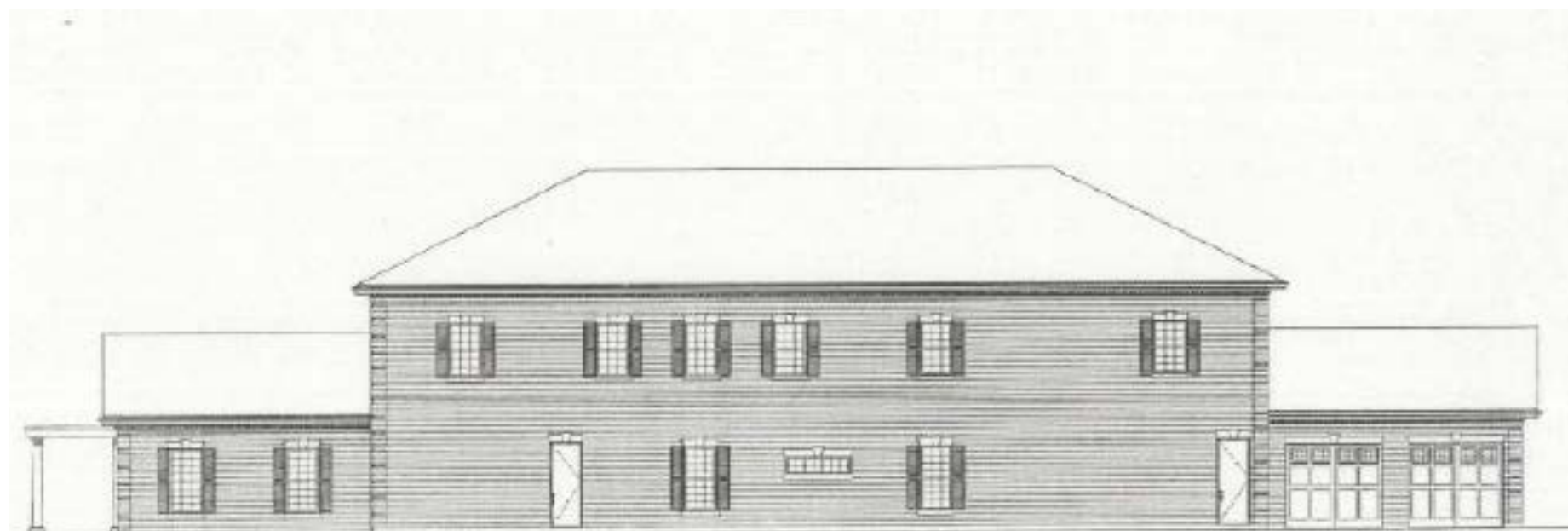
Petitioner's Preferred Site Plan 3/3/08



Staff Recommended Site Plan 3/3/08



Front Elevation (South)



Rear Elevation (North)



Left Side Elevation (East)



Right Side Elevation (East)

**RE: FRONTAGE ROAD BUILDING SETBACKS
BURR RIDGE, IL
GENESIS JOB #08-015**

The following measurements were obtained on the ground March 14th, 2008.
Measurements were made to the center line of Frontage Road, with 33 feet subtracted
for the right-of-way. Measurements were taken to the nearest ½ foot.

15W256 Frontage Road	33.0'
15W258 Frontage Road	41.5'
15W268 Frontage Road	31.0'
15W278 Frontage Road	31.5'
15W400 Frontage Road (Main building)	76.5'
15W400 Frontage Road (Front building)	65.5'

<u>From Survey</u>	
15W308 N. Frontage Rd.	30.4'
15W320 N. Frontage Rd.	26.9'

Survey Indicates 50' from \angle of N. Frontage to lot line



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-08-2020: 15W776 North Frontage Road (Criscione); Requests a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District.

HEARING:

July 6, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Michael Criscione

PETITIONER STATUS:

Potential Tenant

PROPERTY OWNER:

Flex Capital, LLC

EXISTING ZONING:

B-2 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

0.83 Acres

PARKING:

25 Spaces



Staff Report and Summary

Z-08-2020: 15W776 North Frontage Road (Criscione); Text Amendment, Special Use, and Findings of Fact

The petitioner is Michael Criscione, owner of M&T Trucking located at 7545 Madison Street in unincorporated DuPage County. The petitioner requests a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District. The petitioner states that the existing Madison site will continue as part of the company to provide upfitting and maintenance service for its customers, whereas the Frontage site will become the location where customers come to close sales and take delivery of trucks from the company. The petitioner has stated that sales will occur at the subject property, and while this action would make the Village eligible to collect sales taxes, the petitioner has stated that a portion of the company’s sales are exempt from collection per state law. As part of the petition, trucks would be stored overnight at the subject property, which is currently not permitted by the Zoning Ordinance.

Land Use and Site Plan

The subject property is located at the northeast corner of Madison Street and North Frontage Road and is 0.83 acres in size. The subject property is zoned B-2 Business but is fully bounded by properties in either the Village of Willowbrook or unincorporated DuPage County on all sides. The neighboring land uses are generally commercial in nature, including a vehicle maintenance business to the east, a restaurant to the north, and a helicopter pad providing aerial crane services and a trade school to the west. Interstate 55 borders the property to the south. The nearest properties to the subject property located within the Village are zoned G-I General Industrial east on North Frontage Road as well as south across Interstate 55, which includes several trucking businesses such as Compass, SAIA, and Lyons. The Village does not own or maintain any of the existing streets, sidewalks, or traffic signals adjacent to the subject property. The building on the subject property has been vacant since December 31, 2019 upon the permanent closure of Porterhouse restaurant.

The petitioner has stated that several improvements are proposed as part of the petition, including resealing and restriping of the parking lot to accommodate larger vehicles (mostly semi-trucks); replacing the deteriorating wood dumpster enclosure with a masonry structure matching the principal building; and adding a fence around the perimeter of the property that would close the Madison Street entrance as well as adding a swinging gate across the Frontage Road entrance (shown below in yellow and blue in the picture below). The petitioner has stated that the purpose



Staff Report and Summary

Z-08-2020: 15W776 North Frontage Road (Criscione); Text Amendment, Special Use, and Findings of Fact

of the fence and gate are to create more security at the property. If the Plan Commission wishes to permit the closure of the Madison Street entrance, DuPage County (who maintains control of Madison Street in this location) has recommended that the curb be extended across the existing curb cut along Madison Street (shown in red) with right of way landscaping added as desired by the Plan Commission. This recommendation is supported by the Village Engineer. The gate, as indicated below, would be setback approximately 65 feet from the street apron; this would be over twice the length of a normal standalone semi-truck cab.

Applicable Zoning Ordinance Sections

The defined intent of the B-2 Business District is as follows:

To accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Many such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.

First, the petitioner requests a special use to operate an “automobile sales, new or used, including trucks” use at the subject property. It is staff’s interpretation that the petitioner’s business plan meets the definition of this special use.

Second, the petitioner requires a special use in the B-2 Business District that will allow overnight storage of vehicles on the property, thus the request for a text amendment and follow up special use to create the “outdoor retail vehicle storage” use. To date, the Village has yet to have a vehicle dealership with outdoor sales in the B-2 Business District, but has had such uses in the G-I and L-I Industrial Districts; thus, it is staff’s interpretation of the Zoning Ordinance that no such power currently exists which would allow outdoor storage of vehicles overnight.

Public Hearing History

Two hearings have been held relative to the subject property:

- 1998 – Variation for a handicap ramp within a required setback. Approved.
- 2009 – Special use for a full service restaurant with sales of alcoholic beverages. Approved.

Public Comment

No public comment was received regarding this petition.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact, which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission desires to recommend approval for a special use for an “automobile sales use, new or used and including trucks”, a text amendment to add “outdoor retail vehicle storage” as a special use, and a special use as per the amended Zoning Ordinance for “outdoor retail vehicle storage”, all in the B-2 Business District, staff recommends that the recommendation be made with the following conditions:

Staff Report and Summary

Z-08-2020: 15W776 North Frontage Road (Criscione); Text Amendment, Special Use, and Findings of Fact

1. A 4' tall black aluminum fence and locking swing-style gate shall be installed as described in Exhibit A.
2. The curb along Madison Street shall be extended across the entirety of the Madison Street entrance adjoining the street and sidewalk to be landscaped with dirt, grass, and other landscaping as may be required.
3. Each of conditions #1-2 shall be completed within 12 months of final Board approval of the petition.
4. No more than 25 trucks shall be stored on site at any one time, and all trucks stored overnight shall be parked in a striped parking space.
5. No maintenance of trucks shall be performed on the subject property.
6. Any truck stored overnight on the subject property shall be in good working condition.

Appendix

Exhibit A – Petitioner's Materials



M & T TRUCK SALES
7545 S. MADISON ST.
BURR RIDGE, IL 60527
P: 630-756-2616

SPECIAL USE BURR RIDGE APPLICATION

Address – 15W776 N Frontage

DESCRIPTION OF USE

15W776 will be utilized as an attractive outdoor showroom for M & T Truck Sales, an existing auto dealer in Burr Ridge. We are currently located one block north of 15W776 at 7545 S. Madison Street. The corner parcel of 15W776 will be a high-end office for clients to do paperwork and take delivery of their finished product. The office space will also serve as a meeting point for other services we provide, which are listed in the business model below. My goal for this location is to give our customers a convenient, high-class sales experience.

Business hours are as follows:

Monday to Friday, 9 AM – 5 PM.

Saturday, 9 AM – 12 PM.

Sunday CLOSED

BUSINESS MODEL

Our business is simple and straight-forward. We buy and sell tractor trucks in an efficient and safe manner. The process begins by taking orders from clients who need vehicles with particular specifications for their business application. M & T Truck Sales will find the equipment and hire a transport company to deliver the vehicles to 7545 S Madison Street. From this point the reconditioning process begins. This generally includes safety inspections, mechanical/paint repairs, and a complete auto detail to bring the vehicle to like new condition. We also sell new model equipment, which goes through a similar but less involved process. Generally, new vehicles only receive a safety inspection to verify a safe vehicle to be sold. After this process is completed, the vehicle will be transported to the satellite store at 15W776 where it will be showcased in it's like new condition. Clients will then sign their paperwork and take delivery of their purchases in a high-end, opulent environment. The satellite store will also serve as our brokerage office. In these instances, we are not physically buying and selling vehicles but serving as a middleman to connect a client with a finance company.

The upscale office at 15W776 will serve as a great gathering point for our customer base. In summation, this process serves as an extremely functional and prudent model for a highly successful business in Burr Ridge.

REASON FOR SPECIAL USE

The location of 15W776 is nestled on the corner of an industrial corridor of Burr Ridge. The neighboring businesses within 1 block include

(Listed in order of closest proximity)

- B & E Towing & Auto Repair – 15W760 N Frontage Rd
- U-Haul Neighborhood Dealer - 15W760 N Frontage Rd
- Highline Auto Repair - 15W760 N Frontage Rd
- Madison's Pub and Grill – 7611 S Madison St
- Complete Truck Services Corporation – 15W740 N Frontage Rd
- Route 66 Auto Services - 15W740 N Frontage Rd
- Troy Water and Fire Restoration - 15W740 N Frontage Rd
- Midwest Helicopter Airways – 525 Executive Dr
- A1 Auto Sales – 7585 S Madison St
- Burr Ridge Motor Sales – 7585 S Madison St.
- Naz' Auto Garage – 7555 S Madison St.
- Allied Waterproofing – 520 Executive Dr
- ETI School of Skilled Trades – 500 Joliet Rd.
- Burr Ridge Truck Repair – 7545 S Madison St.
- P2Z Trucking – 7545 S Madison St.
- GTS Transportation Company – 7545 S Madison St.
- Mars Chocolate – 15W660 79th St
- United Food Ingredients – 15W700 S Frontage Rd

Based on the neighboring businesses and our business model, M & T Truck Sales is a great addition to the community.

M & T Truck Sales

- Will not be detrimental to the general welfare of the public
- Will not impair or diminish property values. In contrast the investment in our high-end office space will increase neighboring property values significantly
- Will not impede normal and orderly development of surrounding properties

Utilities at the property are adequate.

Extensive investments in exterior lighting, roofing, interior office space, pavement, and landscaping will be made.

Adequate measures of ingress and egress were taken.

Adequate fire safety and security measures were taken.

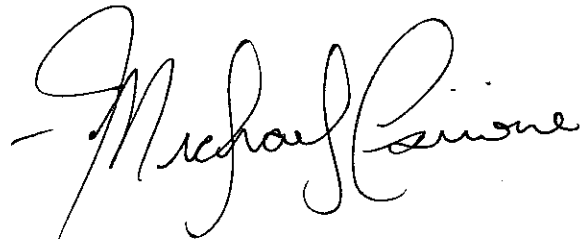
The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

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

The amendment to the zoning is compatible with other standard and uses of the Zoning Ordinance.

This amendment fulfills the purpose and intent of the Zoning Ordinance.

M & T Truck Sales is owned and operated by a resident of Burr Ridge who cares about the appearance of his business and his city. 15W776 will certainly be the cleanest and most attractive commercial space on the block. We look forward to showcasing the business spirit of the Village of Burr Ridge proudly.

A handwritten signature in black ink, reading "Michael Simone". The signature is written in a cursive style with a large, stylized "M" and "S".



**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.

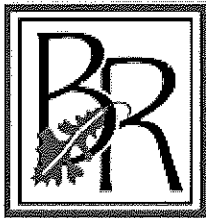
Street Address of Subject Property:

15 W 776 NORTH FRONTAGE ROAD

Property Owner or Petitioner:

FLEX CAPITAL LLC
(Print Name)

Petrick Stanton
(Signature)



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): Michael Criscione

STATUS OF PETITIONER: _____

PETITIONER'S ADDRESS: 450 Village Center Dr. #209 Burr Ridge IL 60527

ADDRESS OF SUBJECT PROPERTY: 15W776 N Frontage

PHONE: 630-479-2456

EMAIL: Mike@MT-Trucks.com

PROPERTY OWNER: Flex Capital LLC - Patrick Stanton SR.

PROPERTY OWNER'S ADDRESS: 106 Stephen St. Lemont IL 60439 PHONE: 630-269-2972

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

DESCRIPTION OF REQUEST:

See Attachment A

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 0.83 Acres EXISTING ZONING: B-2 Business

EXISTING USE/IMPROVEMENTS: Commercial Building

SUBDIVISION: N/A

PIN(S) # 09-25-300-015

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.

Michael Criscione
Petitioner's Signature

06/29/30

Date of Filing





No Cars Parking Anytime
Violators Will Be Towed
Wendell



05/14/2020

Permits Applied For April 2020

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-20-040	04/15/2020	15W 60 FRONTAGE RD	Gilman Custom Construction	614 Carriage Ridge Ln Lemont IL 60439	Com Alteration
JCAD-20-038	04/10/2020	360 Shore Dr	Buona Homes	900 Ogden Ave. #200 Downers Grove IL 60515	Com Addition
JCPE-20-045	04/20/2020	10S 110 Madison	MidAmerica Towers, Inc.	16132 W 143rd St Lockport IL 60441	Com Electrical Permit
JPAT-20-050	04/24/2020	132 Post Rd.	Guy R. Franzese	11740 Woodside Ct Burr Ridge IL 60527	Patio
JPF-20-049	04/22/2020	7320 Giddings Ave	A & M Fence Corporation	3114 S 61st Ave Cicero IL 60804	Fence Permit
JRAL-20-039	04/13/2020	488 Leonard Ln	GMDesigns	1810 Shetland Dr Wheaton IL 60189	Right-of-Way
JRAL-20-041	04/03/2020	6837 Fieldstone Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-20-044	04/16/2020	211 Devon Dr	Pro Builders	500 N Michigan ave Chicago IL 60611	Residential Alteration
JRAL-20-048	04/20/2020	22 Pine Tree Ln	American Cleaning & Restorat	270 Carlton DR Carol Stream IL 60188	Residential Alteration
JRAL-20-051	04/24/2020	7320 Giddings Ave	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way
JRAL-20-053	04/27/2020	1140 Laurie Ln	Streamline Paving	900 Oakmont Ln., #306 Westmont IL 60559	Right-of-Way
JRAL-20-054	04/28/2020	8555 Oak Knoll Dr	Tesla, Inc	2201 Arthur Avenue Elk Grove Village IL 60007	Residential Alteration
JRES-20-046	04/16/2020	6555 Shady Lane	Rose Development Corp	7851 W Ogden Ave Lyons IL 60534	Residential Miscellaneous
JRPB-20-047	04/15/2020	15W 311 79TH ST	Bekstas, Steven	15W311 79th St Burr Ridge IL 60527	Res Building Permit
JRPF-20-052	04/27/2020	7210 Giddings Av	RMD Construction	7210 Giddings Ave. Burr Ridge IL 60527	Pool and Fence
JRPF-20-055	04/29/2020	245 Elm Ct	Downes Pool Company	725 W University Dr. Arlington Heights IL 60004	Pool and Fence
JRSF-20-042	04/13/2020	7411 Arbor	O'Malley Builders	PO Box 1717 Frankfort IL 60423	Residential New Single Family

05/14/2020

Permits Issued April 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg
JCA-20-010	04/11/2020	6880 North Frontage Rd	Klein Construction	15700 w. 103rd St. Lemont IL 60439	Com Alteration	\$455,835
JRAD-19-336	04/23/2020	134 Circle Ridge Dr	Stephanie Dremonas	134 Circle Ridge DR Burr Ridge IL 60527	Residential Addition	\$121,050 1,614
JRAL-20-012	04/27/2020	11998 Crosscreek CT	Sun Badger Solar, LLC	1134 W. Washington Blvd. Chicago IL 60607	Residential Miscellaneous	
JRAL-20-025	04/06/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way	\$2,235
JRAL-20-026	04/06/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way	\$1,545
JRAL-20-028	04/06/2020	ROWs Ck Cty Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way	\$1,447
JRAL-20-034	04/17/2020	6108 Woodcreek Ct	The Beauty of Concrete, Inc.	282 Plainview Dr Bolingbrook IL 60440	Right-of-Way	\$8,700
JRAL-20-036	04/17/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way	\$1,335
JRAL-20-041	04/27/2020	6837 Fieldstone Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way	\$10,000
JRES-20-022	04/27/2020	731 Camelot Dr	Sinn Building Solutions	208 W Parkside Dr Washburn IL 61570	Residential Miscellaneous	\$2,364 96
JRSF-20-014	04/23/2020	6 Shenandoah Ct	McNaughton Development	11 S 220 Jackson St Burr Ridge IL 60527	Residential New Single Family	\$280,000 3,024

TOTAL: 11

05/14/20

Occupancy Certificates Issued April 2020

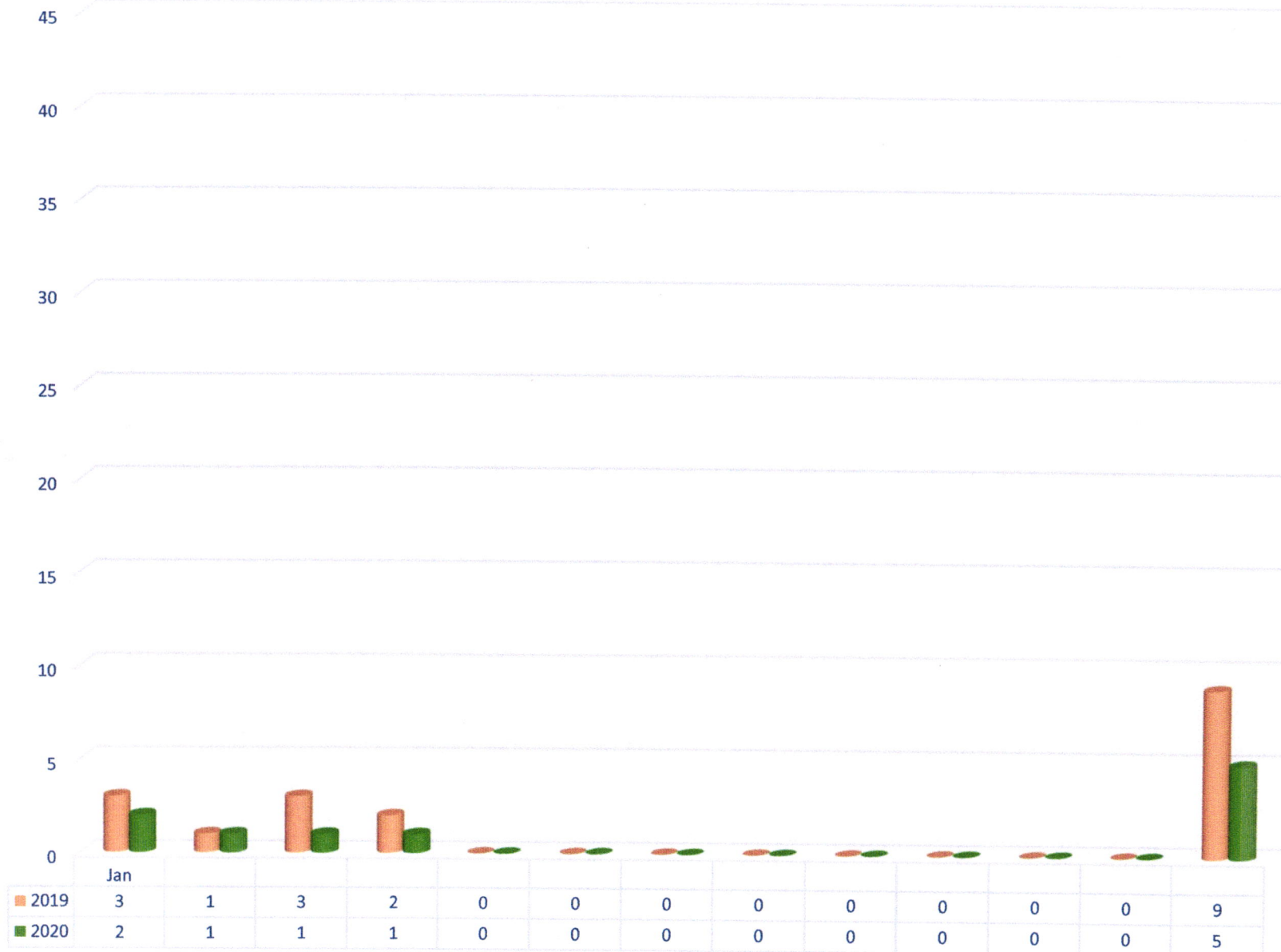
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF20014	04/13/20	Ahsan Rashid	6415 Shady Lane

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2020

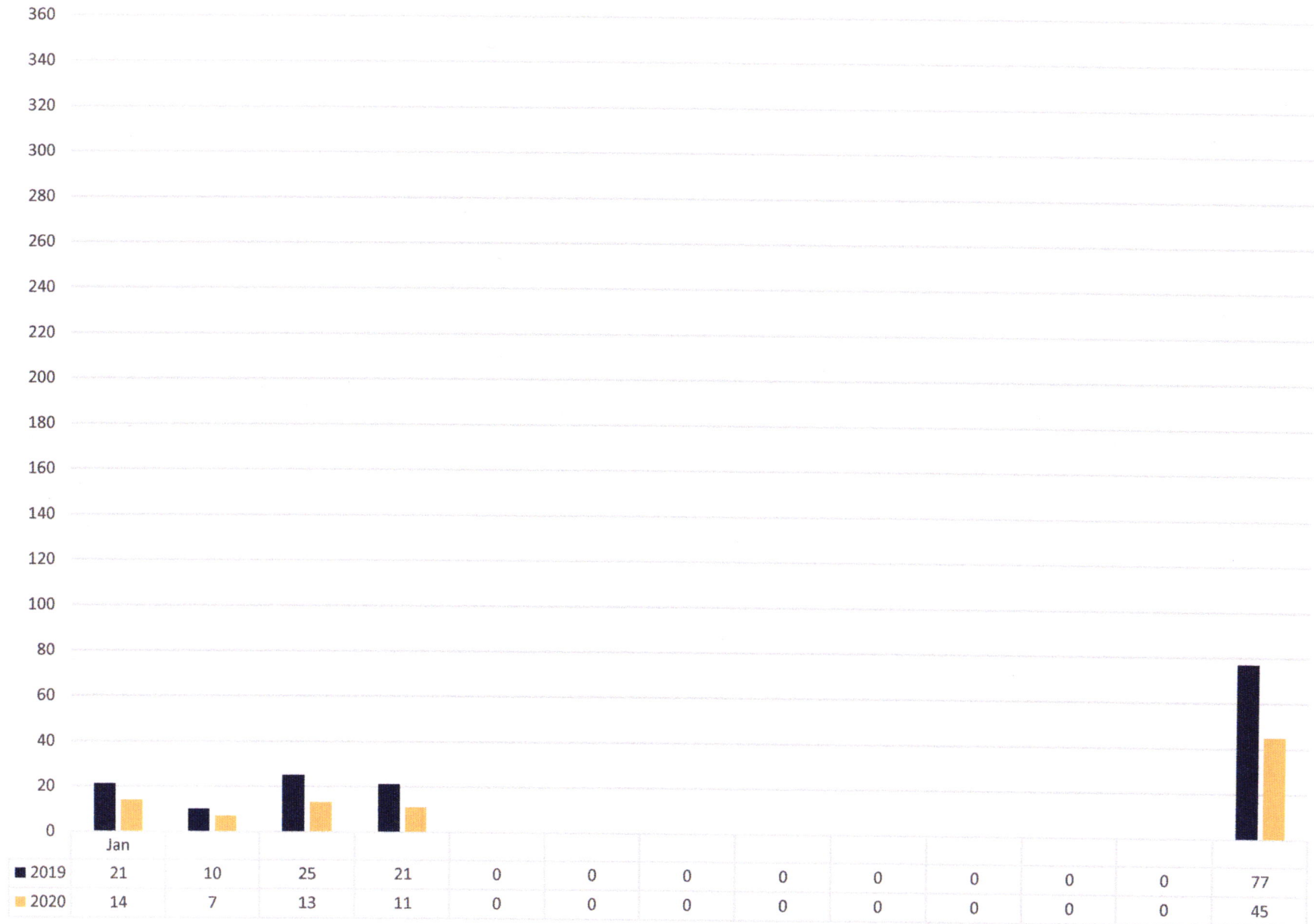
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$732,600	\$85,000		\$606,274	\$1,423,874
	[2]	[1]		[2]	
FEBRUARY	\$1,237,950	\$44,700		\$95,650	\$1,378,300
	[1]	[2]		[1]	
MARCH	\$850,000	\$353,625		\$211,542	\$1,415,167
	[1]	[4]		[1]	
APRIL	\$280,000	\$121,050		\$455,835	\$856,885
	[1]	[1]		[1]	
MAY					\$0
JUNE					\$0
JULY					\$0
AUGUST					\$0
SEPTEMBER					\$0
OCTOBER					\$0
NOVEMBER					\$0
DECEMBER					\$0
2020 TOTAL	\$3,100,550	\$604,375	\$0	\$1,369,301	\$5,074,226
	[5]	[8]		[5]	

Village of Burr Ridge New Housing Permits 2019 Compared to 2020

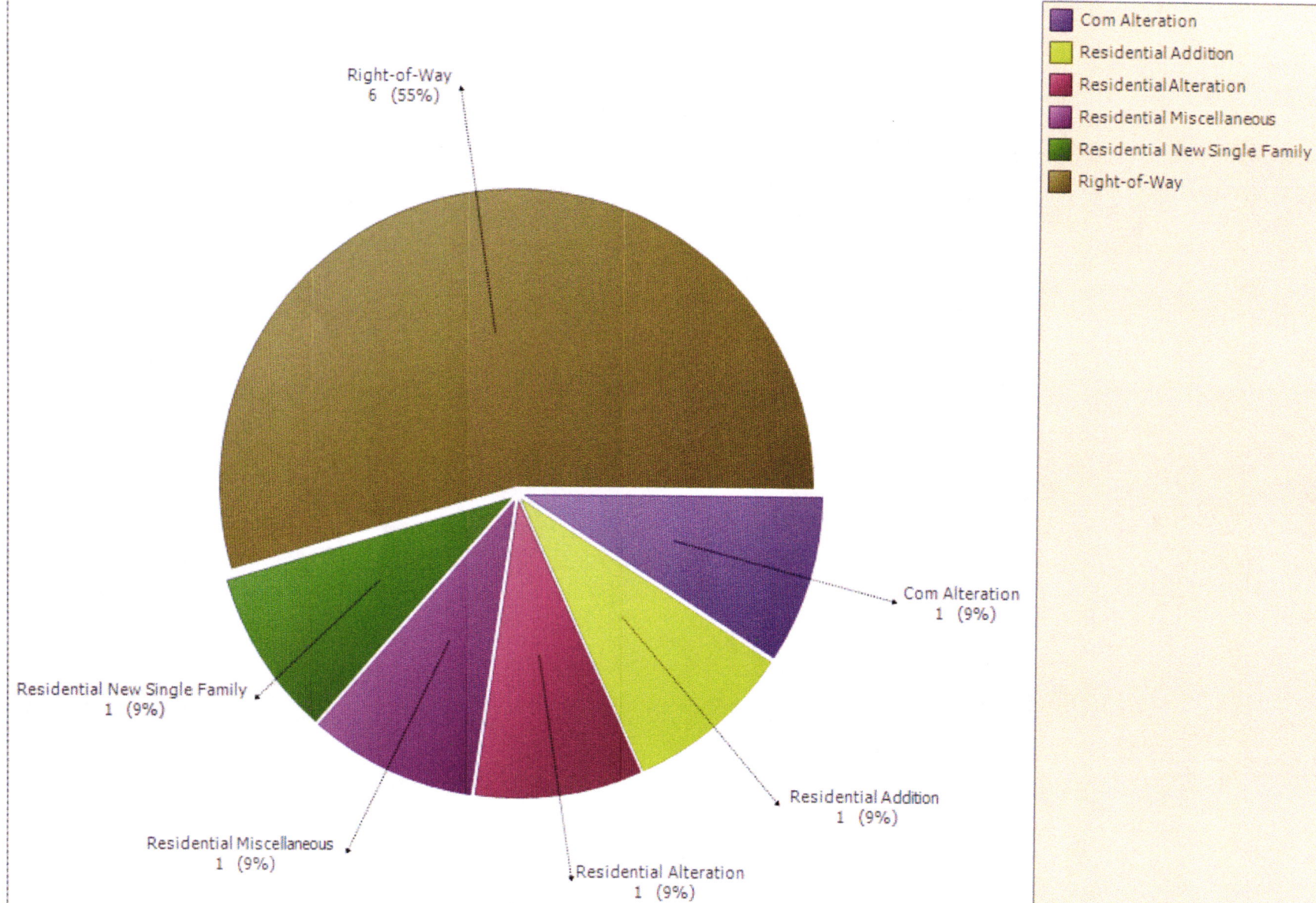


Village of Burr Ridge Building Permits Issued 2019 Compared to 2020



Breakdown of Projects by Project Type

Permits Issued April 2020



06/23/2020

Permits Applied For May 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-20-062	05/06/2020	901 McClintock Dr.	I.R.E.A.D., LLC	901 McClintock Dr. Burr Ridge IL 60527	Com Alteration
JCA-20-091	05/29/2020	109 Shore Dr.	Arnold Maintenance & Constr	609 Estes Ave. Schaumburg IL 60193	Com Alteration
JDEK-20-069	05/13/2020	171 Pheasant Hollow Drive	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-20-071	05/13/2020	109 Clover Meadow Dr.	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JENG-20-060	05/11/2020	Garfield Ave	Bird Inc.	301 S Gary Ave Carol Stream IL 60188	Engineering Permit
JPAT-20-067	05/11/2020	8372 Waterview Ct	JR's Creative Landscaping	4716 Perth Drive Naperville IL 60564	Patio
JPAT-20-081	05/20/2020	8190 Ridgpointe Dr	DM Outdoor Living Spaces		Patio
JPAT-20-085	05/27/2020	463 Parkview Pl	Jeff Homme	5765 Virginia Ave Clarendon Hills IL 60514	Patio
JPF-20-056	05/04/2020	348 Kirkwood Cove	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit
JPF-20-066	05/11/2020	7785 Wolf Rd	Acorn Fence	2041 164th Street Hammond IN 46320	Fence Permit
JRAD-19-076	05/20/2020	9041 Royal Dr	Property Logistics	10003 S. Roberts Rd Palos Hills IL 60465	Residential Addition
JRAL-20-057	05/01/2020	ROWs Ck Cty Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way
JRAL-20-058	05/06/2020	11629 White Oak Ct	Allrite Paving Co.	1042 Maple Ave. Suite 309 Aurora IL 60504	Right-of-Way
JRAL-20-061	05/07/2020	167 Post Rd.	Klodiane Myftari	167 Post Rd. Burr Ridge IL 60527	Residential Alteration
JRAL-20-064	05/20/2020	574 60th Place	Rich Concrete	12120 W. 167th St. Homer Glen IL 60491	Right-of-Way
JRAL-20-068	05/20/2020	270 Shore Dr.	Otto Damgaard Sons, Inc.	45 W 132 Main Street Road Kaneville IL 60144	Right-of-Way
JRAL-20-074	05/16/2020	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way

06/23/2020

Permits Applied For May 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-20-077	05/19/2020	ROWs DuPage Locations	AT & T	1000 Commerce Dr Oak Brook IL 60523	Right-of-Way
JRAL-20-079	05/20/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-20-080	05/20/2020	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
JRAL-20-082	05/26/2020	8715 Stark DR	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-20-083	05/26/2020	8437 Canterbury Dr	DeLoera Concrete, Inc	5547 Court A Hanover Park IL 60133	Right-of-Way
JRAL-20-086	05/27/2020	8830 Royal Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-20-087	05/28/2020	11430 75th St	FJ Paving, inc	PO Box 35026 Elmwood Park IL 60707	Right-of-Way
JRAL-20-088	05/29/2020	11539 Burr Oak Ln	Glen Galis Concrete Contractor	1215 Fagan Rd Batavia IL 60510	Right-of-Way
JRDB-20-078	05/20/2020	7210 Giddings Av	RMD Construction	7210 Giddings Ave. Burr Ridge IL 60527	Residential Detached Building
JRDB-20-084	05/26/2020	8715 Madison St.	JR's Creative Landscaping	4716 Perth Drive Naperville IL 60564	Residential Detached Building
JRES-20-063	05/08/2020	1 Shenandoah Ct	Homeowner	Burr Ridge IL 60527	Residential Miscellaneous
JRES-20-070	05/13/2020	15W 540 60TH PL	Tesla, Inc	2201 Arthur Avenue Elk Grove Village IL 60007	Residential Miscellaneous
JRPE-20-065	05/08/2020	Madison & Clubside Ct	Balanced Load Electric	115 E Ogden Ave Naperville IL 60563	Res Electrical Permit
JRSF-20-075	05/15/2020	7224 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
TOTAL:	31				

06/23/2020

Permits Issued May 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-20-040	05/29/2020	15W 60 FRONTAGE RD	Gilman Custom Construction	614 Carriage Ridge Ln Lemont IL 60439	Com Alteration \$26,000	
JCPE-20-045	05/11/2020	10S 110 Madison	MidAmerica Towers, Inc.	16132 W 143rd St Lockport IL 60441	Com Electrical Permit	
JPAT-20-033	05/07/2020	675 Grant Ct	Refreshing Renovations	P.O. Box 7524 Romeoville IL 60446	Patio \$33,536	1,402
JPAT-20-050	05/14/2020	132 Post Rd.	Guy R. Franzese	11740 Woodside Ct Burr Ridge IL 60527	Patio \$6,400	
JPF-19-323	05/03/2020	11822 Crosscreek Ct.	Classic Fence Inc.	1822 Rte 30 Oswego IL 60543	Fence Permit	
JPF-20-056	05/31/2020	348 Kirkwood Cove	Freeman Fence, Inc.	3515 Cleveland Ave. Brookfield IL 60513	Fence Permit \$7,055	
JPTR-20-072	05/19/2020	9250 Forest Edge DR	Final Phase Group	50 Monaco DR Roselle IL 60172	Tree Removal	
JRAL-20-031	05/11/2020	374 94th St	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Misc	
JRAL-20-039	05/03/2020	488 Leonard Ln	GMDesigns	1810 Shetland Dr Wheaton IL 60189	Right-of-Way \$9,880	
JRAL-20-048	05/07/2020	22 Pine Tree Ln	American Cleaning & Restorat	270 Carlton DR Carol Stream IL 60188	Residential Alteration \$29,521	203
JRAL-20-051	05/11/2020	7320 Giddings Ave	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way	
JRAL-20-053	05/11/2020	1140 Laurie Ln	Streamline Paving	900 Oakmont Ln., #306 Westmont IL 60559	Right-of-Way	
JRAL-20-057	05/06/2020	ROWs Ck Cty Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way	
JRAL-20-058	05/31/2020	11629 White Oak Ct	Allrite Paving Co.	1042 Maple Ave. Suite 309 Aurora IL 60504	Right-of-Way \$4,000	
JRDB-20-037	05/03/2020	8350 Waterview CT	Murawski Construction LLC	21 W 025 Kensington Rd Lombard IL 60148	Residential Detached Building \$9,000	
JRES-20-063	05/26/2020	1 Shenandoah Ct	Homeowner	Burr Ridge IL 60527	Residential Miscellaneous	

06/23/2020

Permits Issued May 2020



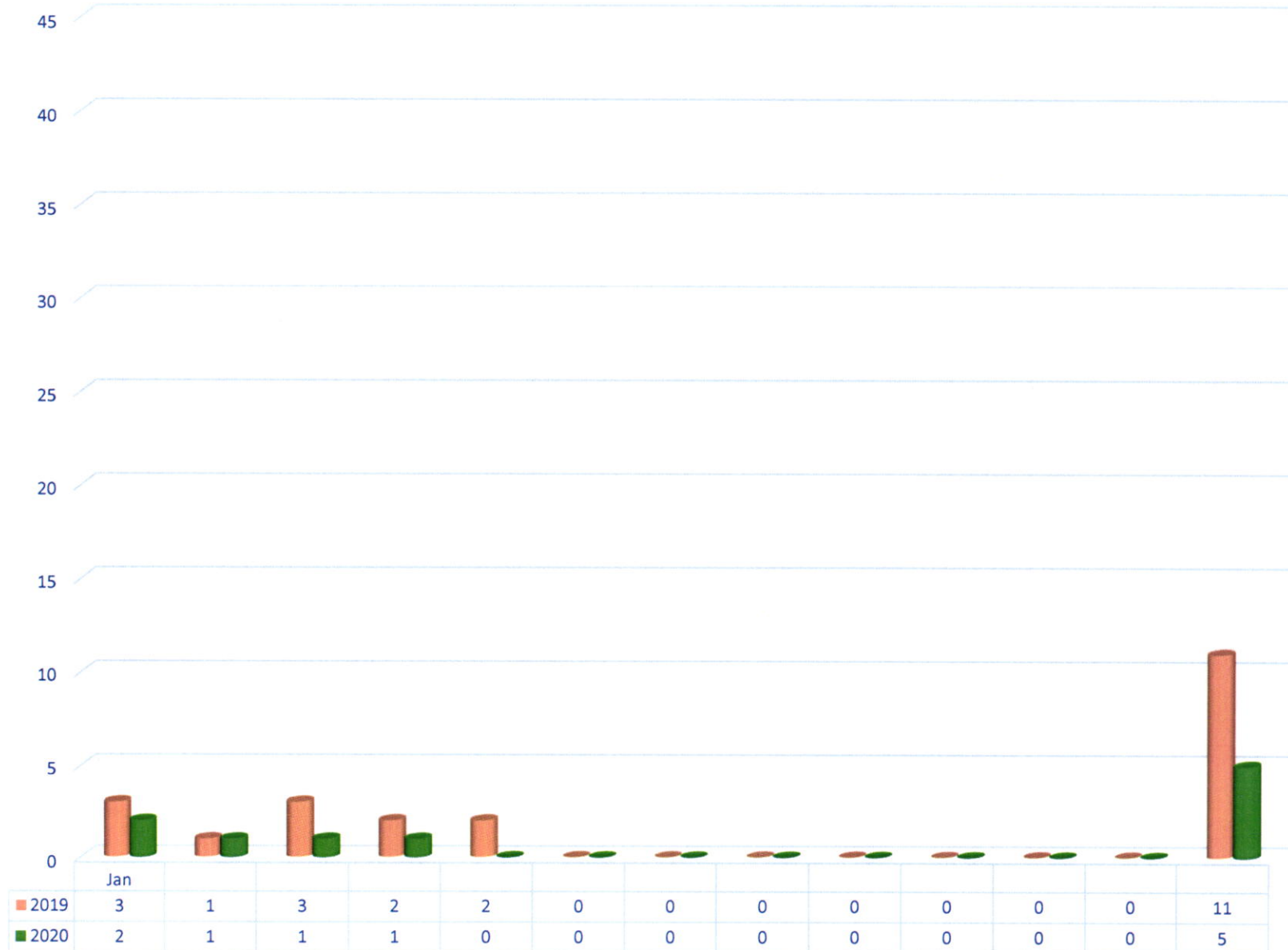
Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JRPB-20-047	05/29/2020	15W 311 79TH ST	Bekstas, Steven	15W311 79th St Burr Ridge IL 60527	Res Detached Building
JRPF-20-052	05/31/2020	7210 Giddings Av	RMD Construction	7210 Giddings Ave. Burr Ridge IL 60527	Pool and Fence \$25,000
TOTAL:	18				

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2020

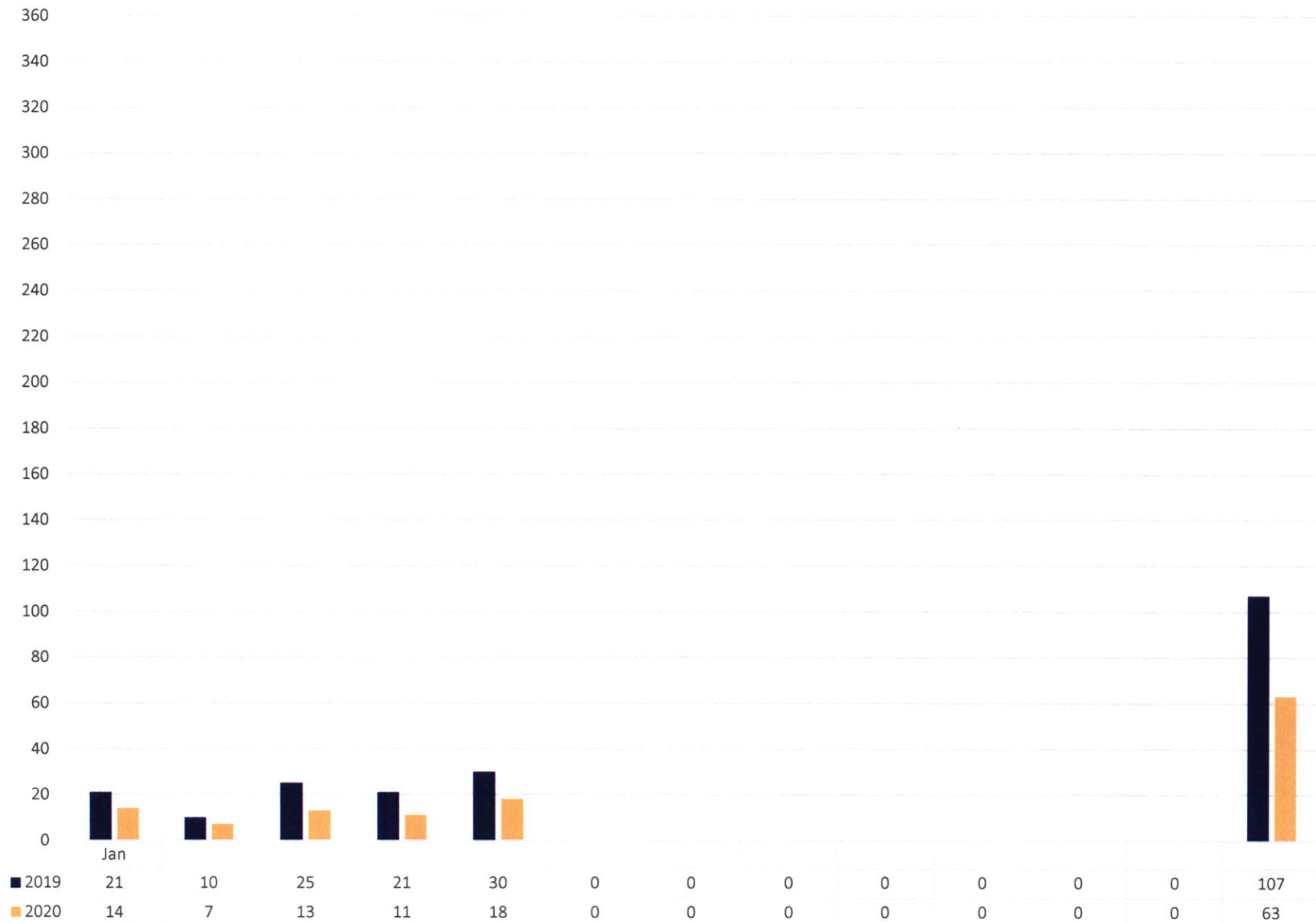
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$732,600	\$85,000		\$606,274	\$1,423,874
	[2]	[1]		[2]	
FEBRUARY	\$1,237,950	\$44,700		\$95,650	\$1,378,300
	[1]	[2]		[1]	
MARCH	\$850,000	\$353,625		\$211,542	\$1,415,167
	[1]	[4]		[1]	
APRIL	\$280,000	\$121,050		\$455,835	\$856,885
	[1]	[1]		[1]	
MAY		\$29,521		\$26,000	\$55,521
		[1]		[1]	
JUNE					\$0
JULY					\$0
AUGUST					\$0
SEPTEMBER					\$0
OCTOBER					\$0
NOVEMBER					\$0
DECEMBER					\$0
2020 TOTAL	\$3,100,550	\$633,896	\$0	\$1,395,301	\$5,129,747
	[5]	[9]		[6]	

Village of Burr Ridge New Housing Permits 2019 Compared to 2020



Village of Burr Ridge Building Permits Issued 2019 Compared to 2020



Breakdown of Projects by Project Type

