



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
AUGUST 3, 2020 - 7:00PM  
VILLAGE HALL - BOARD ROOM AND 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, August 3, 2020. Public comments will be taken in advance of the meeting via email at [ewalter@burr-ridge.gov](mailto: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 (565 340 472#). 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 JULY 20, 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 and July 6, 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-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact**

Requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District.

**IV. CORRESPONDENCE**

**A. Board Report – June 8 and July 13, 2020**

**B. Building Report – June 2020**

**V. OTHER PETITIONS**

**A. S-03-2020: 16W361 South Frontage Road (Price); Sign Variation, Text Amendment, and Findings of Fact**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**August 17, 2020**

No business is currently scheduled. If no business is scheduled by August 3, 2020, staff recommends this meeting be cancelled.

**September 7, 2020**

No meeting is scheduled due to Labor Day.

**September 21, 2020**

No business is currently scheduled. If no business is scheduled by August 3, 2020, staff recommends this meeting be cancelled.

**VIII. ADJOURNMENT**

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

**I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek. Due to the current limitations on social distancing and gatherings of no more than 50 persons in physical attendance that were 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, the hearing was convened utilizing a virtual environment, pursuant to Public Act 101-0640.

Chairman Trzupek read aloud the following statement:

“As Chairman of the Village of Burr Ridge Plan Commission and Zoning Board of Appeals, I am advising you in your capacity as Deputy Village Clerk that I hereby declare that conducting an in-person meeting of the Burr Ridge Plan Commission/Zoning Board of Appeals on July 20, 2020 is neither practical nor prudent due to Governor Pritzker’s May 29, 2020 Declaration of a State of Emergency caused by the COVID-19 pandemic.”

**ROLL CALL** was noted as follows:

**PRESENT:** 4 – Broline, Petrich, Hoch, and Trzupek

**ABSENT** 4 – Stratis, Farrell, Irwin, and Parrella

Assistant Village Administrator Evan Walter was also present.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to approve the minutes of the July 6, 2020 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Hoch, Petrich, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

**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-10-2020: 16W561 South Frontage Road (Falco's Pizza); Special Use and Findings of Fact**

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Falco's Pizza, a restaurant located at 16W561 South Frontage Road. The petitioner requests a special use to permit outdoor dining at an existing restaurant in the B-2 Business District. Mr. Walter reviewed the site plan, elaborating on the landscaping features as well as a pergola and several gas fire pits to the outdoor area as shown in the petitioner's submission.

Chairman Trzupek asked for public comment. There was none.

Commissioner Hoch asked for clarification as to the style of fence that was proposed for the perimeter of the outdoor dining area. Brian Gould, architect for the petitioner, said that the fence would be 3 feet tall, made of black aluminum, with spindle rails that would be much more than 50 percent open. Commissioner Hoch asked about the nature of the covering over the patio. Mr. Gould said this would be a pergola. Commissioner Hoch said she hoped that there would be space for a sidewalk between the patio and the street apron. Mr. Gould said that there was about 10 feet of clearance between the property line and the proposed fence location, allowing said development to occur without affecting either party. Commissioner Hoch asked if there was any public objections received about the temporary tent at the subject property. Mr. Walter said that the Village had received many compliments about the tent, which Commissioner Hoch agreed with.

Commissioner Broline asked for clarification about the parking count. Mr. Gould said that the 45 spaces counted by staff refers only to the parking available on the subject property, but that the petitioner owns an adjacent property with additional parking spaces.

Commissioner Petrich asked what kind of ledgerstone would be placed around the patio. Mr. Gould said that they planned to place a few 24" tall stones around the southeast corner for protection against vehicles. Commissioner Petrich requested that staff work with the petitioner to put stones in helpful areas.

Chairman Trzupek said that the location of the ledgerstone was his only concern about the proposal and agreed with Commissioner Petrich's approach.

At 7:17pm, a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to close the public hearing.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 4-0.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to recommend that the Board approve a special use to permit outdoor dining at an existing restaurant in the B-2 Business District for Falco's Pizza, subject to the following conditions:

1. The special use is limited to the submitted site plan at 16W561 South Frontage Road; the special use shall be null and void if the owners of the restaurant cease to operate Falco's Pizza at the subject property.
2. All fences surrounding the outdoor seating area shall have matching elevations and colors.
3. All furniture shall be removed during the winter season (November 1-March 1) and be covered and stored in the rear of the property if stored on site.
4. There shall be no advertising, signs, or leaflets on the tables, chairs, fences, umbrellas (aside from the business' own branding or logos) or railings.
5. A self-closing gate shall be provided for the outdoor dining area.
6. No outdoor food preparation is permitted.
7. Tables shall be cleaned promptly after use.
8. The outdoor dining area shall have business hours of 11:00am-10:30pm on Sunday-Thursday and 11am-midnight on Friday-Saturday.
9. Staff is directed to work with the petitioner to establish proper location of ledgestone on the subject property for the purpose of traffic control and protection.
10. Failure to comply with these regulations shall deem this special use approval null and void.

Mr. Walter said that these conditions were generally standard across all special uses that have been approved for outdoor dining in the Village.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 4-0.

#### **IV. CORRESPONDENCE**

#### **V. OTHER PETITIONS**

##### **6100 South Grant Street (Cooper); Preliminary Plat of Subdivision and Subdivision Variation**

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Curt Cooper, owner of the subject property at 6100 South Grant Street. Mr. Walter said that in May 2019, the Plan Commission considered a request for a preliminary plat of subdivision (Mendi) with a variation at 6100 South Grant Street. The variation was to permit a T-type terminus on the north end of Keller Drive in lieu of a cul de sac; this variation was granted to plan for further subdivisions to the north of the subject property (6050 Grant – DeGeer; and 6030 Grant – Grasso). Since this petition was considered, the petitioners elected to sell the undivided property to another

party (the current petitioner), who has since brought forward the subject petition to subdivide the subject property at 6100 South Grant Street into two parcels instead of three while including the request for a T-type terminus at the northern end of Keller Drive. The attached plat reflects the current proposed preliminary plat of subdivision. Two single-family residential lots are proposed; each lot complies with the minimum 20,000 square foot lot area and 100' width as required in the R-3 District. The subject property has a current Grant Street address; if a subdivision were created, the newly created lot would be accessed via Keller Drive, while the eastern lot would be primarily accessed via Grant Street. The extension of Keller Drive with a terminus at the north end is required to facilitate travel for vehicles along Keller Drive. Two properties located directly south of the subject property on either side of the street, 6081 or 6086 Keller Drive, were created via a subdivision in 1992. The Wildwood subdivision was permitted without the creation of a terminus, as it was assumed that at least one more subdivision would be created north of these new lots, with the next subdivision providing necessary turnaround infrastructure. To create this subdivision, the petitioner is normally required to provide a cul-de-sac terminus with a 90' pavement width and 120' right-of-way per the Subdivision Ordinance. The petitioner requested a variation from this requirement, as property owners to the north of the subject property have expressed interest in eventual subdivision of their own lots. As a matter of record, it was noted that while the petitioner is requesting a variation, the petition is not a public hearing and thus no public notice aside from agenda publishing was performed.

Commissioner Petrich asked if the T-type terminus was exactly as what was proposed and approved by the Plan Commission in 2019. Mr. Walter said that it is proposed in the same location.

Commissioner Broline said that he supported the petitioner's request, as the property owners to the north desire to keep the option for subdividing their own property.

Commissioner Hoch said that she supported the petitioner's request as she felt there was little difference between the Mendi plat and the Cooper plat.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Petrich to recommend that the Board approve a preliminary plat of subdivision and a subdivision variation for a T-type terminus at the north end of the subject property measuring 60' wide and 20' deep in lieu of the standard cul de sac terminus.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Broline, Petrich, Hoch, and Trzupke  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

## **VII. FUTURE SCHEDULED MEETINGS**

The next scheduled Plan Commission meetings were set for August 3, 2020 and August 17, 2020.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to adjourn the meeting at 7:38p.m.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Hoch, Petrich, Broline, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 4-0.

**Respectfully Submitted:**

\_\_\_\_\_  
Evan Walter, Assistant Village Administrator



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: August 3, 2020

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

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The petitioner of Z-04-2020 has requested that the public hearing be continued to September 21, 2020 to allow additional time to address the concerns of the Plan Commission and residents that had been presented at previous meetings. Staff attests that the petitioner has submitted several revisions of the site plan, including landscape, lighting, and elevation materials, and has been active in addressing feedback, but the petitioner was simply not prepared to make a final presentation at this time. The petitioner was unavailable to attend the August 21, 2020 meeting due to a standing commitment.

Staff recommends that the Plan Commission continue the public hearing to September 21, 2020.





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

**Z-09-2020: 15W776 North Frontage Road (Criscione); Requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District.**

**HEARING:**

August 3, 2020

**TO:**

Plan Commission  
Greg Trzuppek, 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:**

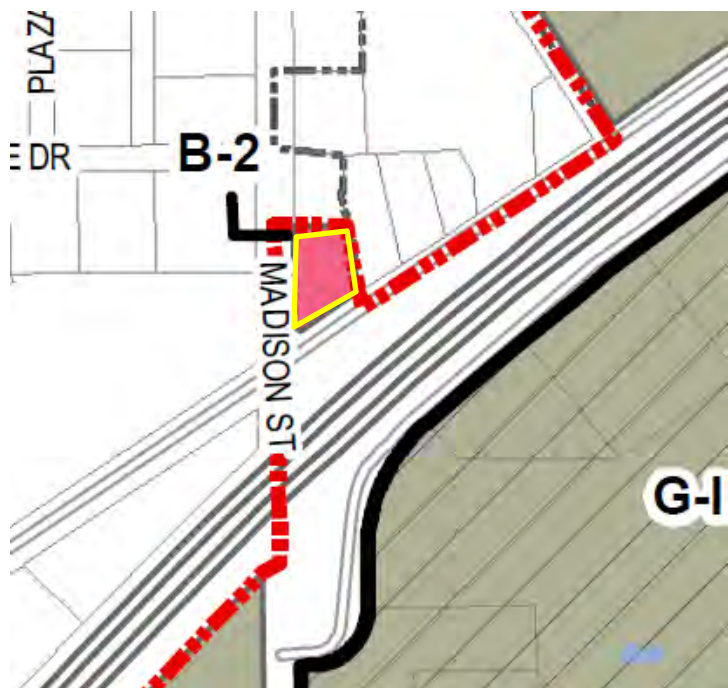
Commercial Building

**SITE AREA:**

0.83 Acres

**PARKING:**

25 Spaces



## Staff Report and Summary

Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact

The petitioner is Michael Criscione, owner of M&T Trucking located at 7545 Madison Street in unincorporated DuPage County. This petition is intended to replace petition #Z-08-2020. The petitioner requests re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District.

The petitioner states that the business’ current Madison location will continue to provide upfitting and maintenance services, whereas the subject property will act as a sales office where customers close on purchases and take final delivery of trucks from the company. While sales would be executed at the subject property and thus making the Village eligible to collect sales taxes, the petitioner states that some of the company’s sales are exempt from sales tax collection per state law. As part of the petition, the petitioner proposes storing trucks overnight at the subject property, which is currently not permitted by the Zoning Ordinance in this context.

### **Land Use Analysis**

The subject property is 0.83 acres in size, located at the northeast corner of the Madison Street and North Frontage Road intersection. The subject property is zoned B-2 Business and is bounded by properties in either the Village of Willowbrook or unincorporated DuPage County. The neighboring land uses are generally industrial 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 and Lyons. The Village does not maintain any of the streets, sidewalks, or traffic signals adjacent to the subject property.

### **Re-Zoning**

At the initial public hearing, the Plan Commission noted its objection to permitting a truck sales use at a property zoned B-2 General Business, but expressed some support for the same action if the subject property were zoned G-I General Industrial. All other truck sales businesses (with the exception of SAIA, which is zoned R-1 Residential and is governed by a specific annexation agreement, not standard zoning regulations) in the Village are currently zoned G-I General Industrial (Compass and Lyons).

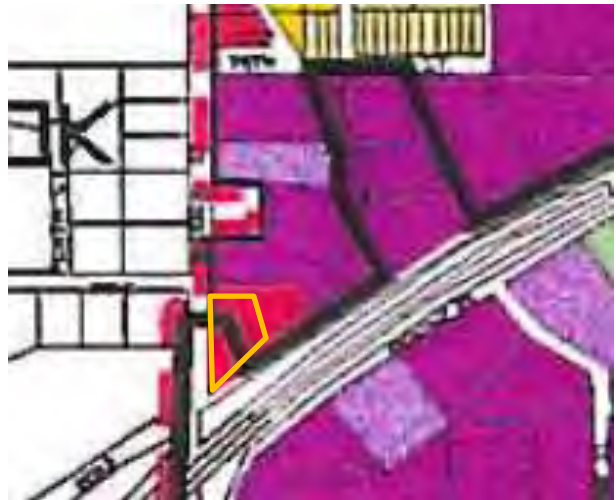
The preamble of Section X in the Zoning Ordinance, governing Manufacturing Districts, states the following:

*The regulations for manufacturing districts and for manufacturing or industrial type-uses established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, are designed to provide for the establishment of a limited range of industrial and allied activities and to govern their operations in a manner that will not have a deleterious effect on residential*

*and business areas. It is essential that there be adequate provision for the expansion and diversification of industry -- both those existing today and for the attraction of new industry. Adequate well-located industrial sites and room for expansion of established plants will encourage industrial growth and expansion of the Village's economic base. It will also open new opportunities for a variety of employment for its labor force.*

Similarly, Section X.F of the Zoning Ordinance, governing the G-I General Industrial District, states that the District “*is established to accommodate a broader range of limited industrial, business and allied activities*”.

The Village’s Comprehensive Plan lists all properties north of Frontage Road and east of Madison Street as within its planning boundaries, including those presently located in unincorporated DuPage County. The subject property and adjacent properties are planned as commercial uses, whereas the greater neighborhood is predominantly light industrial (note picture on right with subject property shown in orange). The Comprehensive Plan does not define “commercial” or “industrial” planning categories, except to state: “commercial uses that have minimal traffic on surrounding residential areas should be emphasized”. The petitioner has stated that the proposed use would have almost no drive-up traffic, meaning that it would likely generate fewer trips than the previous restaurant use. A zoning classification of either Business or Manufacturing on the subject property would meet the goals of the Comprehensive Plan.

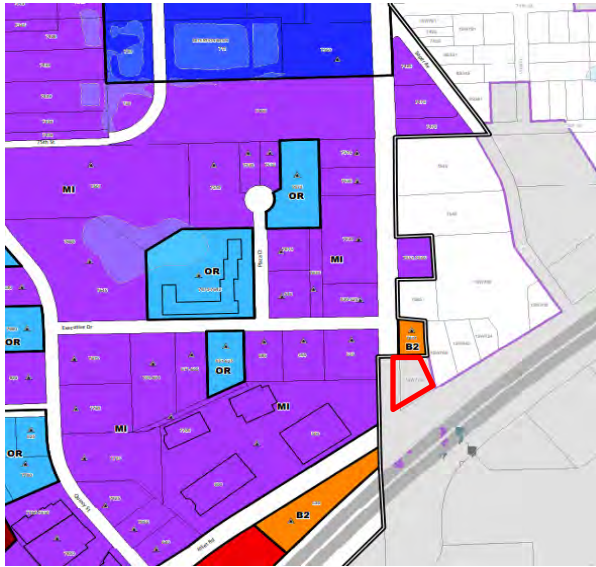


As no properties adjacent to the subject property are in the Village, staff has brought forth the relevant zoning context from both the Village of Willowbrook and DuPage County to illustrate the neighborhood’s development character. As Village annexation of adjacent unincorporated properties is a real possibility in the future, it is important for the property to be zoned as matching the neighborhood’s character. With the exception of Madison’s Pub immediately north (zoned B-2 Community Shopping), most of the adjacent neighborhood is zoned M-I Light Manufacturing by the Village of Willowbrook (left picture below). M-I Light Manufacturing is the most intense Manufacturing zoning classification in the Village of Willowbrook, equivalent to the G-I General Industrial District in Burr Ridge. Similarly, DuPage County (right picture below) has zoned the parcels immediately east of the subject property as I-1 Light Industrial. This zoning classification is equivalent to the Village’s L-I Light Industrial classification. Because the Village is being asked to consider matching a use to a zoning district that presently lists truck sales as an appropriate use as well as that the surrounding neighborhood, while not located in the Village, is primarily zoned



## Staff Report and Summary

### Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact



as some form of manufacturing, the issue of spot zoning is not present in this petition. Spot zoning is the illegal process of singling out a small parcel of land for a use classification that is contrary from that of the surrounding area for the benefit of the property owner to the detriment of adjacent property owners or the normal development pattern of a particular neighborhood. The subject property is shown in red in both maps below.

### **Special Uses and Text Amendment**

The petitioner has also requested a special use for “automobile and truck and equipment sales, rental, and service”. Automobile and truck and equipment sales, rental and service” is presently listed as a special use in Section X.F.2.a of the Zoning Ordinance; the petitioner’s sales office, but not specifically the storage of trucks on site, would be legally permitted if this special use were granted to the petitioner.

The petitioner plans to make a number of improvements to the property as part of the petition, including resealing and restriping of the parking lot to accommodate semi-trucks; replacing the wood dumpster enclosure with masonry 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 gate



across the Frontage Road entrance (shown below in yellow and blue in the picture below). The petitioner has stated that the purpose of the fence and gate are to create more security and improve traffic flow. 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. DuPage County (who controls Madison Street in this location) has recommended that the curb be extended across

the existing curb cut along Madison Street (shown in red) with permitted right-of-way landscaping. This recommendation is supported by the Village Engineer.

In response to the Plan Commission's request for further information related to landscaping and lighting, the petitioner has stated that the concrete beds in the front of the building will be removed and replaced with mulched beds with both seasonal and year round plantings; a more specific rendering of these plans is available in the petitioner's materials. The petitioner also wishes to buffer the western property line with additional arborvitae, creating a uniform sightline down and along the sidewalk. These plantings would be located on the inside of the proposed fence rail that would be added in this vicinity. The petitioner has also stated that he does not plan to add any additional lighting to the subject property, while all lights on the subject property are in the process of being converted to white LED bulbs. Staff has taken light measurements at each of the four property lines; the readings at each location meet the standards of the Zoning Ordinance for foot-candle outputs. The petitioner plans to pursue dark light (night vision) surveillance system, which would deincentivize the addition of lighting on the subject property.

Finally, the petitioner is requesting a text amendment to add "outdoor, overnight storage of retail vehicles ancillary to a permitted or special use" as a special use as well as approval of a special use as per the amendment, all in the G-I General Industrial District. The purpose of the text amendment and special use is to accommodate the petitioner's desire to park truck cabs overnight that are for sale or have already been sold by the business. Trailers and other truck accessories would not be part of the petitioner's inventory; the only products that would be parked overnight on the subject property would be truck cabs.

The purpose of the text amendment is to establish outdoor, overnight parking as an ancillary element of another permitted or special use. Section X.B.7.d of the Zoning Ordinance, which governs overnight parking restrictions in Manufacturing Districts (including the G-I General Industrial District) states as follows:

- d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:*
- 1. A maximum of eight trucks may be parked on a lot or parcel, except that four of the trucks may not exceed a Class 2 GVWR rating (not to exceed 10,000 pounds). All other trucks permitted to be parked overnight shall not exceed 24,000 pounds. Said trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.*
  - 2. Overnight parking of trailers outside of an enclosed building shall be permitted, but limited to one-half the number of total trucks parked outside, not to exceed four trailers, each not to exceed a 5,000-pound flat weight rating. Parking of more than four such trailers shall require a special use (Amended by Ordinance A-834-06-18).*

As noted, the Village permits up to eight trucks to be parked outdoors, overnight on a property, but these are limited to Class 2 GVWR trucks, which is generally defined as a full-size pickup, delivery van, or step van. Truck cabs as are sold by the petitioner would exceed this size limitation, thus even one truck cab being stored outdoors, overnight would not be permitted under standard zoning regulations. At each of Lyons, Compass, and SAIA, outdoor overnight storage of truck cabs and trailers is permitted, with the first two permitted to do so as part of their sales and leasing

businesses. Lyons was permitted to do so by the Village when its original special use was granted in 1980, whereas Compass was permitted to do so as part of its annexation into the Village, presenting a legally non-conforming land use. None of the three businesses has a cap on the number of trucks that are permitted on site. Because the petitioner is requesting to memorialize this action as a special use, the Plan Commission would have full ability to recommend conditions as part of this special use to meet the objectives of the Zoning District.

### **Public Hearing History**

Two public hearings have been held for 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**

There are **four** separate actions requiring Plan Commission action included in this petition.

If the Plan Commission desires to recommend approval for a request to re-zone the subject property from the B-2 Business District to G-I General Industrial, the petitioner has provided Findings of Fact related to this request, 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 “automobile and truck and equipment sales, rental, and service”, staff recommends it be made subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No ramps, balloons, copy-changing signs, signs on or inside any part of a truck stored on the subject property, or other attention-getting devices not otherwise permitted by the Burr Ridge Sign Ordinance are permitted on the subject property.
4. A 4’ black aluminum fence and locking swing-style gate shall be installed as described in Exhibit A.
5. The curb along Madison Street shall be extended across the entirety of the Madison Street entrance, with the adjoining space between the street and sidewalk to be landscaped with dirt, grass, and other landscaping as permitted by DuPage County. This action shall be completed within 12 months of Board approval of the special use.
6. No maintenance of trucks shall be performed on the subject property.
7. No truck trailers or other truck accessories may be parked or stored overnight on the subject property.

## Staff Report and Summary

Z-09-2020: 15W776 North Frontage Road (Criscione); Re-Zoning, Text Amendment, Special Uses, and Findings of Fact

If the Plan Commission desires to recommend approval for a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use in the G-I General Industrial District, the petitioner has provided Findings of Fact related to this request, 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 “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use in the G-I General Industrial District as per the amended Zoning Ordinance, staff recommends that the recommendation be made subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No more than 25 semi-truck cabs shall be stored on site at any one time, and all trucks stored overnight shall be parked in a striped parking space.
4. Any truck stored overnight on the subject property shall be in good working condition.
5. No maintenance of trucks shall be performed on the subject property.
6. No truck trailers or other truck accessories may be parked or stored overnight on the subject property.

## **Appendix**

Exhibit A – Petitioner’s Materials

Exhibit B – Materials Related to Petition #Z-08-2020

# EXHIBIT A



## Findings of Fact For a Map Amendment (Rezoning) to the Village of Burr Ridge Zoning Ordinance

In order for a map amendment (rezoning) to be approved, the petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings.

- a. Existing uses of property within the general area of the property in question.

The surrounding area is generally that of an industrial character, along with neighborhood uses as well in alignment.

- b. The zoning classification(s) of property within the general area of the property in question.

While no parcels are in the Village near the property, the area is zoned as industrial otherwise.

- c. The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is similar in size and development standards to other G-I properties.

- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and

All of Frontage Road is industrial-oriented. Very few parcels are not used or used in this way.

- e. The impact upon the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended.

The objectives of the Comp Plan would be met via a rezoning.

(Please transcribe or attach additional pages as necessary.)





**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

*The amendment intends to satisfy the requirements of the B-I District by keeping a truck-based business in this district while controlling the prohibition of outdoor parking via a special use.*

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

*The amendment intends to keep community outdoor car outdoor parking, while not allowing such actions by right.*

(Please transcribe or attach additional pages as necessary)



Findings of Fact – Special Use  
Burr Ridge Zoning Ordinance

Address: \_\_\_\_\_

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.  
*Correct; these uses are important to keeping the Village relevant in terms of commercial truck sales.*
- 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 business has a safe crime record and is owned by a Village resident.*
- 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.  
*Correct. The existing area is already developed in an industrial profile.*
- 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.  
*Correct. See examples for Compass/Lyons.*
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.  
*Our Bridge will be closed to direct traffic onto an road. Otherwise, present as requested.*
- 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.  
*Correct. See question E.*
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.  
*Correct. This type of use is already present in the Zoning Ordinance.*
- 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.  
*Correct.*





15W776 N Frontage Rd





No Cars Parking Anytime  
Violators Will Be Towed







LIDAC  
(3)

THUYA  
VRAYANT (1)

KOREAN  
SPICE  
MISKIN  
LILAC  
MBURNUM  
(2)

GREEN VELVET  
BOX WOOD

MISKIN (Z)  
LILAC

MISKIN GREEN VELVET  
LILAC BOXWOOD (6)  
(3)

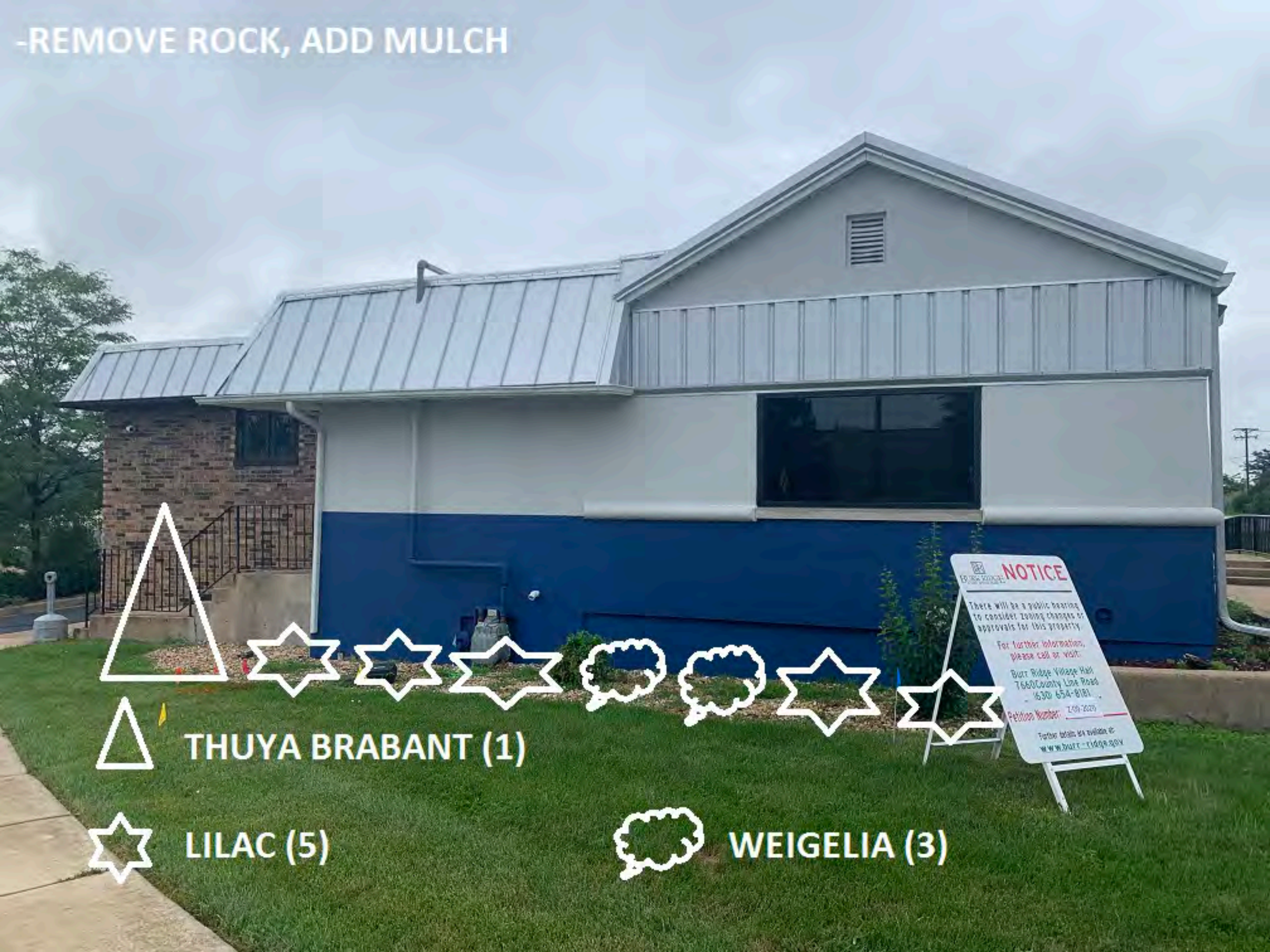
DZARF MISKIN

THUYA BRAVANT  
(1)





-REMOVE ROCK, ADD MULCH



THUYA BRABANT (1)



LILAC (5)



WEIGELIA (3)

**NOTICE**  
There will be a public hearing to consider zoning changes or approvals for this property.  
For further information, please call or visit:  
Burr Ridge Village Hall  
7660 County Line Road  
630-654-8181  
Petition Number: 7-09-2023  
Further details are available at:  
[www.burr-ridge.gov](http://www.burr-ridge.gov)



- REMOVE LAVA ROCK, REPLACE WITH  
MULCH



KOREAN SPICE VIBURNUM (2)



MISKIN LILAC (4)



GREEN VELVET BOXWOOD (4)

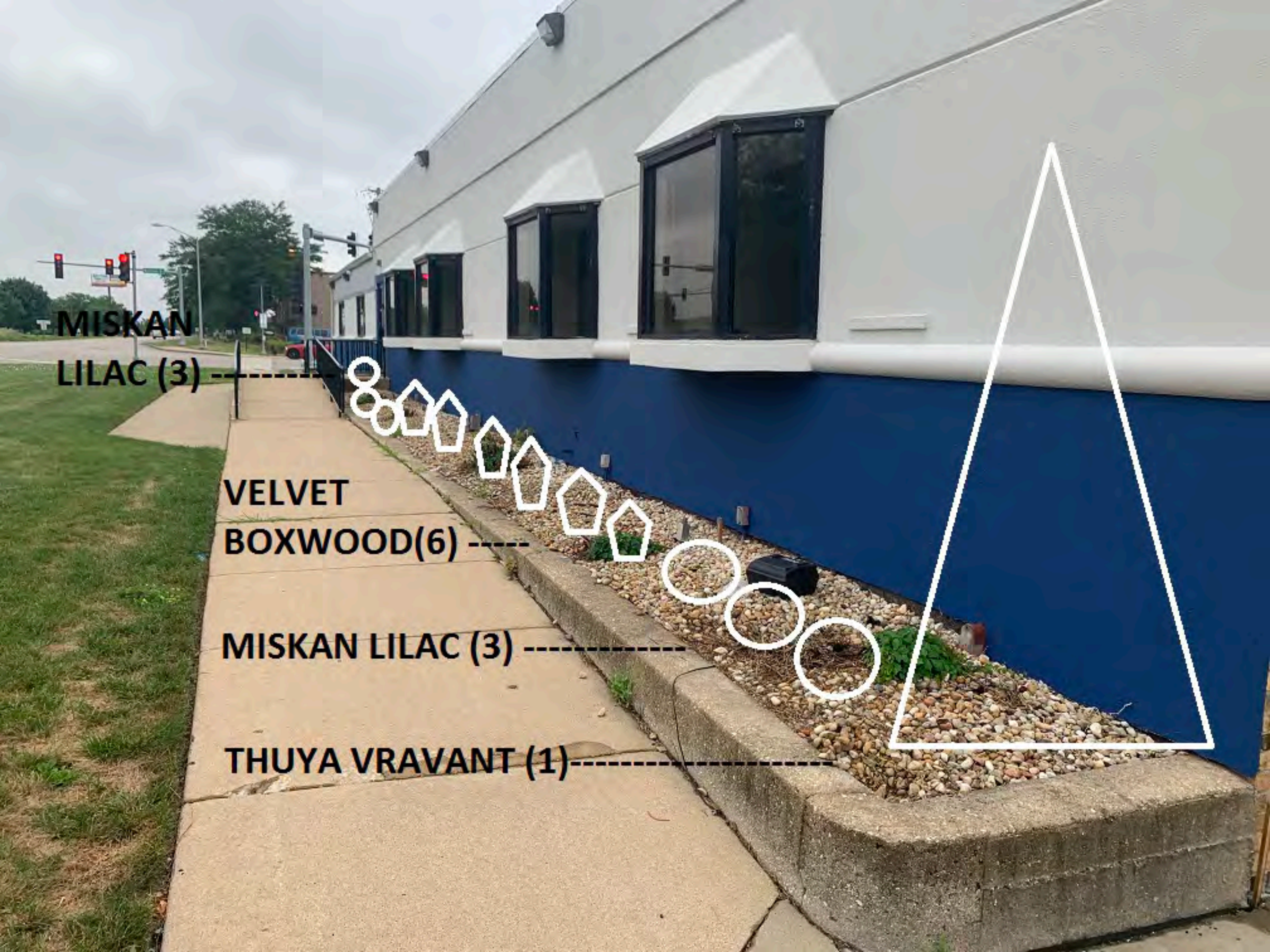


**MISKAN  
LILAC (3)**

**VELVET  
BOXWOOD(6)**

**MISKAN LILAC (3)**

**THUYA VRAVANT (1)**















 **NOTICE**  
Burr Ridge  
Every Special Place

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

For further information,  
please call or visit:  
Burr Ridge Village Hall  
7660 County Line Road  
(630) 654-8181

Petition Number: Z-09-2020

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





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

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

Gary Grasso  
Mayor

J. Douglas Pollock  
Village Administrator

July 9, 2020

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Michael Criscione for a re-zoning of the subject property from the B-2 Business District to G-I General Industrial, as well as a special use for “automobile and truck and equipment sales, rental, and service”, a text amendment to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use, and a special use for “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District. The petition number and property address is **Z-09-2020: 15W776 North Frontage Road** and the Permanent Real Estate Index Number is **09-25-300-015**.

A public hearing to consider this petition is scheduled for:

**Date:** Monday, August 3, 2020  
**Time:** 7:00 P.M. or as soon thereafter as the matter may be heard.  
**Location:** Village Hall – Board Room  
7660 County Line Road  
Burr Ridge, IL 60527

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, as follows:

Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_Mzg0OWNjNDQ0YjY1MS00ZTJjLTlhZTA0ZTYwOTQ5MzU0MWI5%40thread.v2/0?context=%7b%22Tid%22%3a%22eea31b41-c015-43e5-84cd-bde4458f7295%22%2c%22Oid%22%3a%22308ad6a7-5d17-47b5-88ac-a2275ee84445%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_Mzg0OWNjNDQ0YjY1MS00ZTJjLTlhZTA0ZTYwOTQ5MzU0MWI5%40thread.v2/0?context=%7b%22Tid%22%3a%22eea31b41-c015-43e5-84cd-bde4458f7295%22%2c%22Oid%22%3a%22308ad6a7-5d17-47b5-88ac-a2275ee84445%22%7d)  
Meeting ID: (224) 441-6894  
Phone Line Access: 565 340 472#

**CONTINUED ON BACK OF PAGE**

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant Village Administrator  
(630) 654-8181 ext. 2010  
[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527, but such gathering currently will be limited to no more than 50 persons in attendance at any one time, subject to applicable social distancing requirements, unless otherwise modified, as stated hereinabove. All written public comment wishing to appear in the Plan Commission report shall be provided no later than 5:00 p.m. on Tuesday, July 28, 2020. All public comment may be emailed to Evan Walter ([ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)) or mailed to Mr. Walter's attention at the aforementioned address. Public comment may also be submitted during the meeting telephonically via the aforementioned Meeting Link. All public comment received in a timely fashion shall be considered equally. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

Burr Ridge Prop Holdings  
1253 Richfield Ct  
Woodridge, IL 605210000  
PIN 09253020150000

Trp Willowbrook Llc  
7630 Plaza Ct  
Willowbrook, IL 605210000  
PIN 09264030150000

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

Mgm Services Inc  
7575 Plaza Ct  
Willowbrook, IL 605210000  
PIN 09264030210000

Djk Real Estate Group Bur  
1900 S Highland Av  
Lombard, IL 605210000  
PIN 09253000110000

Stalworth Holdings Llc  
671 Executive Dr  
Willowbrook, IL 605270000  
PIN 09253000020000

Brushhill Business Center  
106 Stephen St  
Lemont, IL 605270000  
PIN 09253000060000

7600 Grant Br Llc  
150 Harvester Dr  
Burr Ridge, IL 605210000  
PIN 09253020160000

Siegel, Ronald B  
  
Dallas, TX 605270000  
PIN 09264010060000

Adn Partnership Llc  
520-30 Executive Dr  
Willowbrook, IL 605270000  
PIN 09264030170000

Am Natl Bk & Tr 123910-09  
1801 N Mill St  
Naperville, IL 605210000  
PIN 09264040270000

I-57 Mckinley Ltd Part  
40118 N 107Th St  
Scottsdale, AZ 605275619  
PIN 09264030220000

Smith, Richard J Tr  
9120 Sloane St  
Orlando, FL 605270000  
PIN 09264040110000

Sabia, Charles W  
7555 S Madison St  
Willowbrook, IL 605210000  
PIN 09253000030000

Ww Grainger, Inc  
2211 York Rd  
Oak Brook, IL 605210000  
PIN 09253010080000

Mars Snackfood Us  
1 Ppg Place  
Pittsburgh, PA 605270000  
PIN 09253020250000

Five Pak Executive Drive  
141 Cliffwood Ave  
Matawan, NJ 605140000  
PIN 09264040160000

G & C Investments Inc  
800 W 79Th St  
Willowbrook, IL 605210000  
PIN 09264040100000

,  
PIN 09264030230000

Ldd Properties Llc  
16W020 79Th St  
Burr Ridge, IL 605270000  
PIN 09264050010000

Vip Summerbrook Llc  
3834 Normandy  
Northbrook, IL 605210000  
PIN 09253020140000

Flex Capital Llc  
106 Stephen St  
Lemont, IL 605270000  
PIN 09253000150000

Five Pak Executive Drive  
141 Cliffwood Ave  
Matawan, NJ 605140000  
PIN 09264040240000

Hayes Willowbrook Llc  
6600 Shady Ln  
Burr Ridge, IL 605210000  
PIN 09264030160000

Djk Real Estate Group Llc  
1900 S Highland Av  
Lombard, IL 605270000  
PIN 09253000120000

Five Pak Executive Drive  
141 Cliffwood Ave  
Matawan, NJ 605140000  
PIN 09264040150000

Liu, Chuan Shen  
21 N Monroe St  
Hinsdale, IL 605210000  
PIN 09264040090000

Brush Hill Properties Llc  
  
Hinsdale, IL 605210000  
PIN 09253010090000

Butterfield Ridge No 2  
106 Stephen St  
Lemont, IL 605210000  
PIN 09253000140000

Butterfield Ridge No 2  
106 Stephen St  
Lemont, IL 605210000  
PIN 09253000070000

Hayes Willowbrook Llc  
6600 Shady Ln  
Burr Ridge, IL 605210000  
PIN 09264030240000

Brushhill Business Center  
106 Stephen St  
Lemont, IL 605270000  
PIN 09253000080000

Butterfield Ridge No 2  
106 Stephen St  
Lemont, IL 605210000  
PIN 09253000130000





**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 Drive #209 BR, IL 60527

ADDRESS OF SUBJECT PROPERTY: 15W776 North Frontage Road

PHONE: (630) 479-2456

EMAIL: miked mt-trucks.com

PROPERTY OWNER: Flex Capital LLC

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

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

### DESCRIPTION OF REQUEST:

Re-zone to G-1 Industrial

Text Amendment to add outdoor truck parking

Special use for truck sales

### 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

07/07/2020  
Date of Filing

## EXHIBIT B



**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



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

while the building was larger than what was previously approved, he did not find the scale to be much different due to the lack of pitch in the roof.

Chairman Trzupek asked for consensus direction from the Plan Commission. Several Plan Commissioners said that they would be open to seeing a final proposal from the petitioner at a future meeting. Mr. Walter said that the petitioner would be responsible for revising or submitting the following items: a complete landscape plan; a proposal for a fence on the northern property line; a photometric plan; options for alternative finishes or elevations; a complete northern elevation; confirmation of compliant turning radii for any truck using the site; demonstration of loading dock need; demonstration of need for an entrance on Hamilton Avenue; demonstration of rooftop unit screening; and a more elaborative description of the need for a loading dock at the subject property.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Farrell to continue Z-04-2020 to August 3, 2020.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 7-0.

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

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is Michael Criscione, owner of M&T Trucking at 7545 Madison Street. 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. Mr. Walter said that the existing Madison site will continue as part of the petitioner’s company to provide upfitting and maintenance service for its customers, whereas the subject property will become the location where customers come to close sales and take delivery of trucks from the company. As part of the petition, trucks would be stored overnight at the subject property, which is currently not permitted by the Zoning Ordinance.

Chairman Trzupek asked where other B-2 Business Districts were located, and why there was not a petition to rezone the property. Mr. Walter noted where other B-2 Business Districts were located, and also said that rezoning was considered but ultimately not pursued since it would still require each of the special uses and amendments that are part of the petition, and staff interpreted a rezoning in addition to the aforementioned requests to be initially too cumbersome, but would work with the petitioner if rezoning were desired.

Michael Criscione, petitioner, gave a follow up presentation about the business and said he was pleased to be investing in the community in which he lives.

Commissioner Hoch asked if the proposed text amendments would then be available to other B-2 Business Districts. Mr. Walter confirmed that if the text amendments were adopted, they would be available to other petitioners, but as a special use, requiring public hearings to receive said authority. Commissioner Hoch said that the area was likely suitable for the petitioner's use, but was not convinced that the use was best for the property. Commissioner Hoch agreed with staff's recommendation to close the Madison Street entrance if this use were approved. Commissioner Hoch asked if there were security issues at the petitioner's present location. Mr. Criscione said that the business employs cameras and rail fencing, but had not experienced incidence of crime.

Commissioner Irwin said that this was the one location in Burr Ridge where he would theoretically consider outdoor vehicle sales and retail as appropriate, but was not fully convinced on the merits.

Commissioner Parrella agreed with Commissioner Irwin about the best use of the site. Commissioner Parrella said she wanted to see additional information about lighting on site.

Commissioner Broline asked if text amendments were required to fulfill the needs of the business. Mr. Walter said that outdoor storage of commercial vehicles was permitted in Manufacturing Districts, but that this permission was limited to eight smaller commercial vehicles. Mr. Walter said that if the petition was limited to simply employees operating a sales office, that would be a solitary special use, but the outdoor, overnight storage made the special use for a sales office impotent in that they would still not be permitted to store any product overnight. Mr. Walter said that even if the property were rezoned, outdoor storage of retail vehicles would not be permitted by right.

Commissioner Petrich asked if there were any outdoor vehicle sales uses in the Village. Mr. Walter said that Lyons Truck Sales was the only such use in the Village. Commissioner Petrich asked about exterior lighting. Mr. Criscione said that he would only install what was necessary to operate a camera system, which may include night vision cameras that need very little light. Commissioner Petrich asked what the purpose was of a 12-month dedicated deadline for installing the curb with landscaping along Madison Street. Mr. Walter said that the deadline was there to provide some assurance of timely compliance for the Village, as the petitioner would be required to obtain permits from DuPage County to complete the work.

Commissioner Farrell said she opposed allowing this type of use in a Business District. Commissioner Farrell said that she wanted more information related to site and landscape planning before making a decision either way.

Commissioner Stratis asked if trailers would be sold or stored at the property. Mr. Criscione said that trailers would not be present at the property. Commissioner Stratis said he would want a prohibition on ramps, banners, or other attention-getting devices on the property; Mr. Criscione concurred with this sentiment.



Chairman Trzupek said he supported the petition but acknowledged that the rest of the Plan Commission did not and asked for direction from the body.

Mr. Walter asked if the Plan Commission was opposed to the use at this location writ large, or if there was simply opposition to allowing the use in the B-2 Business District. The Plan Commission's consensus was that they would prefer to place uses like this in Manufacturing Districts such as the G-I General Industrial District, but also that they did not have enough information to make a conclusive recommendation at this time.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Broline to continue Z-08-2020 to August 3, 2020.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 – Hoch, Broline, Farrell, Stratis, Irwin, Petrich, Parrella, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 8-0.

#### **IV. CORRESPONDENCE**

#### **V. OTHER PETITIONS**

#### **VII. FUTURE SCHEDULED MEETINGS**

The next scheduled Plan Commission meetings were set for July 20, 2020 and August 3, 2020.

#### **VII. ADJOURNMENT**

At the conclusion of the meeting, Commissioner Hoch thanked Chairman Trzupek for his hard work leading the Plan Commission over the years. Chairman Trzupek thanked Commissioner Hoch for her comments.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Broline to adjourn the meeting at 10:12p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:12p.m.

**Respectfully  
Submitted:**

---

Evan Walter, Assistant Village Administrator



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: August 3, 2020

RE: **Board Report**

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

**Z-10-2020: 16W561 South Frontage Street (Falco's Pizza);** The Board of Trustees directed staff to prepare an ordinance approving a special use to permit outdoor dining at an existing restaurant in the B-2 Business District at the subject property. The Board included all conditions as prescribed by the Plan Commission.

**6100 South Grant Street (Cooper);** The Board of Trustees directed staff to prepare a resolution approving a preliminary plat of subdivision with a subdivision variation to permit a 60-foot-wide T-type terminus at the north end of the subject property measuring 60' wide and 20' deep in lieu of the standard cul de sac terminus.

07/21/2020

## Permits Applied For June 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCPP-20-089	06/01/2020	60 Shore Dr	Chicago Backflow	12607 S. Laramie Alsip IL 60803	Com Plumbing Permit
JDEK-20-109	06/09/2020	23 Rodeo Dr	Pinscher Construction	12821 Central Ave Crestwood IL 60418	Deck
JDEK-20-110	06/11/2020	157 Lakewood Cir	Rospert Services	7601 Clarendon Hills Road Willowbrook IL 60527	Deck
JDS-20-093	06/02/2020	6100 Grant St	J2 Santi Inc.		Demolition Structure
JDS-20-112	06/16/2020	6250 Garfield Av	Scott Rowe	6230 Garfield Av Burr Ridge IL 60527	Demolition Structure
JPAT-20-124	06/22/2020	402 Kenmare Dr	DM Outdoor Living Spaces		Patio
JPAT-20-127	06/23/2020	7880 Forest Hill Rd	David Concrete Inc.	2107 South State Street Lockport IL 60441	Patio
JPF-20-095	06/03/2020	7349 Park Ave	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPF-20-099	06/03/2020	8360 DOLFOR CV	Paramount Fence	557A S. River St. Batavia IL 60510	Fence Permit
JPTR-20-128	06/23/2020	6297 Garfield Ave	Mike Meador Construction	4719 Puffer Rd. Downers Grove IL 60515	Tree Removal
JRAL-20-090	06/01/2020	6101 Garfield Ave	Elia Paving Co.	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-20-094	06/03/2020	8930 Royal Dr	Custom Concrete	Elburn IL 60119	Right-of-Way
JRAL-20-100	06/08/2020	7965 Woodside Ln	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-20-101	06/08/2020	7208 Central Ave	Homeowner	Burr Ridge IL 60527	Right-of-Way
JRAL-20-102	06/08/2020	8632 Wedgewood Dr	Elia Paving Co.	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-20-104	06/09/2020	150 Shore Dr	Professional Paving & Concret	1 N 282 Park Blvd. Glen Ellyn IL 60137	Right-of-Way
JRAL-20-105	06/10/2020	ROWs DuPage Locations	Everstream	3765 Lexington Dr Wood Dale IL 60191	Right-of-Way

07/21/2020

## Permits Applied For June 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-20-106	06/15/2020	ROWs Ck Cty Locations	AT&T	1000 Commerce Dr. Oak Brook IL 60523	Right-of-Way
JRAL-20-108	06/09/2020	10S 540 Glenn	Mrs. B Parking Lot Maintenanc	16014 S Messenger Cir Homer Glen IL 60491	Right-of-Way
JRAL-20-111	06/10/2020	8581 Dolfor Cove	Dressler Block Concrete	13152 Meadow Lane Plainfield IL 60544	Right-of-Way
JRAL-20-114	06/16/2020	16W 371 94 PL	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-20-115	06/16/2020	15W 637 81ST ST	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-20-116	06/17/2020	8368 Arrowhead Farm Dr	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
JRAL-20-118	06/29/2020	51 Shore Dr	Streamline Paving	900 Oakmont Ln., #306 Westmont IL 60559	Right-of-Way
JRAL-20-119	06/19/2020	240 60th St	Robert R. Andreas & Sons, Inc.	3701 S 61st Av. Cicero IL 60804-	Right-of-Way
JRAL-20-120	06/19/2020	11205 W 73RD PL	Damco Development	6431 Tennessee Ave Willowbrook IL 60527	Right-of-Way
JRAL-20-122	06/22/2020	ROWs DuPage Locations	Everstream	3765 Lexington Dr Wood Dale IL 60191	Right-of-Way
JRAL-20-123	06/22/2020	10s 533 Glenn DR	Dura Z Paving Inc.	8 Ash St Carpentersville IL 60110	Right-of-Way
JRAL-20-125	06/22/2020	144 Post Rd	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-20-126	06/22/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-20-130	06/23/2020	ROWs DuPage Locations	Everstream	3765 Lexington Dr Wood Dale IL 60191	Right-of-Way
JRAL-20-132	06/25/2020	15w 240 62nd ST	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-20-133	06/25/2020	15w 341 62ND ST	Advocate Construction	827 E. North Glendale Heights IL 60139	Right-of-Way
JRAL-20-134	06/25/2020	11513 Ridgewood Ln	R.P.G. Hi-Def Concrete Inc.	301 E. Fox Road Yorkville IL 60560	Right-of-Way

07/21/2020

## Permits Applied For June 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-20-138	06/26/2020	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
JRAL-20-140	06/29/2020	ROWs DuPage Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way
JRAL-20-141	06/29/2020	ROWs DuPage Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way
JRAL-20-151	06/22/2020	7350 Wolf Rd	M. A. Glacier Plumbing Inc	409 Virginia PL Wheeling IL 60090	Right-of-Way
JRDB-20-097	06/03/2020	7856 FOREST HILL RD	Backyard Products	119 Butterfield Rd. North Aurora IL 60542	Residential Detached Building
JRDB-20-098	06/05/2020	7208 Central Ave	L& S Masonry	4325 W. Roosevelt Rd Chicago IL 60624	Residential Detached Building
JRES-20-092	06/02/2020	521 Devon Dr	Freedom Forever	1000 Remington Rd. Schaumburg IL 60173	Residential Miscellaneous
JRES-20-096	06/03/2020	7856 FOREST HILL RD	Home Court Advantage	724 Anthony Trail Northbrook IL 60062	Residential Miscellaneous
JRES-20-113	06/16/2020	6120 Elm St	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Miscellaneous
JRES-20-121	06/19/2020	7248 Giddings Ave	Vivent Solar Developer	1 Territorial Ct Bolingbrook IL 60440	Residential Miscellaneous
JRPF-20-117	06/16/2020	11340 W 72nd St	Penrod, Michael	11340 72nd St. Burr Ridge IL 60525	Pool and Fence
JRPF-20-139	06/26/2020	7410 Forest Hill Rd	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Pool and Fence
JRSF-20-103	06/08/2020	7800 Hamilton Ave	DJK Custom Homes, Inc	2707 San Luis Ct Naperville IL 60565	Residential New Single Family
JRSF-20-131	06/24/2020	6300 Elm St	Dave Knecht Homes LLC	15 Spinning Wheel Rd., #425 Hinsdale IL 60521	Residential New Single Family
JRSF-20-135	06/26/2020	7272 Lakeside CIR	McNaughton Development	11 S 220 Jackson St Burr Ridge IL 60527	Residential New Single Family
JRSF-20-136	06/26/2020	7213 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-20-137	06/26/2020	7266 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family

07/21/2020

## Permits Applied For June 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRSF-20-142	06/30/2020	6533 Shady LN	Arce Tec Ltd.	19636 W. 97th Av. Mokena IL 60448	Residential New Single Family
<b>TOTAL:</b>	<b>52</b>				



07/21/2020

## Permits Issued June 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
J-20-023	06/12/2020	8585 Timber Ridge Dr	Wtap, Inc.	520 N. Batavia Ave. Batavia IL 60510	Residential Addition	
					\$113,850	1,518
JCA-20-011	06/28/2020	7020 High Grove Blvd	The Mx Group	7020 High Grove Blvd Burr Ridge IL 60527	Com Alteration	
					\$1,244,478	14,306
JCA-20-024	06/10/2020	7000 County Line Rd	Tarter Construction	1012 Ekstam Dr. Suite 1 Bloomington IL 61704	Com Alteration	
					\$408,988	6,101
JCA-20-062	06/30/2020	901 McClintock Dr.	I.R.E.A.D., LLC	901 McClintock Dr. Burr Ridge IL 60527	Com Alteration	
					\$302,166	3,407
JCAD-20-029	06/10/2020	7000 County Line Rd	Merfeld Inc	5123 Carpenter St Downers Grove IL 60515	Com Addition	
					\$915,150	6,101
JCPP-20-089	06/28/2020	60 Shore Dr	Chicago Backflow	12607 S. Laramie Alsip IL 60803	Com Plumbing Permit	
					\$3,000	
JDEK-20-069	06/09/2020	171 Pheasant Hollow Drive	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck	
JDEK-20-071	06/09/2020	109 Clover Meadow Dr.	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck	
JDEK-20-109	06/30/2020	23 Rodeo Dr	Pinscher Construction	12821 Central Ave Crestwood IL 60418	Deck	
					\$8,000	
JENG-20-060	06/08/2020	Garfield Ave	Bird Inc.	301 S Gary Ave Carol Stream IL 60188	Engineering Permit	
JPAT-20-067	06/05/2020	8372 Waterview Ct	Cotswolds Gardens, Ltd.	9723 Hickory Crest Palos Hills IL 60465	Patio	
					\$80,000	
JPAT-20-081	06/12/2020	8190 Ridgpointe Dr	DM Outdoor Living Spaces		Patio	
					\$15,500	
JPAT-20-085	06/12/2020	463 Parkview Pl	Jeff Homme	5765 Virginia Ave Clarendon Hills IL 60514	Patio	
JPF-20-043	06/11/2020	10S 420 GLENN DR	Century Fence Co of IL, Inc.	9824 Industrial Dr Bridgeview IL 60455	Fence Permit	
					\$5,500	
JPF-20-049	06/11/2020	7320 Giddings Ave	A & M Fence Corporation	3114 S 61st Ave Cicero IL 60804	Fence Permit	
JPF-20-066	06/09/2020	7785 Wolf Rd	Acorn Fence	2041 164th Street Hammond IN 46320	Fence Permit	
					\$12,900	

07/21/2020

## Permits Issued June 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JPF-20-095	06/22/2020	7349 Park Ave	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit \$6,300	
JPF-20-099	06/28/2020	8360 DOLFOR CV	Paramount Fence	557A S. River St. Batavia IL 60510	Fence Permit \$6,500	
JRAL-20-044	06/09/2020	211 Devon Dr	Pro Builders	500 N Michigan ave Chicago IL 60611	Residential Alteration \$135,000	1,800
JRAL-20-064	06/09/2020	574 60th Place	Rich Concrete	12120 W. 167th St. Homer Glen IL 60491	Right-of-Way	
JRAL-20-068	06/03/2020	270 Shore Dr.	Otto Damgaard Sons, Inc.	45 W 132 Main Street Road Kaneville IL 60144	Right-of-Way	
JRAL-20-074	06/18/2020	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	
JRAL-20-077	06/18/2020	ROWs DuPage Locations	AT & T	1000 Commerce Dr Oak Brook IL 60523	Right-of-Way	
JRAL-20-079	06/18/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way \$1,260	
JRAL-20-080	06/18/2020	ROWs Ck Cty Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way \$1,463	
JRAL-20-082	06/22/2020	8715 Stark DR	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way \$10,650	
JRAL-20-083	06/22/2020	8437 Canterbury Dr	DeLoera Concrete, Inc	5547 Court A Hanover Park IL 60133	Right-of-Way	
JRAL-20-086	06/22/2020	8830 Royal Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way \$5,500	
JRAL-20-087	06/24/2020	11430 75th St	FJ Paving, inc	PO Box 35026 Elmwood Park IL 60707	Right-of-Way	
JRAL-20-088	06/24/2020	11539 Burr Oak Ln	Janice L. Zyck	11539 Burr Oak Lane Burr Ridge IL 60527	Right-of-Way \$20,525	
JRAL-20-090	06/24/2020	6101 Garfield Ave	Elia Paving Co.	P.O. Box 580 Hinsdale IL 60522	Right-of-Way	
JRAL-20-094	06/29/2020	8930 Royal Dr	Custom Concrete	Elburn IL 60119	Right-of-Way \$16,900	

07/21/2020

## Permits Issued June 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAL-20-100	06/29/2020	7965 Woodside Ln	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way	\$4,850
JRAL-20-101	06/29/2020	7208 Central Ave	Homeowner	Burr Ridge IL 60527	Right-of-Way	
JRAL-20-102	06/30/2020	8632 Wedgewood Dr	Elia Paving Co.	P.O. Box 580 Hinsdale IL 60522	Right-of-Way	
JRAL-20-104	06/30/2020	150 Shore Dr	Professional Paving & Concret	1 N 282 Park Blvd. Glen Ellyn IL 60137	Right-of-Way	\$59,601
JRAL-20-108	06/30/2020	10S 540 Glenn	Mrs. B Parking Lot Maintenanc	16014 S Messenger Cir Homer Glen IL 60491	Right-of-Way	\$4,600
JRAL-20-111	06/30/2020	8581 Dolfor Cove	Dressler Block Concrete	13152 Meadow Lane Plainfield IL 60544	Right-of-Way	\$13,800
JRDB-20-084	06/28/2020	8715 Madison St.	JR's Creative Landscaping	4716 Perth Drive Naperville IL 60564	Residential Detached Building	
JRDB-20-097	06/29/2020	7856 FOREST HILL RD	Backyard Products	119 Butterfield Rd. North Aurora IL 60542	Residential Detached Building	\$4,000
JRES-20-046	06/15/2020	6555 Shady Lane	Rose Development Corp	7851 W Ogden Ave Lyons IL 60534	Residential Miscellaneous	\$25,000
JRES-20-092	06/28/2020	521 Devon Dr	Freedom Forever	1000 Remington Rd. Schaumburg IL 60173	Residential Miscellaneous	\$25,707
JRPE-20-065	06/03/2020	Madison & Clubside Ct	Balanced Load Electric	115 E Ogden Ave Naperville IL 60563	Res Electrical Permit	
JRPF-20-052	05/31/2020	7210 Giddings Av	RMD Construction	7210 Giddings Ave. Burr Ridge IL 60527	Pool and Fence	\$25,000
JRPF-20-055	06/16/2020	245 Elm Ct	Downes Pool Company	725 W University Dr. Arlington Heights IL 60004	Pool and Fence	\$155,000
JRSF-20-032	06/25/2020	10S 231 Madison ST	McNaughton Brothers Construc	16W347 83rd St. Burr Ridge IL 60527	Residential New Single Family	\$1,000,000 5,595
JRSF-20-075	06/11/2020	7224 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family	\$643,350 4,289

**TOTAL: 47**

07/21/20

## Occupancy Certificates Issued June 2020

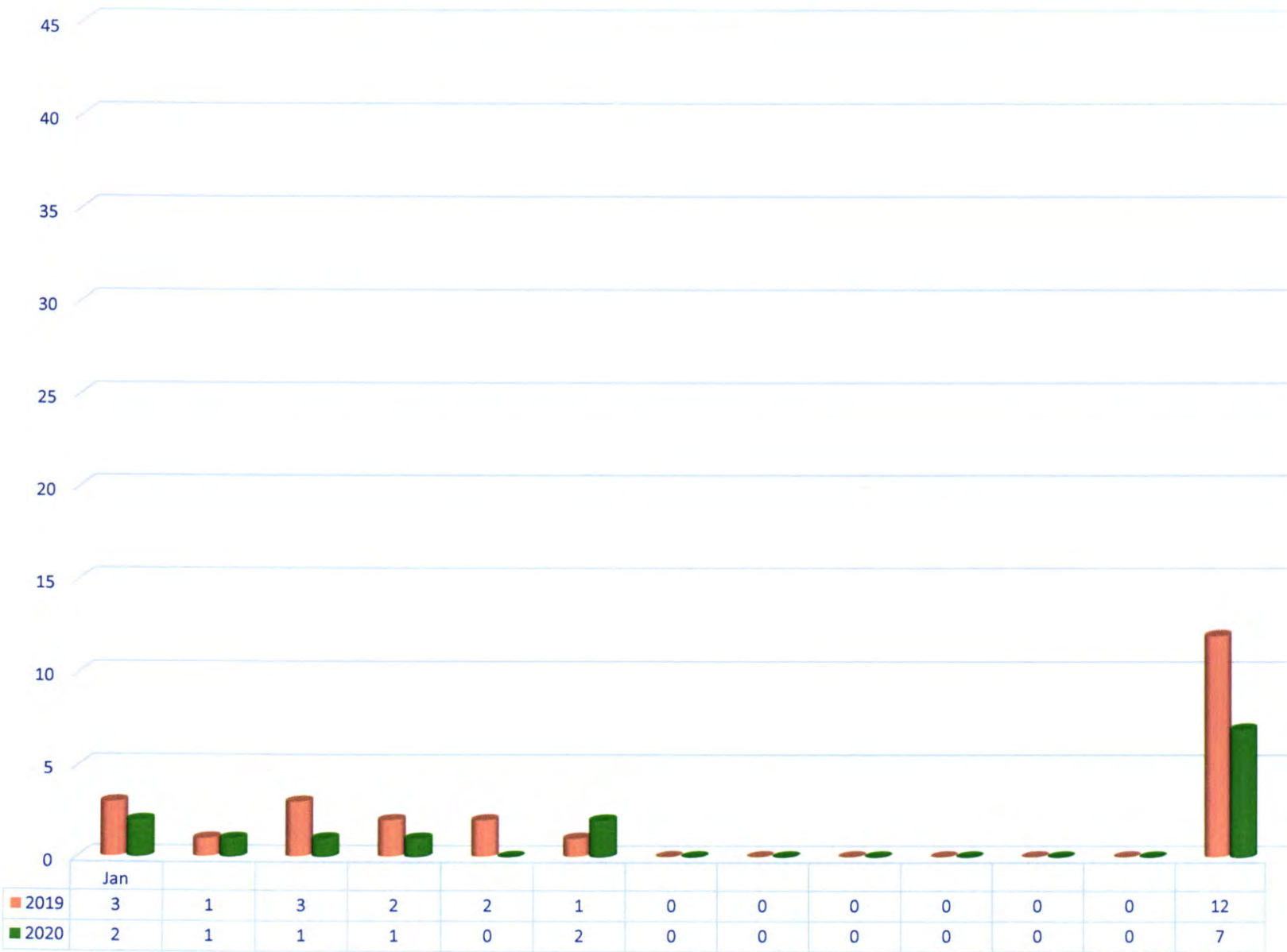
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF20015	06/02/20	Wirt & Virginia Thompson	8363 Waterview Ct
OF20016	06/05/20	Centene Illinicare	1333 Burr Ridge Pkwy
OF20017	06/25/20	Ivan & Olena Petrov	7244 Lakeside Cir

# CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2020

(Does not include miscellaneous Permits)

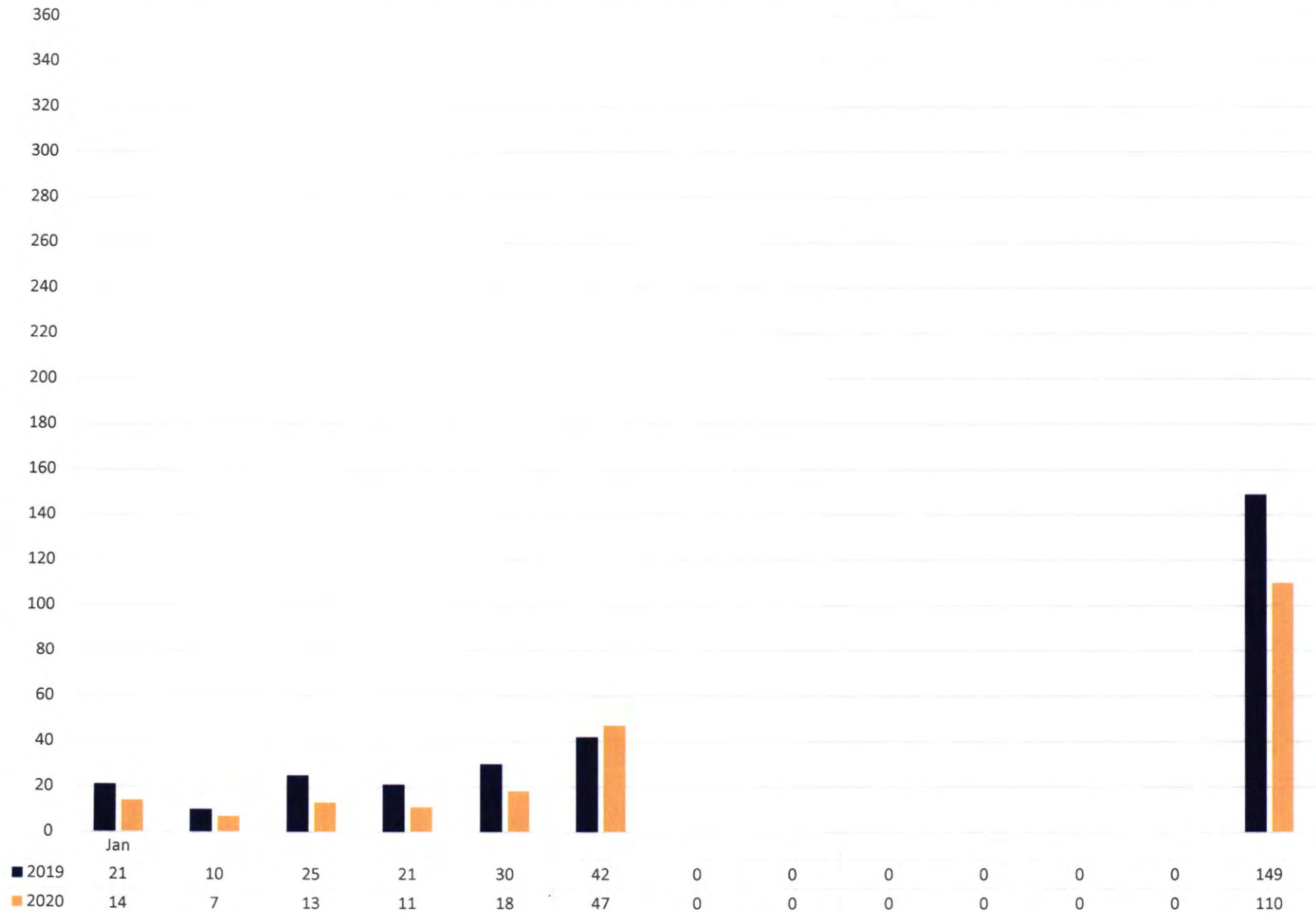
MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$732,600	\$85,000		\$606,274	\$1,423,874
	[2]	[1]		[2]	
FEBRUARY	\$1,237,950	\$44,700		\$95,650	\$1,378,300
	[1]	[2]		[1]	
MARCH	\$850,000	\$353,625		\$211,542	\$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	\$1,643,350	\$248,850		\$2,870,782	\$4,762,982
	[2]	[2]		[4]	
JULY					\$0
AUGUST					\$0
SEPTEMBER					\$0
OCTOBER					\$0
NOVEMBER					\$0
DECEMBER					\$0
<b>2020 TOTAL</b>	<b>\$4,743,900</b>	<b>\$882,746</b>	<b>\$0</b>	<b>\$4,266,083</b>	<b>\$9,892,729</b>
	[7]	[11]		[10]	

Village of Burr Ridge New Housing Permits 2019 Compared to 2020



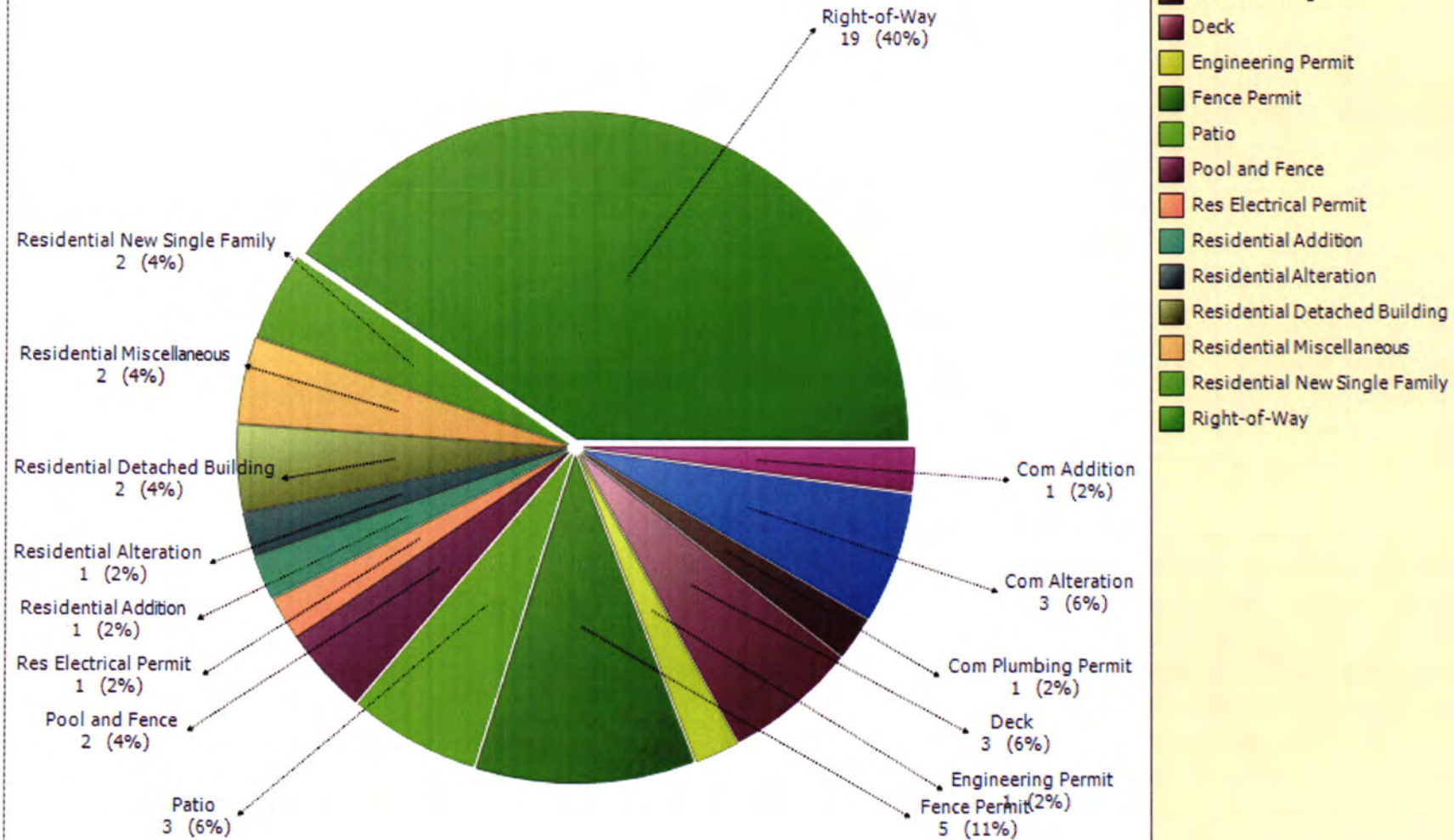


## Village of Burr Ridge Building Permits Issued 2019 Compared to 2020



## Breakdown of Projects by Project Type

## Permits Issued June 2020





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

**S-03-2020: 16W361 South Frontage Road (Price); Requests a sign variation from Section 55.07 of the Burr Ridge Sign Ordinance to add two ground signs to the subject property in addition to one permitted ground sign as well as a text amendment to Section 55.10 of the Burr Ridge Sign Ordinance to list “directional blade sign” as an exempt sign or a text amendment to 55.10.L of the Burr Ridge Sign Ordinance amending the definition of a directional sign.**

**HEARING:**

August 3, 2020

**TO:**

Plan Commission  
Greg Trzuppek, Chairman

**FROM:**

Evan Walter  
Assistant Village Administrator

**PETITIONER:**

Don Price

**PETITIONER STATUS:**

Property Owner

**EXISTING ZONING:**

G-I General Industrial

**LAND USE PLAN:**

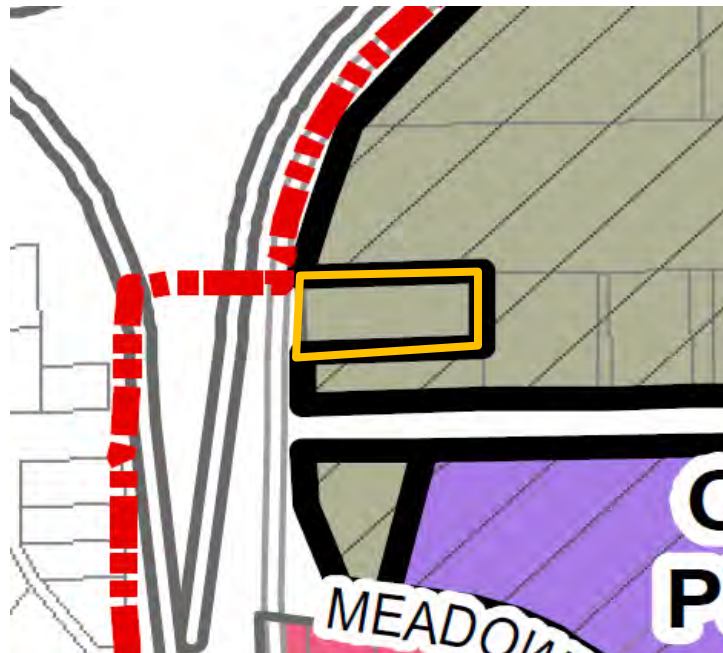
Recommends Industrial Uses

**EXISTING LAND USE:**

Commercial Building

**SITE AREA:**

5.2 Acres



The petitioner is Don Price, owner of the subject property at 16W361 South Frontage Road. The petitioner requests a sign variation from Section 55.07 of the Burr Ridge Sign Ordinance to add two ground signs to the subject property in addition to one permitted ground sign as well as a text amendment to Section 55.10 of the Burr Ridge Sign Ordinance to list “directional blade sign” as an exempt sign or a text amendment to 55.10.L of the Burr Ridge Sign Ordinance amending the definition of a directional sign. The subject property is 5.2 acres in size with approximately 250 feet of street frontage along South Frontage Road. The subject property contains one primary office building, housing approximately 20 tenant spaces, surrounded by surface parking on all sides.

### **Sign Variation**

The petitioner is requesting a sign variation to add two ground signs to the subject property in addition to one permitted ground sign. Section 55.07 of the Sign Ordinance states that all properties in Manufacturing Districts are permitted to have one ground sign not to exceed 75 square feet. As the building on the subject property has an equal number of office space on separate sides, the petitioner is attempting to improve the wayfinding on the property via directory signs. The petitioner proposes to remove an existing ground sign near the building and replace it with one larger ground sign near the subject property’s entrances while having smaller directory signs on either side of the property (designated as Side A and Side B in the petitioner’s proposed elevation). Sign 1 (nearest the street) is 50 square feet in size and 6 feet tall, both meeting the standards of a ground sign in a Manufacturing District. Sign 2 (Sign A) and Sign 3 (Sign B) both measure 17.33 square feet in size and 6 feet tall. In total, the petitioner proposes to erect three ground signs measuring 84.67 square feet.

### **Text Amendment**

The petitioner also requests a text amendment to Section 55.10 of the Burr Ridge Sign Ordinance to list “directional blade sign” as an exempt sign. Exempt signs are those signs that require neither Village approval nor a permit to affix at a property; one such example are “no trespassing” or “beware of dog” signs. The purpose of this request is to permit the petitioner the ability to hang 3-square foot blade signs on the building of the subject property over the door of each tenant space. Each blade sign proposed would extend approximately 42 inches off the building and be approximately 18 inches in height, counting the blade sign arm, while measuring approximately 3 inches thick. As the petitioner is limited to three wall signs on the entirety of the building, the petitioner has worked with staff to identify low-impact methods to ensure that each tenant space can be identified outside of its address identification.

“Private traffic direction signs directing traffic movement onto a premise or within a premise, not exceeding four (4) square feet in area and four feet (4') in height for each sign” is already listed as an exempt sign in Section 55.10 of the Sign Ordinance; however, each of the proposed directional blade signs would not be defined as a directional sign as noted as each sign would be wall-mounted (directional signs must be ground-mounted) while each would be more than 4' from grade. It is the petitioner’s belief that the proposed wall-mounted directional blade signs as shown in Exhibit A would serve a similar purpose to ground-mounted directional signs, as ground-mounted directional signs are permitted to display business names, address numerals, arrows, and other such wayfinding artwork necessary to direct traffic to its final destination. Stand-alone address numerals are also listed as exempt signs in Manufacturing Districts, so long as they are less than 25 square feet in area.

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

If the Plan Commission chooses to recommend approval of the sign variation from Section 55.07 of the Burr Ridge Sign Ordinance to add two ground signs to the subject property in addition to one permitted ground sign, staff recommends that it be made subject to the submitted elevations and site plan provided by the petitioner.

If the Plan Commission chooses to recommend approval of the text amendment to Section 55.10 of the Burr Ridge Sign Ordinance to list “directional blade sign” as an exempt sign, staff recommends it be made subject to the following language (**underlined and bold** represents amended language::

**R. Private traffic direction wall signs directing traffic movement onto a premise or within a premise, not exceeding four (4) square feet in area, two feet (2') in sign height, extending not less than two feet (2') from the wall and three feet (3') above a doorway. Illumination of these signs shall be permitted in accordance with the regulations contained in this Chapter.**

If the Plan Commission chooses to recommend approval of the text amendment to Section 55.10.L of the Burr Ridge Sign Ordinance to amend the definition of a directional sign, staff recommends it be made subject to the following language (**underlined and bold** represents amended language):

*L. Private traffic direction signs, **either ground or wall-mounted**, directing traffic movement onto a premise or within a premise, not exceeding four (4) square feet in area and four feet (4') in height for **ground signs, or two feet (2') in height extending two feet (2') from the wall and three feet (3') above a doorway for wall signs**. Illumination of these signs shall be permitted in accordance with the regulations contained in this Chapter.*

If the Plan Commission wishes to recommend approval of the wall signs as directional signs, only one of the two previously enumerated amendments is necessary to accommodate the petitioner's request.

### **Appendix**

Exhibit A – Petitioner's Materials



# EXHIBIT A



## FINDINGS OF FACT FOR AN AMENDMENT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

The amendment is intended to match the existing basis for directional signs already exempted by the Sign Ordinance. As signs no larger than 4' tall / 4 square feet are already permitted, the wall signs proposed by the petition create the same wayfinding opportunities for visitors.

- b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

Correct. The amendment is intended to make internal wayfinding simpler, which is a long-standing tenet of the Sign Ordinance.

(Please transcribe or attach additional pages as necessary)





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

The Plan Commission's recommendation to approve or deny a Sign Variation request is determined by the following standards (as per Section 55.40 of the Burr Ridge Sign Ordinance). The applicant must provide a response to each of the following findings by indicating the facts supporting such findings.

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

*Correct. The Variation is intended to promote intended way finding at a uniquely shaped and sized property in the Montebello District.*

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

*The property has an unusually high number of parents compared to other properties in the Village, thus receiving a disproportionate number of signs.*

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

*The Sign Ordinance permits more than one wall sign but only one ground sign.*

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

*Correct.*

**Project Description:**



**A SIGNED PROOF IS NECESSARY PRIOR TO ANY ORDER BEING PUT INTO PRODUCTION.**

**LOOK OVER CAREFULLY.**

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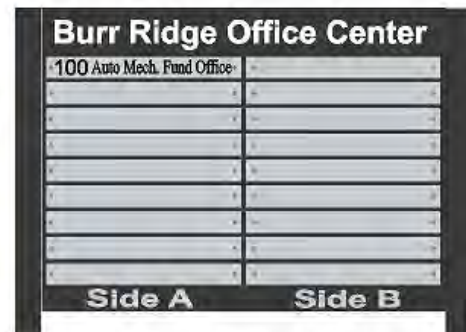
Spelling and punctuation are correct  
Names, phone numbers, websites are correct  
Print size is correct (width" x height")  
Print color is correct

Approved/Proceed  
OK with corrections. Revise as noted  
Revise as noted & submit a new proof

Notes/Revisions:

Signature: \_\_\_\_\_

**Project Description:**



Same Size as Original Sign: 6'ft. x 8'ft.  
Double-Sided with removable panels with white reflective background black copy  
6" in. round aluminum poles for installation.

**A SIGNED PROOF IS NECESSARY PRIOR TO ANY ORDER BEING PUT INTO PRODUCTION.**

**LOOK OVER CAREFULLY.**

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Spelling and punctuation are correct  
Names, phone numbers, websites are correct  
Print size is correct (width" x height")  
Print color is correct

Approved/Proceed  
OK with corrections. Revise as noted  
Revise as noted & submit a new proof

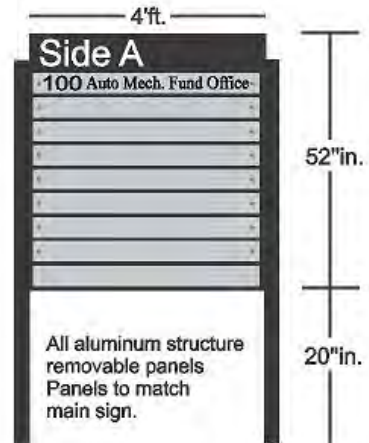
Notes/Revisions:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**Project Description:**



**A SIGNED PROOF IS NECESSARY PRIOR TO ANY ORDER BEING PUT INTO PRODUCTION.**

**LOOK OVER CAREFULLY.**

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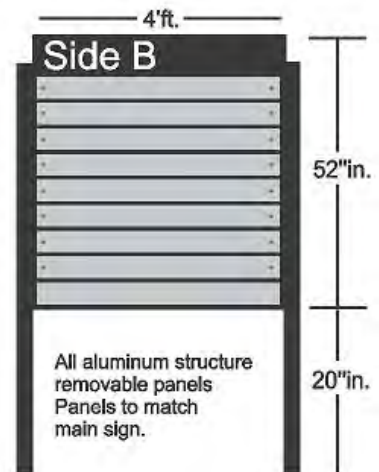
Spelling and punctuation are correct  
Names, phone numbers, websites are correct  
Print size is correct (width" x height")  
Print color is correct

Approved/Proceed  
OK with corrections. Revise as noted  
Revise as noted & submit a new proof

Notes/Revisions:

Signature: \_\_\_\_\_

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Approved/Proceed  
OK with corrections. Revise as noted  
Revise as noted & submit a new proof

Notes/Revisions:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# 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): Don Price

STATUS OF PETITIONER: Property Owner

PETITIONER'S ADDRESS: 16W361 South Frontage Road Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: 16W361 South Frontage Road BR, IL 60527

PHONE: (630) 560-2905

EMAIL: dprice@mtcom.com

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

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

### DESCRIPTION OF REQUEST:

Sign Variation and text amendment to Sign Ordinance

### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 5.2 Acres EXISTING ZONING: G-I General Industrial

EXISTING USE/IMPROVEMENTS: Office building

SUBDIVISION: N/A

PIN(S) # 09-35-204-011

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.

DP

Petitioner's Signature

7/22/2020

Date of Filing