



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
OCTOBER 19, 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, as set forth in Executive Orders issued by the Governor of the State of Illinois based upon the ongoing novel coronavirus pandemic disaster, and also based 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. 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 the meeting live. Public comment will be accepted in advance of the meeting via email at ewalter@burr-ridge.gov. Public comment may also be made at the applicable time during the meeting by calling (224) 441-6894 and entering the conference identification number (237 687 673#). 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 the item will be read and other comments received.

I. ROLL CALL

II. APPROVAL OF SEPTEMBER 21, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-12-2020: 7512 County Line Road (Giadla); Special Use, Text Amendment, and Findings of Fact

Requests a special use to permit a medical office at an existing building in the T-1 Transitional District and a text amendment to Section VII.C.2 of the Zoning Ordinance to add “offices, including medical, dental, optical, and chiropractic, under 3,000 square feet” as a permitted use and “offices, including medical, dental, optical, and chiropractic, over 3,000 square feet” as a special use, both in the T-1 Transitional District.

B. Z-13-2020: Zoning Ordinance Amendment; Text Amendment and Findings of Fact

Requests text amendments to Zoning Ordinance Sections VIII and XI to permit temporary indoor dining activities at restaurants, including waiver of parking regulations, subject to staff approval.

IV. CORRESPONDENCE

- A. Building Report – September 2020**
- B. Board Report – September 28 and October 12, 2020**

V. OTHER PETITIONS

- A. S-04-2020: 16W361 South Frontage Road (Price); Conditional Sign Approvals and Findings of Fact**
- B. S-05-2020: 101 Burr Ridge Parkway (Lynch); Sign Variations and Findings of Fact**

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

November 2, 2020

No meeting is scheduled for this date due to Village Hall acting as a polling place.

November 16, 2020

Z-14-2020: 7508 County Line Road (Kammula); Text Amendment, Special Uses, Variations, and Findings of Fact

Requests a special use as per Section VII.C of the Zoning Ordinance for site plan, architectural, and landscape review approval for a building expansion at the subject property; a text amendment to add “private preschool or Montessori school” as a special use to Section VII.C of the Zoning Ordinance; a special use as per the amended Section VII.C of the Zoning Ordinance for a “private preschool or Montessori school”. The request also requires the following variations from the Zoning Ordinance: a primary building that exceeds the maximum FAR requirements; an interior side yard setback of less than 20 feet; parking lot drive aisle widths of less than 13’; a parking lot without landscape islands; and a trash dumpster non-adjacent to the rear wall of the principal building.

Z-15-2020: 212 Burr Ridge Parkway (Halleran); Special Use, Variation, and Findings of Fact

Requests a special use as per Section VIII.B. ff of the Zoning Ordinance to permit a restaurant with live entertainment and sales of alcoholic beverages and a variation from Section XI.C.13 of the Zoning Ordinance to permit a restaurant without the required number of parking spaces at the subject property.

Z-16-2020: Zoning Ordinance Amendment (Brown); Text Amendment and Findings of Fact

Requests a text amendment to Section IV.H.3 of the Zoning Ordinance to permit the keeping of chickens (or domestic hens or hens) on properties of 40,000 square feet instead of one acre.

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF SEPTEMBER 21, 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 September 21, 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: 6 – Broline, Petrich, Hoch, Irwin, Parrella, and Trzupek

ABSENT: 2 – Farrell and Stratis

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 August 17, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Petrich, Broline, Irwin, Parrella and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

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

Z-12-2020: 7512 County Line Road (Giadla); Special Use, Text Amendment, and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Peter Giadla, owner of the office building and property located at 7512 County Line Road. The petitioner is requesting a special use to permit a medical office (chiropractor) at an existing building in the T-1 Transitional District and a text amendment to Section VII.C.2 of the Zoning Ordinance to add “offices, including medical, dental, optical, and chiropractic, under 3,000 square feet” as a permitted use and “offices, including medical, dental, optical, and chiropractic, over 3,000 square feet” as a special use, both in the T-1 Transitional District. The subject property contains an approximately 6,500 square foot office building with 29 parking spaces.

Chairman Trzupek asked for public comment.

Mark Thoma, 7515 Drew Avenue, said that he opposed the special use and text amendment as requested due to the impacts on neighboring properties, including noise and headlights. Mr. Thoma said that he felt that the drainage ditch on the west side of the property was poorly maintained and the existing vegetation was insufficient to provide any real buffer for residential neighbors.

Alice Krampits, 7515 Drew Avenue, said that she opposed the special use and text amendment as there was no need for additional medical uses in the neighborhood.

Commissioner Hoch said that she had no problem with the request for a special use for a chiropractor, except noting that additional buffering may be needed, but felt that the text amendment needed some work before she could support it.

Commissioner Irwin said that he felt there were an increase of the number of text amendments in the recent year. Mr. Walter said that the petitioner requested staff determine methods to allow for leasing to occur more freely; staff’s guidance to the petitioner was that the only method to achieve their request was a text amendment, thus the petitioner’s request in the current petition. Commissioner Irwin did not support the text amendment, noting that he wished to see documented evidence of hardships that the Zoning Ordinance was causing the property owner to be unable to lease the building.

Commissioner Broline asked if the petitioner could provide a fence or other barrier on the western property line. Mr. Giadla said that he would look into such options with staff.

Commissioner Petrich expressed concerns based on resident comments including the numerous signed petitions presented during the meeting. In particular, some buffering should be added at the property line such as a wall and/or non-deciduous landscaping to shield headlights and reduce noise from the parking area into resident’s property. In addition, the extended business hours between 7am till 7pm, especially on Saturday should be reconsidered. The petitioner indicated that a current dental office has similar hours, but adding this medical facility with 40 more patients per day would further aggravate resident’s current concerns.

Commissioner Parrella agreed that an improved buffer was necessary to ensure proper development of the site, and that the text amendment was negatively precedential.

Chairman Trzupek said that the proposed text amendment needed tightening before he could support the petition, and expressed a desire to improve the separation between the subject property and residential neighbors before he would consider supporting the special use.

The Plan Commission generally agreed that staff should work with the petitioner to explore extension of the fence from Shirley Ryan Ability Lab as well as incorporate taller landscaping into the general area.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Irwin to continue the public hearing to October 19, 2020.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Irwin, Broline, Petrich, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Z-11-2020: Village Center PUD (Hassan); PUD Amendment and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Ramzi Hassan, owner of the Burr Ridge Village Center mixed-use shopping center. The petitioner requests an amendment to Ordinances #A-834-10-05 and #A-834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5a, 5b, and 6 as well as an amendment to Ordinances #A-834-10-05 and # A-834-13-15 to provide for amendments to the approved common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and the like adjacent to Buildings 4 and 5a, and re-establishment of the previously permitted traffic circle adjacent to the Village Green, all at the Burr Ridge Village Center Planned Unit Development. The petitioner has submitted this request to the Village after much discussion with staff about the challenges inherent within the current built environment and land-use plan (from a leasing perspective) of the Village Center, as well as the inefficiency of repeatedly petitioning the Village for approval of pending leases at the subject property.

The petitioner is requesting specific uses be added to specific buildings within the Village Center with the intent of creating three distinct “leasing districts” within the seven buildings on the subject property with first-floor commercial space (noted below). These districts are the “Retail/General Services”; “Restaurant/Entertainment”; and “Health/Wellness/Medical/Office”. It should be noted that this petition proposes no changes to the list of uses in second-floor commercial areas or use of the residential portions of buildings at the Village Center. These Districts would allow for more efficient and targeted groupings of specific use types, such as congregating restaurant and entertainment uses in a portion of the property that has no residents in the adjoining buildings

while also creating critical masses of uses, which further promotes synergy in the Center's leasing strategy.

The petitioner also requests an amendment to the Village Center PUD to close Village Center Drive to non-emergency vehicle traffic between LifeTime Drive and McClintock Drive to establish an outdoor pedestrian environment adjacent to Buildings 4 and 5A. This would include the re-establishment of the original traffic circle at the southern end of the Village Green as well as the creation of a new traffic circle within the intersection of LifeTime Drive and Village Center Drive, and finally, the creation of two valet staging areas at either traffic circle. The purpose of the amendment to the streetscape is to create an outdoor seating/dining area within the aforementioned Restaurant/Entertainment District area of the Village Center. This District's purpose and intent would be to concentrate such uses into a specific area (but not necessarily restrict these uses to said area) which would have a corresponding pedestrian environment which can be utilized by each business within the District and Village Center generally.

Ramzi Hassan, owner of the Village Center, thanked the Plan Commission for their time, noting that the petition was a necessity for the future life of the Village Center.

Chairman Trzupek asked for public comment.

James Kuksta, Village Center resident, supported the petition as proposed by the petitioner. Mr. Kuksta said that the residents welcomed the flexibility that was proposed by the petition and felt it would add significant amounts of new tenants to the property.

Linda Zeman, Village Center resident, supported the petition as proposed by the petitioner. Ms. Zeman said she was excited about the new energy that would be provided by the outdoor space.

Amy Seus, Village Center resident, supported the petition as proposed by the petitioner. Ms. Seus said that she hoped that the fireplace could be retained throughout the approval process.

Joanne Kuksta, Village Center resident, supported the petition as proposed by the petitioner. Ms. Kuksta agreed with Ms. Seus' desire to retain the fireplace.

Paul Bellisario, Village Center resident, supported the petition as proposed by the petitioner. Mr. Bellisario said that the new approach was necessary to protect property values.

Dominic Fava, Village Center resident, supported the petition as proposed by the petitioner.

Mark Bartlett, owner of Wok 'N Fire, supported the petition and applauded the investment that was being made in the property.

Chairman Trzupek asked for clarification as to office uses being proposed as permitted in almost all buildings. Mr. Hassan said that the districts were not intended to be hard and fast, but rather targeted areas, noted that there may indeed be a good fit for a small office in a non-office district that a retail use may not otherwise provide. Mr. Hassan noted that there were significant constraints

in terms of building usability that also impeded the possibility of specific uses going in specific areas, such as a lack of black iron in Building 5B.

Commissioner Hoch said that she supported the petition in general, but requested that additional consideration be given to signage revisions on the property. Mr. Walter said that signage would need to be addressed if the petition was approved. Commissioner Hoch said that County Line Road gateway signage needed serious investment, including the removal of the sign for County Line Square.

Commissioner Irwin said that the plan was good and accounted for a long-term vision of the property. Commissioner Irwin applauded the petitioner's efforts to bring residents out in favor of the petition. Commissioner Irwin expressed reticence in allowing permitted uses such as office and medical in all buildings and requested some limitation on service uses in specific buildings. Mr. Hassan said that the strategy was not to fill the entire property with service uses, but rather to fill gaps when needed. Mr. Hassan used the example of putting a dentist in the entertainment district

Commissioner Broline asked if it were appropriate to put nightlife next to children's uses in the Entertainment District. Mr. Hassan said that daytime entertainment was just as critical to the Village Center as nighttime, such as having programming at Barbara's Bookstore or for school groups between 9am-3pm. Commissioner Broline asked if the petitioner could build physical bridges between buildings. Mr. Hassan said that he could not do so since he did not own the space above the first floor. Commissioner Broline asked if the petitioner had any prospective tenants that were willing to sign leases based upon the current petition. Mr. Hassan said that he had 2-3 such tenants participating remotely.

Commissioner Petrich applauded the petitioner and staff in engaging Village Center residents and receiving only positive comments during the meeting, and was generally in favor of providing flexibility to petitioner to fill the Village Center with occupied storefronts. Commissioner Petrich indicated that there is some self-controlling measures in place, as the petitioner also needs to satisfy any business tenants in possibly expressing opposition to certain other types of businesses in close proximity to them. Commissioner Petrich asked that entertainment uses that serve or sell alcohol be limited as permitted uses in Buildings 4 and 5A, while entertainment uses in buildings 1, 2 and 3 would be acceptable as permitted uses without alcohol consumption or sales, but should require a special use if alcohol is consumed or sold. The Petitioner agreed with this limitation. Commissioner Petrich was not opposed to include alcohol or dancing within restaurants in building areas 2/3/4/5A. Commissioner Petrich indicated that any permitted use be limited up to hours of 12AM as currently in place. Any time limit beyond that should be a special use. Both petitioner and staff indicated that this was the case.

Commissioner Parrella said that she generally supported the petition, but noted that the Plan Commission should not be so quick to give up full control over specific uses, such as general office and restaurants.

Chairman Trzupek said that while healthcare was indeed different from what used to be the conception of healthcare in previous eras, he did not support unlimited permitting of such uses in all buildings. Chairman Trzupek asked if 75% or more of retail space made a use permitted what the balance of the square footage would be. Mr. Walter said that this area could be logistical space, such as stockrooms or bathrooms, or simply space not necessarily dedicated to retail sales, such as service stations. Chairman Trzupek asked what was being specifically sought by the petitioner during the present hearing. Mr. Walter said that the petitioner had submitted a concept plan which could be approved during the present meeting, and that the petitioner had already offered, as part of their petition, to return under a conditional review (a review by the Plan Commission and Board of Trustees) to approve final site and design plans for the streetscape. This would mean that the Plan Commission would not necessarily need to have the petitioner return for final site approval under the current petition, and the Village would lose no oversight over the process if the concept plan were approved as submitted.

At 9:40pm, a **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Broline, Hoch, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend that the Board approve a request by Ramzi Hassan for an amendment to Ordinances #A-834-10-05 and #A-834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5a, 5b, and 6, subject to the attached list of uses, as well as an amendment to Ordinances #A-834-10-05 and # A-834-13-15 to provide for amendments to the approved common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and the like adjacent to Buildings 4 and 5a, and re-establishment of the previously permitted traffic circle adjacent to the Village Green, all at the Burr Ridge Village Center Planned Unit Development, subject to the following conditions:

1. The amendment shall be consistent with the submitted site plans and list of permitted and special uses.
2. The petitioner must receive conditional approval from the Plan Commission and Board of Trustees regarding the Restaurant/Entertainment District's final streetscape design, such as the final site plan design, color and design of surface materials, street furniture and bollard design, landscape and lighting design, etc.
3. All cars operated on valet bailment at the Village Center must be parked either in the surface parking lot adjacent to Building 5B or in any parking deck.
4. The petitioner must submit a revised on-site wayfinding plan for the Village Center for consideration within six months of approval of this petition.

5. The amount of permitted general office space shall not exceed 40% of gross leasable area in Building 1 and 20% in Buildings 2 and 3, a special use in Buildings 4 and 5A, and a permitted use in Buildings 5B and 6.
6. Entertainment uses as described in the petition that serve or sell alcohol be limited as permitted uses in Buildings 4 and 5A. Entertainment uses in Buildings 1, 2 and 3 shall be listed as permitted uses without alcohol consumption or sales and special uses if alcohol is consumed or sold.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Petrich, Broline, Hoch, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

V. OTHER PETITIONS

S-03-2020: 16W361 South Frontage Road (Price); Sign Variation and Text Amendment

Chairman Trzupek requested an overview of the petition. Mr. Walter said that 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 and a text amendment to Section 55.07 of the Burr Ridge Sign Ordinance to list “blade sign” as a conditional 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. The Plan Commission stated at a previous meeting that Mr. Price’s original request to add “blade signs” as exempt signs should be revised to incorporate new sign designs as well as make blade signs conditional uses as part of the Sign Ordinance.

Chairman Trzupek asked for public comment. There was none.

Commissioner Hoch asked where the two ground signs, which required a variation, would be placed. Mr. Walter identified the location as being on the north and south side of the subject property.

The Plan Commission generally felt that the concept was appropriate in its limited scope and was appropriate for the subject property.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to recommend that the Board approve a request by Don Price for 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, subject to the submitted elevations and site plan provided by the petitioner, as well as a text amendment to Section 55.07 of the Burr Ridge Sign Ordinance to list “blade sign” as a conditional sign, subject to the following language:

Blade Signs (wall): Not more than 18 inches extending from the building; 9 inches in total height; and 3 inches in thickness, with no other writing other than address numerals on the face of the sign.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Petrich, Irwin, Broline, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

VII. FUTURE SCHEDULED MEETINGS

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to cancel the October 5, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Petrich, Broline, Irwin, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to adjourn the meeting at 10:02pm.

ROLL CALL VOTE was as follows:

AYES: 6 – Hoch, Petrich, Broline, Irwin, Parrella, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted:

Evan Walter, Assistant Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-12-2020: 7512 County Line Road (Giadla); Requests a special use to permit a medical office at an existing building in the T-1 Transitional District and a text amendment to Section VII.C.2 of the Zoning Ordinance to add “offices, including medical, dental, optical, and chiropractic, under 3,000 square feet” as a permitted use and “offices, including medical, dental, optical, and chiropractic, over 3,000 square feet” as a special use, both in the T-1 Transitional District.

HEARING:

October 19, 2020; continued from
September 21, 2020

TO:

Greg Trzupek, Chairman
Plan Commission

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Peter Giadla

PETITIONER STATUS:

Property Owner

CURRENT ZONING:

T-1 Transitional

CURRENT LAND USE:

Office Building

CURRENT COMP PLAN:

Recommends Office

FUTURE COMP PLAN:

Recommends Office

SITE AREA:

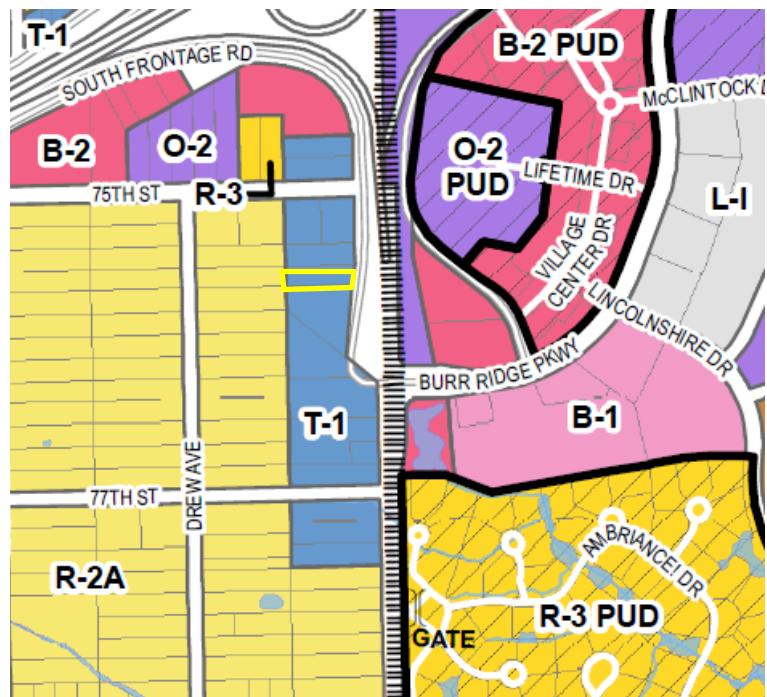
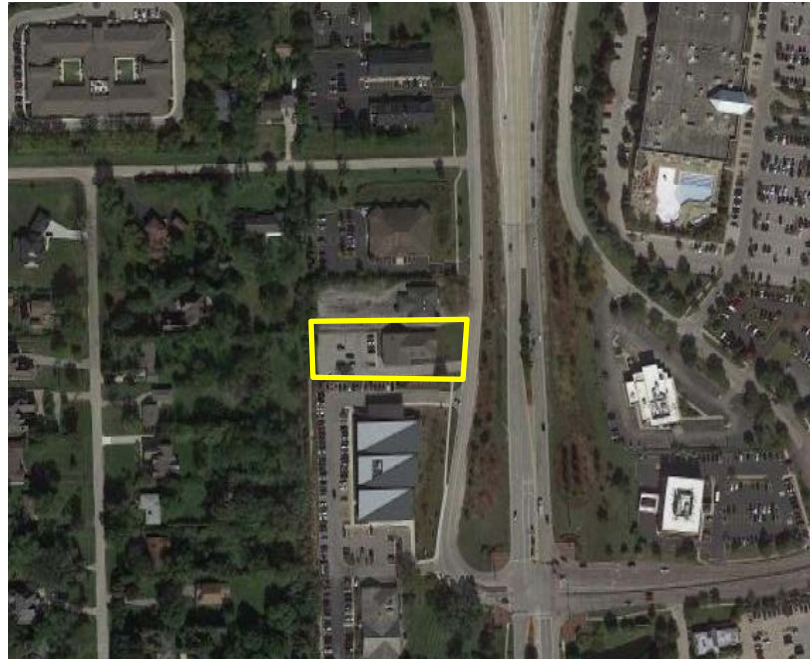
0.7 Acres

PARKING:

29 Spaces

SUBDIVISION:

Bartlett Estates



Staff Report and Summary

Z-12-2020: 7512 County Line Road (Giadla); Special Use, Text Amendment, and Findings of Fact

This petition was continued from September 21, 2020. The Plan Commission directed staff to consider methods to lessen the impacts of the special use on neighboring properties as well as considering options for tightening the scope of the text amendment.

Special Use

The petitioner requests a special use for a medical (Balance Chiropractic Medicine) office at the subject property. Permitted business hours for uses in the T-1 Transitional District are 7:00am-10:00pm. The petitioner has revised the hours of operation be limited to 7:00am-6:00pm from Monday-Friday and 7:00am-3:00pm on Saturday. For comparison, the Shirley Ryan Ability Lab, adjacent to the south, is open from 7:30am-6:30pm Monday-Friday and closed on Saturday and Sunday, all while seeing a greatly increased patient quantity compared to the subject use. The existing dentist use at the subject property is open from 9:00am-5:00pm on Monday, 11:00am-8:00pm on Wednesday, and then 9:00am-3:00pm on Saturday, closed all other times except by appointment on Tuesday. The petitioner states that the practice will have 3-5 employees and one doctor seeing approximately 200 patients per week. This equates to approximately 33 patients per day or 3 per hour based on the revised proposed hours.

The petitioner has also committed to regular maintenance on the landscaping buffer and drainage ditch abutting the western property line of the subject property, including installing year-round landscaping that will be sufficiently tall to block the view of headlights for the residences to the west, such as arborvitae. Staff does not anticipate that extending the fence north from the Shirley Ryan Ability Lab will allow for meaningful sound or light mitigation for neighboring residents.

Text Amendment

The petitioner also requested a text amendment to Section VII.C.2 of the Zoning Ordinance to add “offices, including medical, dental, optical, and chiropractic, under 3,000 square feet” as a permitted use and “offices, including medical, dental, optical, and chiropractic, over 3,000 square feet” as a special use, both in the T-1 Transitional District. The petitioner has since revised the request to amend the aforementioned section to include “offices, not including medical, at or under 2,700 square feet” as a permitted use and “offices over 2,700 square feet and medical offices of any size” as a special use. This would limit strictly office-related activities as permitted uses, such as a financial advisor, attorney, accountant, logistics, engineering, consulting, or other non-intensive similar office uses, whereas larger offices and all medical-related offices would remain a special use.

Public Hearing History

No public hearings have been held regarding the subject property.

Public Comment

Since the previous public hearing, one resident of the neighborhood to the west anonymously supported the petition.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact for both requests that may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend a special use be granted to the petitioner for a medical office space at 7512 County Line Road, staff recommends it be made subject to the following conditions:

1. The special use permit shall be limited to Balance Chiropractic Medicine at 7512 County Line Road in a manner consistent with the submitted site and business plan, and shall be null and void at such time that Balance Chiropractic Medicine no longer occupies the space at 7512 County Line Road or at which time there is an assignment or termination of the lease for the space at 7512 County Line Road.
2. The business hours of Balance Chiropractic Medicine shall be limited to 7:00am-6:00pm on Monday-Friday, 7:00am-3:00pm on Saturday, and closed on Sunday.
3. The petitioner and/or property owner shall install sufficient year-round landscaping to block the view of headlights toward the residences to the west, as well as regularly maintain the appropriate sections of the drainage ditch on the western property line of the subject property, both subject to staff approval.

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if it fulfills the purpose and intent of the Zoning Ordinance.

Permitted Use: **“Offices, not including medical, at or under 2,700 square feet”**

Special Use: **“Offices over 2,700 square feet and medical offices of any size”**

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;

Yes, current properties to both north and south of the subject property occupied by similar uses within the T1 Zoning.

We are hereby requesting text amendment to allow business of 3,000 square feet and less to be exempt from subsequent special use process and allow general office, as well as other businesses offering medical, dental, psychological, counseling, chiropractic, rehabilitation, and financial services or other similar uses at the premises of 7512 S. County Line Rd., Burr Ridge, IL.

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

Yes, the amendment would maintain consistency of the uses in the immediate area along frontage road.

(Please transcribe or attach additional pages as necessary)



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

7512 S. County Line Rd., Burr Ridge, IL

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

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
Yes, the use meets public necessity and is of benefit to the Village and its residents.
- 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.
Correct.
- 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.
- 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.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
Yes, already in existence.
- 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.
Yes, already in existence.
- 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. Similar uses already in place north and south of current property.
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.
Yes.



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): Giadla Holdings, LLC

STATUS OF PETITIONER: Owner

PETITIONER'S ADDRESS: 7702 S. Cass Ave., Suite 220, Darien, IL 60527

ADDRESS OF SUBJECT PROPERTY: 7512 S. County Line Rd., Burr Ridge

PHONE: 312-961-1743

EMAIL: pgiadla@seneca-re.com

PROPERTY OWNER: Giadla Holdings, LLC

PROPERTY OWNER'S ADDRESS: 7702 S. Cass Ave. PHONE: 312-961-1743

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

DESCRIPTION OF REQUEST:

Allow operation of a general office use as well as businesses offering financial, psychological, consultation, medical, dental, optical, chiropractic services with rehab, health and other similar uses for unit size of 3,000 SF or less.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 30,850 SF EXISTING ZONING: T1

EXISTING USE/IMPROVEMENTS: General Office / Paint, Clean, Flooring (etc.)

SUBDIVISION: _____

PIN(S) # 09-25-402-018

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature

8/10/20

Date of Filing



Z-13-2020: Requests text amendments to Zoning Ordinance Sections VIII and XI to permit temporary indoor dining activities at restaurants, including waiver of parking regulations, subject to staff approval.

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

Prepared by: Evan Walter, Assistant Village Administrator

Date of Hearing: October 19, 2020

The petition requests text amendments to Zoning Ordinance Sections VIII and XI to permit temporary indoor dining activities at Village businesses, such as restaurants, including waiver of parking regulations, subject to staff approval. Staff was directed by the Board of Trustees to prepare this public hearing in an effort to assist Village businesses, primarily restaurants, in preparation of the winter dining season during the ongoing COVID-19 pandemic. Under current State regulations, restaurants are permitted to seat dining parties of no more than 10 persons, with social distancing of six feet provided between tables. Standing or bar areas are also limited to 25% of normal capacity. While the State does not impose a hard cap on the number of indoor diners at a restaurant, the rules regarding socially distancing have resulted in a loss of about half of the dining capacity at most Village restaurants.

Section VIII.A.4.c of the Burr Ridge Zoning Ordinance states that “[t]emporary (for a limited duration of time) outdoor activities may be permitted subject to written approval by the Community Development Director. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.” In the spring, staff used this existing language to permit the presence of temporary outdoor dining tents at several restaurants throughout the Village in the onset of the COVID-19 pandemic. As winter approaches, several existing restaurants are considering temporary indoor expansions of their spaces to replace some of their current outdoor capacity that will be lost due to cold weather.

The salient purpose of the amendments are to ensure that existing Village businesses are able to obtain truncated zoning approval to operate through the winter season. Under current Zoning Ordinance regulations, a business operating under an existing special use i.e. a restaurant wishing to expand its indoor space, even on a temporary basis, would be required to obtain a revised special use, normally a 6-week process. If the text amendments were approved, this process would be reduced to as little as one day. Staff recommends that the following language be added as Section VIII.A.4.d (Business Districts):

- d. Temporary (for a limited duration of time) indoor activities, whether contiguous or non-contiguous to the principal use, may be permitted subject to written approval by the Village Administrator or his/her designee. Such activities shall not include any permanent**

improvements, buildings, or structures. Temporary indoor activities shall not exceed an existing use's approved hours.

Staff also recommends that the term “Community Development Director” in Section VIII.A.4.c of the Zoning Ordinance be amended to state “**Village Administrator**”, as the title of Community Development Director is not currently in use by the Village in its organizational structure. No other element of this section would be amended.

Staff recommends that the following language be added as Section XI.13.d.(17) (Off-Street Parking and Off-Street Loading):

17) The Village Administrator or his/her designee may administratively waive the minimum parking requirements for a temporary indoor or outdoor activity if the activity complies with the purpose and intent of Sections VIII.A.4.a and VIII.A.4.b.

All non-existing uses would be required to seek traditional zoning approval and thus not included in the scope of these amendments. While the aforementioned amendments do not have a sunset date and thus would be permanently included in the Zoning Ordinance, staff administratively recommends that the ability for restaurants and other uses to receive temporary staff approval for indoor activities shall expire on May 1, 2021. For instance, if a use were permitted temporary expansion prior to May 1, 2021 and wished to keep its expanded space beyond this date, staff recommends that the use be required to obtain permanent zoning approval through standard processes.

Findings of Fact and Recommendation

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if it fulfills the purpose and intent of the Zoning Ordinance.

Appendix

Exhibit A – Additional Petition Materials

EXHIBIT A



Findings of Fact
Text Amendment
Burr Ridge Zoning Ordinance

As per Section XIII.J.3 of the Village of Burr Ridge Zoning Ordinance, for an amendment to be approved, the petitioner must confirm all of the following findings by providing facts supporting each finding.

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

The amendments permit the Village with necessary and timely powers to ensure that the economic health of the community is preserved during the historic coronavirus pandemic. Such powers are consistent with existing language included in the Zoning Ordinance prior to this petition and are compatible with the intent of the Village's land use regulations.

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

The amendments fulfill the purpose and intent of the Zoning Ordinance by promoting commerce in an orderly and supervised but efficient manner.



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): Evan Walter

STATUS OF PETITIONER: Village Staff

PETITIONER'S ADDRESS: 7660 County Line Road Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: _____

PHONE: (630) 654-8181 ext. 2010

EMAIL: ewalter@burr-ridge.gov

PROPERTY OWNER: _____

PROPERTY OWNER'S ADDRESS: _____ PHONE: _____

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

DESCRIPTION OF REQUEST:

Permit temporary authority for staff to permit indoor business activities.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: _____

PIN(S) # _____

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Evan Walter

9/29/2020

Petitioner's Signature

Date of Filing

10/13/2020

Permits Applied For September 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCMSC-20-228	09/10/2020	118 Burr Ridge Pkwy.,	La Cabanita		Commercial Miscellaneous
JCMSC-20-229	09/21/2020	100 Burr Ridge Pkwy	Garber Construction	115 S. Vine Hinsdale IL 60521	Commercial Miscellaneous
JDEK-20-247	09/24/2020	8901 Royal Dr	Innovative Decks	6926 W 183rd St. Tinley Park IL 60477	Deck
JELV-20-237	09/15/2020	745 McClintock Dr	Colley Elevator Co.	226 William St. Bensenville IL 60106	Elevator
JELV-20-254	09/30/2020	6 Shiloh Ct	Extended Home Living	210 W. Campus Dr. Arlington Heights IL 60004	Elevator
JENG-20-256	09/30/2020	8725 Aintree Ln	Royal Oak Landscaping	PO Box 489 Hinsdale IL 60521	Engineering Permit
JGEN-20-220	09/01/2020	6201 Cove Creek Ct	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Generator
JGEN-20-232	09/10/2020	11490 W 73rd Pl	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator
JGEN-20-248	09/24/2020	1003 Burr Ridge Club Dr	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Generator
JPAT-20-234	09/11/2020	1008 Woodview Rd	A.B. Concrete		Patio
JPAT-20-239	09/18/2020	525 87th St	Touchdown Services, Inc.	PO Box 2876 Joliet IL 60434	Patio
JPAT-20-240	09/21/2020	7506 Hamilton Ave	Concrete Creations Plus	13231 Maverick Trail Homer Glen IL 60491	Patio
JPAT-20-250	09/25/2020	5942 Elm	Custom Touch Carpentry	43W834 Morningside Court Saint Charles IL 60175	Patio
JPF-20-249	09/24/2020	6545 COUNTY LINE RD	Starr Fence Mariani Landscape	1000 Vandustrial Westmont IL 60559	Fence Permit
JPF-20-252	09/29/2020	314 Highland Ct	K Brothers Fence, Inc	19008 S. Wolf Road Mokena IL 60448	Fence Permit
JPPL-20-251	09/25/2020	10S 231 Madison ST	Downes Pool Company	725 W University Dr. Arlington Heights IL 60004	Pool
JPS-20-211	09/01/2020	15W 776 N Frontage RD	Signs Now	1548 Ogden Avenue Downers Grove IL 60515	Sign

10/13/2020

Permits Applied For September 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPS-20-225	09/08/2020	101 Burr Ridge Pkwy	Integrity Sign Company	18770-A S. 88th Avenue Mokena IL 60448	Sign
JRAD-20-230	09/11/2020	15W 90 60th ST	Dave Knecht Homes LLC	15 Spinning Wheel Rd., #425 Hinsdale IL 60521	Residential Addition
JRAD-20-242	09/22/2020	604 Kenmare Dr	TBD		Residential Addition
JRAL-20-107	09/09/2020	ROWs DuPage Locations	Everstream	3765 Lexington Dr Wood Dale IL 60191	Right-of-Way
JRAL-20-212	09/01/2020	6810 County Line LN	J&R 1st in Asphalt, Inc.	7659 W. 98th Street Hickory Hills IL 60457	Right-of-Way
JRAL-20-214	09/01/2020	1008 Woodview Rd	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRAL-20-215	09/01/2020	128 W 59th ST	Lemont Paving Company	11550 Archer Ave Lemont IL 60439	Right-of-Way
JRAL-20-216	09/01/2020	7624 Drew Ave	Tri-State Concrete Constructio	5600 W. 175th St Tinley Park IL 60477	Right-of-Way
JRAL-20-217	09/02/2020	1209 Laurie Ln	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way
JRAL-20-218	09/01/2020	8449 Walredon Ave	U S Paving Inc	849 N Main St Glen Ellyn IL 60137	Right-of-Way
JRAL-20-219	09/01/2020	5951 Grant St	Lemont Paving Company	11550 Archer Ave Lemont IL 60439	Right-of-Way
JRAL-20-223	09/08/2020	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way
JRAL-20-224	09/08/2020	8365 Fars Cove	Tesla, Inc	2201 Arthur Avenue Elk Grove Village IL 60007	Residential Alteration
JRAL-20-227	09/10/2020	105 Lakewood Cir	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-20-233	09/11/2020	419 Bennacott Ln	Corral Construction	5145 S. Rutherford Chicago IL 60638	Right-of-Way
JRAL-20-235	09/11/2020	8731 Wedgewood Dr	Lemont Paving Company	11550 Archer Ave Lemont IL 60439	Right-of-Way
JRAL-20-236	09/14/2020	ROWs Ck Cty Locations	AT & T	1000 Commerce Dr Oak Brook IL 60523	Right-of-Way

10/13/2020

Permits Applied For September 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-20-241	09/22/2020	8205 Garfield Ave	LaMantia Enterprises, Inc.	5100 Williams St. Downers Grove IL 60515	Right-of-Way
JRAL-20-244	09/23/2020	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way
JRAL-20-245	09/23/2020	ROWs Ck Cty Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way
JRAL-20-255	09/30/2020	5 Pepper Mill Ct	MG Brothers Construction, Inc	1295 Jarvis Ave. Elk Grove Village IL 60007	Residential Alteration
JRDB-20-226	09/10/2020	8126 Kathryn Ct	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRDB-20-231	09/10/2020	8448 Park Ave	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRES-20-221	09/05/2020	11610 White Oak Ct	Donovan Construction	17312 Park Road Homer Glen IL 60491	Residential Miscellaneous
JRES-20-222	09/05/2020	3 Mallory Ct	Donovan Construction	17312 Park Road Homer Glen IL 60491	Residential Miscellaneous
JRES-20-238	09/25/2020	6360 Manor Dr	American Concrete Corporatio	2012 Cypress Ct Glendale Heights IL 60139	Residential Miscellaneous
JRES-20-246	09/23/2020	11425 Ridgewood Ln	Atlas Restoration	11441 Melrose Av Franklin Park IL 60131	Residential Miscellaneous
JRPE-20-260	09/30/2020	11747 Briarwood Ct	Current Electrical Contractors,	1946-D Leigh Rd. Glenview IL 60026	Res Electrical Permit
JRPF-20-253	09/30/2020	134 Circle Ridge Dr	Quantus Pools Corp.	3701 Berdnick St Rolling Meadows IL 60008	Pool and Fence
JRSF-20-243	09/25/2020	9250 Forest Edge DR	Redstart Construction Inc	109 W Jefferson Ave Naperville IL 60540	Residential New Single Family
TOTAL:	47				

10/13/2020

Permits Issued September 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg	
JCA-20-091	09/01/2020	109 Shore Dr.	Arnold Maintenance & Constr	609 Estes Ave. Schaumburg IL 60193	Com Alteration	\$1,438,133	28,243
JCA-20-155	09/21/2020	16w 561 S FRONTAGE R	Falco's Restaurant	561 South Frontage Rd. Burr Ridge IL 60527	Com Alteration	\$50,000	800
JCMSC-20-229	09/21/2020	100 Burr Ridge Pkwy	Garber Construction	115 S. Vine Hinsdale IL 60521	Commercial Miscellaneous	\$25,000	
JDEK-20-110	09/10/2020	157 Lakewood Cir	Rospert Services	7601 Clarendon Hills Road Willowbrook IL 60527	Deck	\$9,500	
JDEK-20-168	09/18/2020	8670 County Line Rd	LM Custom Homes LLC	361 S. Frontage Rd. Burr Ridge IL 60527	Deck	\$15,000	
JDEK-20-199	09/03/2020	110 Clover Meadow	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck		
JDEK-20-200	09/03/2020	112 Clover Meadow	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck		
JDEK-20-201	09/03/2020	105 Buttercup Bank	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck		
JGEN-20-232	09/30/2020	11490 W 73rd Pl	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator		
JPAT-20-202	09/04/2020	11637 White Oak Ct	Kestrel Design	100 Wakefield Ct. Aurora IL 60506	Patio		
JPAT-20-204	09/09/2020	5 Clubside Ct	Spruce It Up Landscaping	3124 Elm Avenue Brookfield IL 60513	Patio	\$59,000	
JPF-20-203	09/04/2020	8426 Meadowbrook Dr	Homeowner	Burr Ridge IL 60527	Fence Permit		
JPS-20-211	09/04/2020	15W 776 N Frontage RD	Signs Now	1548 Ogden Avenue Downers Grove IL 60515	Sign		
JRAD-19-205	09/24/2020	151 Circle Ridge Dr	Reliable Home Improvement	1300 W Ferry Rd. Naperville IL 60563	Residential Addition	\$56,500	484
JRAL-20-107	09/30/2020	ROWs DuPage Locations	Everstream	3765 Lexington Dr Wood Dale IL 60191	Right-of-Way		
JRAL-20-130	09/30/2020	ROWs DuPage Locations	Everstream	3765 Lexington Dr Wood Dale IL 60191	Right-of-Way		

10/13/2020

Permits Issued September 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg
JRAL-20-212	09/01/2020	6810 County Line LN	J&R 1st in Asphalt, Inc.	7659 W. 98th Street Hickory Hills IL 60457	Right-of-Way	
JRAL-20-213	09/17/2020	7880 Forest Hill Rd	Vivint Solar Developer	1 Territorial Ct Bolingbrook IL 60440	Residential Miscellaneous	
JRAL-20-214	09/23/2020	1008 Woodview Rd	Homeowner	Burr Ridge IL 60527	Residential Alteration	
JRAL-20-215	09/21/2020	128 W 59th ST	Lemont Paving Company	11550 Archer Ave Lemont IL 60439	Right-of-Way	\$40,000 253
JRAL-20-216	09/21/2020	7624 Drew Ave	Tri-State Concrete Constructio	5600 W. 175th St Tinley Park IL 60477	Right-of-Way	\$7,985
JRAL-20-217	09/25/2020	1209 Laurie Ln	F & J Paving Inc	P O Box 35026 Elmwood Park IL 60707	Right-of-Way	\$2,600
JRAL-20-218	09/18/2020	8449 Walredon Ave	U S Paving Inc	849 N Main St Glen Ellyn IL 60137	Right-of-Way	\$8,000
JRAL-20-219	09/18/2020	5951 Grant St	Lemont Paving Company	11550 Archer Ave Lemont IL 60439	Right-of-Way	\$1,000
JRAL-20-223	09/29/2020	ROWs DuPage Locations	Talon Communications	305 Amston Ct. Oswego IL 60543	Right-of-Way	\$2,490
JRAL-20-227	09/30/2020	105 Lakewood Cir	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration	\$48,600 440
JRAL-20-244	09/30/2020	ROWs DuPage Locations	Intren Trenching	18202 W Union Rd. Union IL 60180	Right-of-Way	
JRDB-20-226	09/30/2020	8126 Kathryn Ct	Homeowner	Burr Ridge IL 60527	Residential Detached Building	\$4,000 195
JRDB-20-231	09/30/2020	8448 Park Ave	Homeowner	Burr Ridge IL 60527	Residential Detached Building	\$8,000
JRES-20-163	09/17/2020	7512 Drew Ave	Rethink Electric LLC	850 N Central Ave Wood Dale IL 60191	Residential Miscellaneous	\$29,153
JRES-20-209	09/11/2020	7870 Circle DR	Vivint Solar Developer	1 Territorial Ct Bolingbrook IL 60440	Residential Miscellaneous	\$29,315
JRES-20-221	09/25/2020	11610 White Oak Ct	Donovan Construction	17312 Park Road Homer Glen IL 60491	Residential Miscellaneous	

10/13/2020

Permits Issued September 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRSF-20-171	09/09/2020	7215 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$331,650	2,211
JRSF-20-208	09/29/2020	7338 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$497,100	3,314
TOTAL:	34					

10/13/20

Occupancy Certificates Issued September 2020

CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF20028	09/09/20	Josef Dlugopolski	16W 380 93rd Pl

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2020

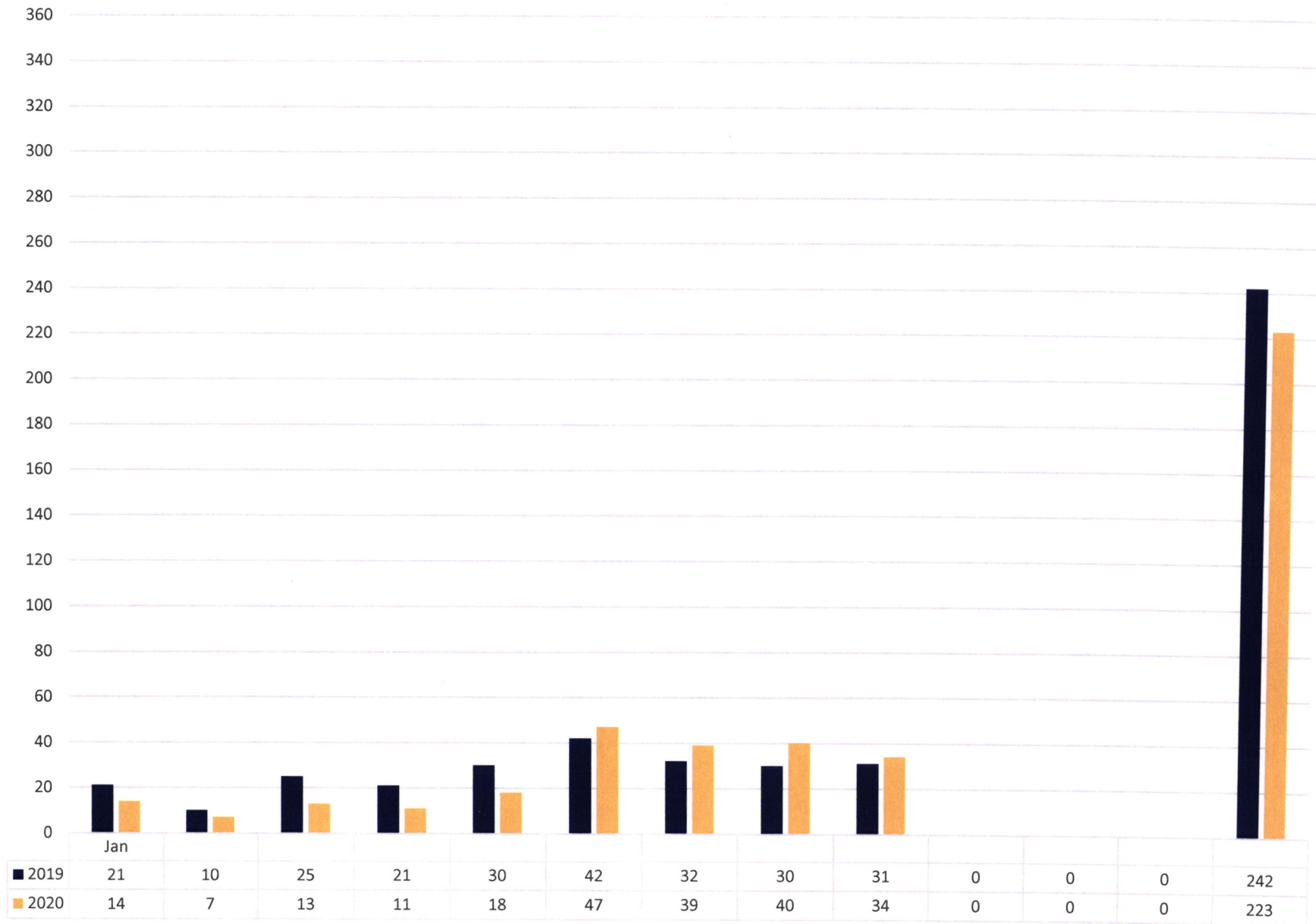
(Does not include miscellaneous Permits)

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	\$5,097,250	\$100,125		\$50,000	\$5,247,375
	[4]	[2]		[1]	
AUGUST	\$311,700	\$402,425			\$714,125
	[1]	[3]			
SEPTEMBER	\$828,750	\$145,100		\$1,488,133	\$2,461,983
	[2]	[3]		[2]	
OCTOBER					\$0
NOVEMBER					\$0
DECEMBER					\$0
2020 TOTAL	\$10,981,600	\$1,530,396	\$0	\$5,804,216	\$18,316,212
	[14]	[19]		[13]	

Village of Burr Ridge New Housing Permits 2019 Compared to 2020

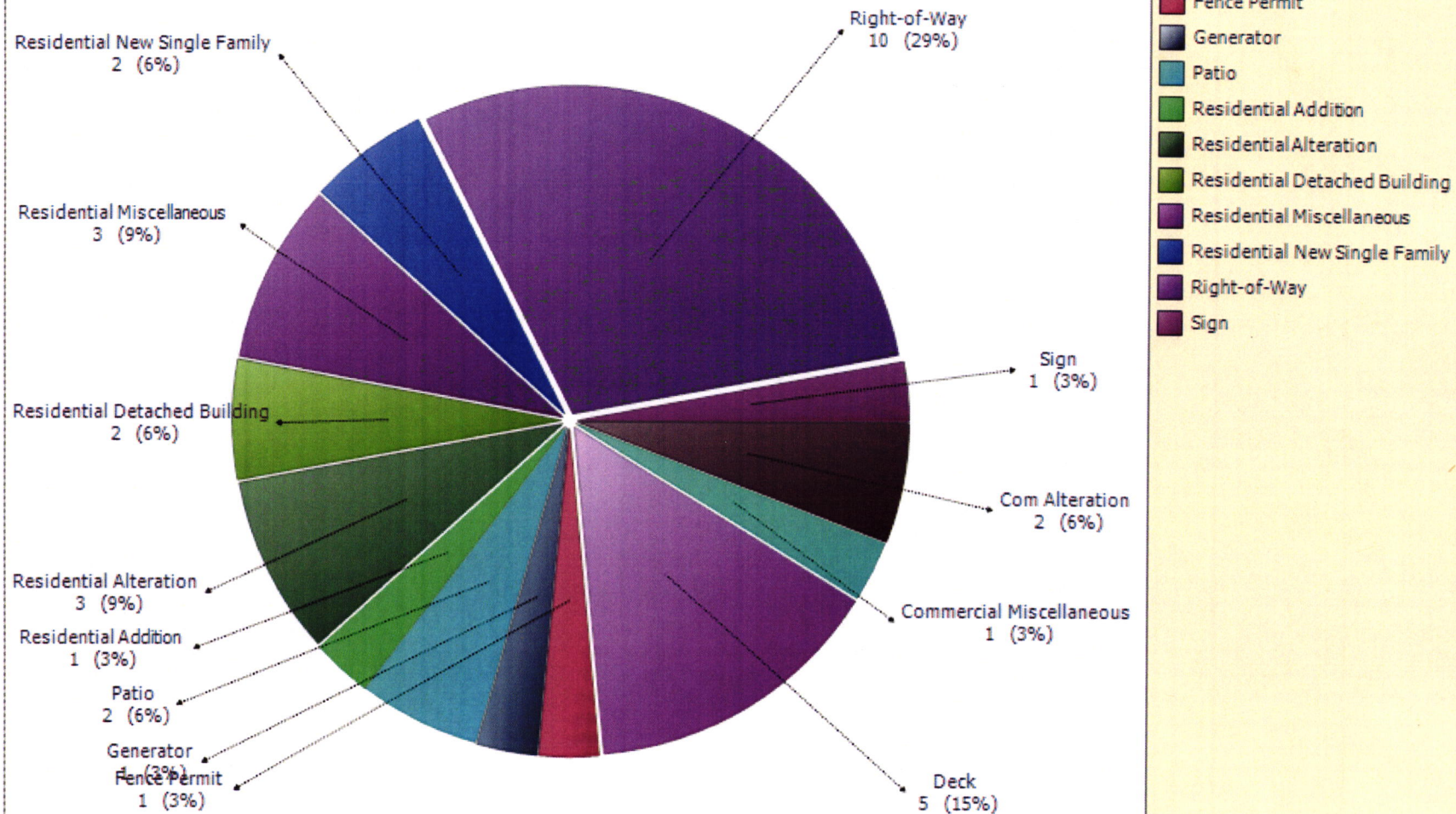


Village of Burr Ridge Building Permits Issued 2019 Compared to 2020



Breakdown of Permits by Project Type

Permits Issued September 2020





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Evan Walter, Assistant Village Administrator

DATE: October 19, 2020

RE: **Board Report**

At its September 28 and October 12, 2020 meetings, the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

S-03-2020: 16W361 South Frontage Road (Price); The Board approved ordinances amending the Burr Ridge Sign Ordinance to add “blade sign” as a conditional use as well as a sign variation to add two ground signs in addition to a permitted ground sign.

Z-11-2020: Village Center PUD; The Board approved an ordinance amending the Village Center PUD to alter the streetscape and re-organize the list of permitted and special uses. No changes to the Plan Commission recommendation were made.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-04-2020: 16W361 South Frontage Road (Price); Requests conditional sign approval for seventeen total blade signs at the subject property.

HEARING:

October 19, 2020

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Don Price

PETITIONER STATUS:

Property Owner

EXISTING ZONING:

G-I General Industrial

LAND USE PLAN:

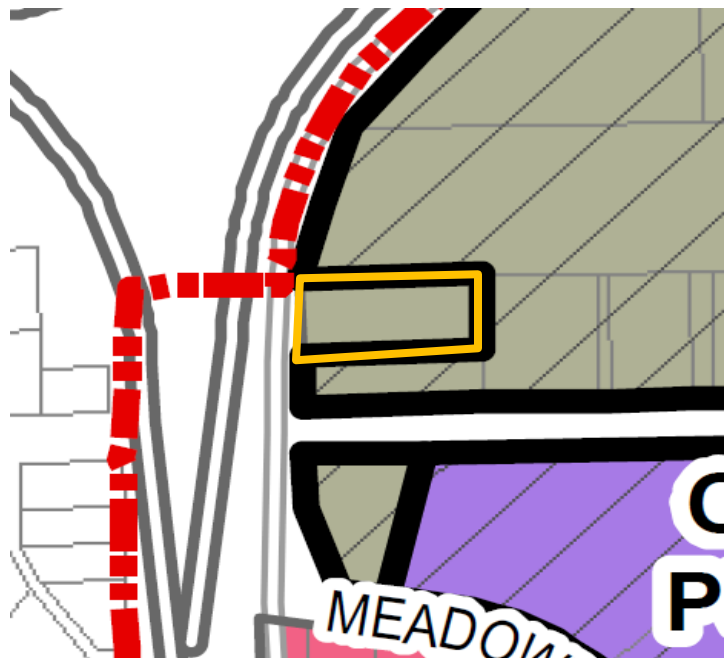
Recommends Industrial Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

5.2 Acres



Staff Report and Summary

S-04-2020: 16W361 South Frontage Road (Price); Conditional Sign Approvals and Findings of Fact

The petitioner is Don Price, owner of the subject property at 16W361 South Frontage Road. The petitioner requests conditional sign approval for seventeen blade signs at the subject property.

The petitioner and subject property is the same as in petition S-03-2020, which established “blade sign” as a conditional sign in Manufacturing Districts through an amendment to the Sign Ordinance. The amendments stated that blade signs be “*not more than 18 inches extending from the building; 9 inches in total height; and 3 inches in thickness, with no other writing other than address numerals on the face of the sign.*” Each of the seventeen signs comply with these regulations; a sample elevation of the signs can be found in Exhibit A.

The address to which the blade signs would be affixed include 100, 102, 103, 104, 105, 106, 118, 120, 123, 124, 125, 126, 127, 128, 129, 130, and 131.

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend approval of seventeen conditional sign approvals for blade signs at the subject property, staff recommends that it be made subject to the submitted elevations and site plan provided by the petitioner.

Appendix

Exhibit A – Petitioner’s Materials

EXHIBIT A



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

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

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

Affirmed. The signs comply with recent amendments that are intended to promote general wayfinding in a discreet manner.

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

The signs will not be obvious or stark in their appearance and unlikely to be widely visible to neighboring properties.

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

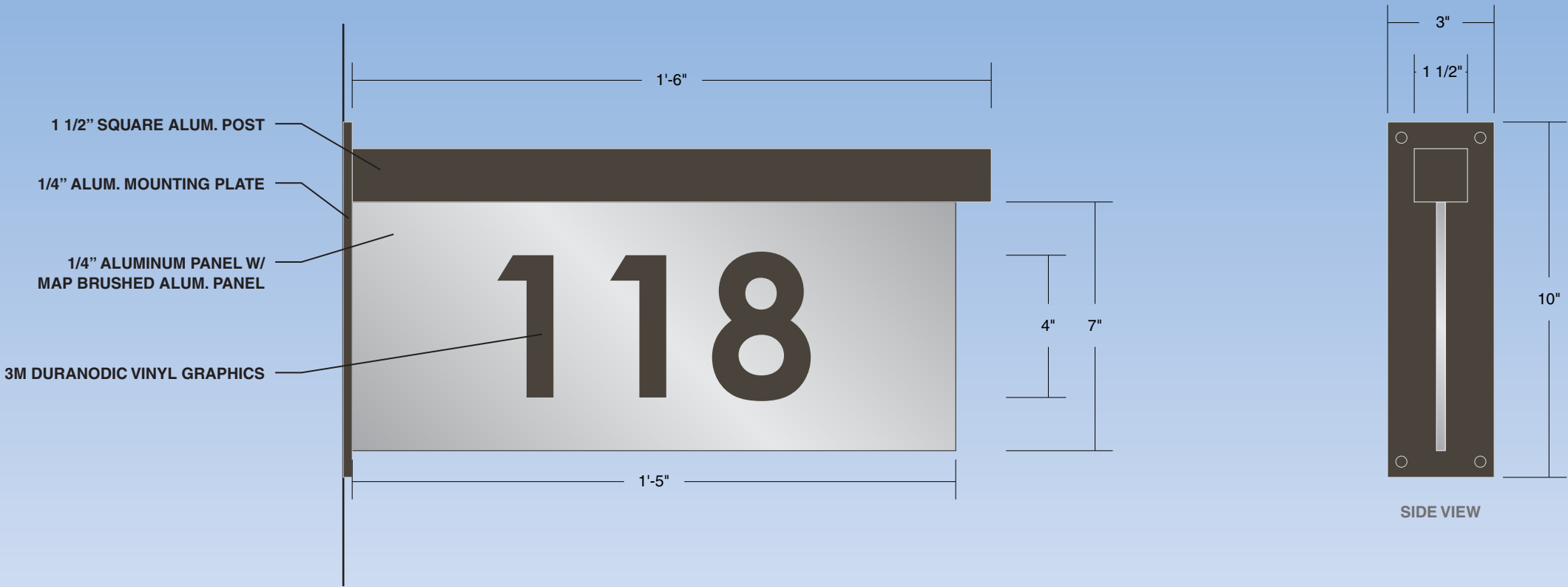
The signs are simple in design and are intended to act solely as address identification signs.

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

Affirmed. The signs reflect the existing character of the neighborhood.

(Please transcribe or attach additional pages as necessary)

FLAG MOUNT SIGNS



BURR RIDGE OFFICE CENTER / FLAG MOUNT SIGNS
FIFTEEN (15) DOUBLE SIDED, NON-ILLUMINATED FLAG MOUNTED SIGNS
1/4" ALUMINUM SIGN PANEL W/ MAP PAINTED FINISH
1 1/2" SQUARE ALUMINUM POSTS W/ 1/4" ALUMINUM MOUNTING PLATE
"TENANT NAMES" 3M DURANODIC VINYL GRAPHICS



"We Project Your Image"

PH: (262) 554-6066
TOLL FREE: (800) 554-8110

Client: BURR RIDGE OFFICE CENTER	Date: 8-17-20	REVISION		Illumination: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TYPE _____	<input type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <div><input checked="" type="checkbox"/> MAP DARK BRONZE</div> <div><input checked="" type="checkbox"/> MAP BRUSHED ALUMINUM</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Vinyl Film Colors (3M Scotchcal): <div><input checked="" type="checkbox"/> 3M DURANODIC</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Client Signature: <div>Signature _____ Date _____</div> <div>NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS</div> <div>The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.</div>
	Drawing #: 3(1)	<div><input checked="" type="checkbox"/> 9-9-20</div> <div><input type="checkbox"/></div>	Electrical Requirements: <input type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: 15	Sign Specifications: NOTED ABOVE			
Address: 361 S FRONTAGE RD	Sheet: 1 of 1	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div>						
City, State: BURR RIDGE, IL 60527	Scale: 1 1/2"=1'	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div>						
Sales Rep: TONY MATALONIS	Designer: KD	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div>						

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

S-05-2020: 101 Burr Ridge Parkway (Lynch); Requests variations from the Burr Ridge Sign Ordinance to permit a two wall signs in addition to two permitted wall signs as well as a property with more than 100 total square feet of combined signage.

HEARING:

October 19, 2020

TO:

Plan Commission
Greg Trzupsek, Chairman

FROM:

Evan Walter
Assistant Village Administrator

PETITIONER:

Karen Lynch

PETITIONER STATUS:

Representative of Property Owner

EXISTING ZONING:

B-2 Business

LAND USE PLAN:

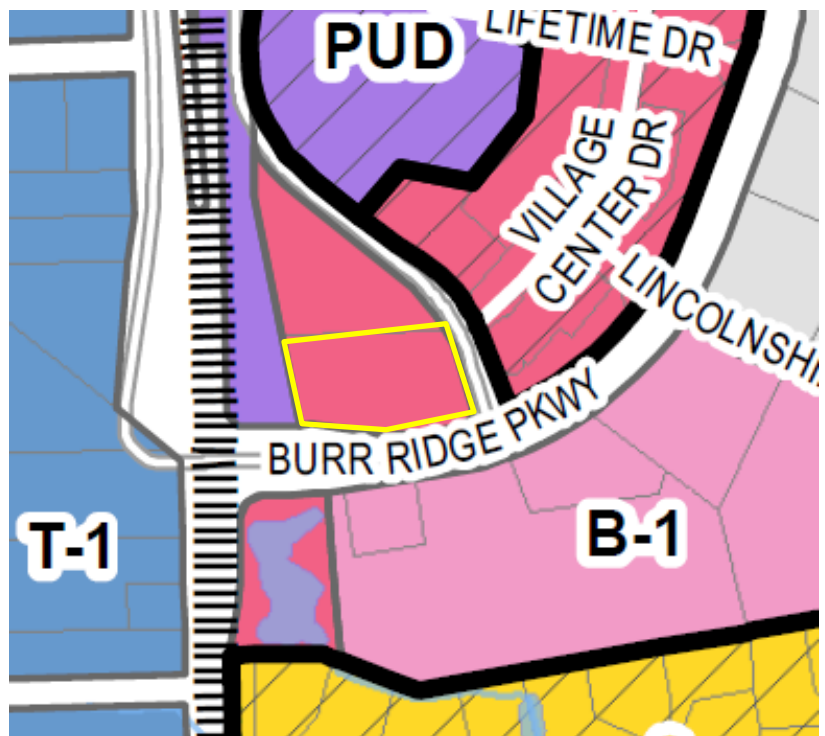
Recommends Commercial Uses

EXISTING LAND USE:

Commercial Building

SITE AREA:

1.8 Acres



Staff Report and Summary

S-05-2020: 101 Burr Ridge Parkway (Lynch); Sign Variation and Findings of Fact

The petitioner is Karen Lynch, representing the property owner of 101 Burr Ridge Parkway. The petitioner requests variations from the Burr Ridge Sign Ordinance to permit a two wall signs in addition to two permitted wall signs as well as a property with more than 100 total square feet of combined signage. The subject property contains a three-story commercial office building principally occupied by BMO Harris Bank but also includes J.J. Doorhy, who is requesting the sign variation. The building is permitted to have two wall signs, one for each street frontage (Bridewell Drive and Burr Ridge Parkway), with the combined size of all ground and wall signs not to exceed 100 square feet. The subject property presently contains one ground sign and two wall signs totaling approximately 65 square feet. The variation is required to add a two additional wall signs for J.J. Doorhy on each of the street frontages, who currently does not have signage on the exterior of the building or a ground sign. The proposed signs would be approximately 25 square feet each in size and be two colors (orange and white). If approved, the subject property would have approximately 115 square feet of signage, thus exceeding the 100 square foot cap and requiring a separate variation.

Findings of Fact and Recommendation

If the Plan Commission chooses to recommend approval of the request for variations from the Burr Ridge Sign Ordinance to permit a two wall signs in addition to two permitted wall signs as well as a property with more than 100 total square feet of combined signage, staff recommends that it be made subject to the submitted elevations and site plan provided by the petitioner.

Appendix

Exhibit A – Petitioner's Materials

EXHIBIT A



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;

The Sign Ordinance states that all buildings in the B-2 Business District are eligible to affix one wall sign per street elevation. J.J. Doorhy & Associates would like to install one 49.5-sf wall sign and logo to the east and west building elevations to identify their business.

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

The Sign Ordinance only allows for one (1) wall sign per street frontage. The building currently has signage located on the east and west building elevations. However, this is a multi-tenant building and the ordinance would not allow for additional signage, which limits business visibility for J.J. Doorhy & Associates.

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

Due to the limitations caused by the Sign Ordinance, J.J. Doorhy & Associates would not be able to add their sign and logo to building elevations which would give them the most visibility and allow their clients to identify the business location.

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

The proposed signage is a business identification sign and logo. The sign would be located in the B-2 district which is primarily office buildings and shops, keeping with the character of the locality.

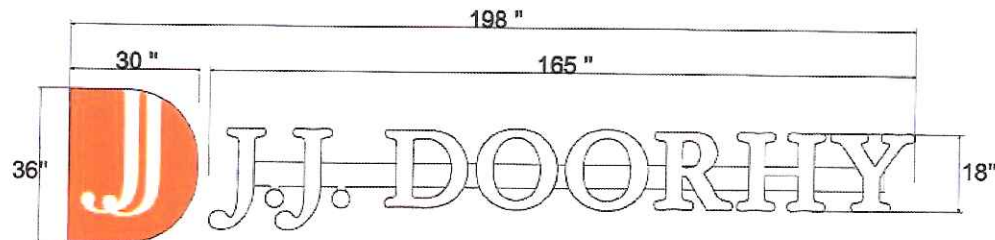
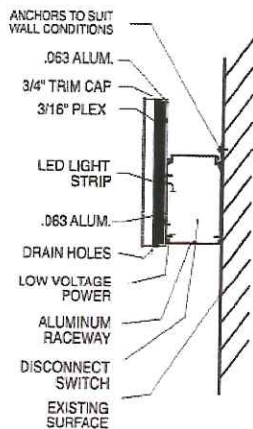
A LED ILLUMINATED CHANNEL LETTERS ON A RACEWAY - EAST

TOTAL SQ FT:

49.5 SQ FT

FACE

3/16" ACRYLIC
8500-034 ORANGE
BLACK TRIMCAP
BLACK RETURNS
RACEWAY - SW 7501



These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © Integrity Sign Company The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: C:\Users\OWNER\Desktop\INTEGRITY SIGN\JJ DOORHY

Address:

Date: 10/6/2020

Job Name: JJ DOORHY.fs

Drawn By: HC

Salesperson:

Approved By:

Date:

INTEGRITY SIGN

18770-A S. 88th Ave. Mokena, IL 60448
708-478-2700 office / 708-478-5074 fax

B LED ILLUMINATED CHANNEL LETTERS ON A RACEWAY - WEST

TOTAL SQ FT:

49.5 SQ FT

FACE

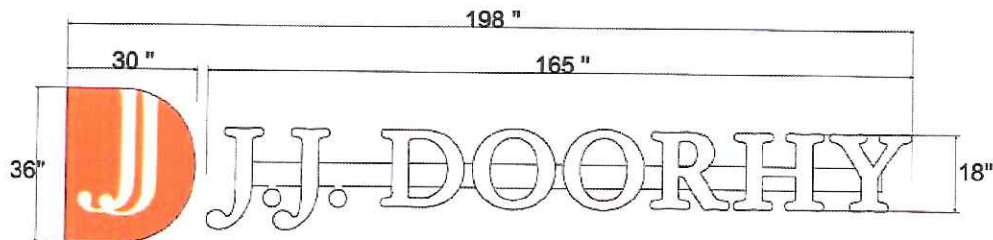
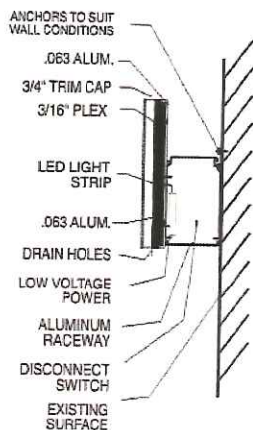
3/16" ACRYLIC

8500-034 ORANGE

BLACK TRIMCAP

BLACK RETURNS

RACEWAY - SW 7501



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708-478-2700 office / 708-478-5074 fax

INTEGRITY SIGN

18770-A South 88th Avenue Mokena, IL 60448 708-478-2700 office 708-478-5074 fax
IntegritySignCompany.com

October 6, 2020

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

Re: Permit #20-225 – J.J. Doorhy & Associates – 101 Burr Ridge Parkway

Please find enclosed our application for a sign variance request and \$200 sign fee for the subject location. The variance will be for signage on both the east and west building elevations. The existing west elevation sign was not clearly visible in the original submittal for the sign permit. Enclosed are the required 25 copies of both elevations as proposed.

Please contact me if you have questions, comments or require any additional information to proceed with this variance request.

Thank You for your help!

Sincerely,



Karen Lynch
708-478-2700 x214
karen@integritysigncompany.com



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): Integrity Sign Company, Karen Lynch

STATUS OF PETITIONER: Sign Contractor / Installer

PETITIONER'S ADDRESS: 18770-A S. 88th Avenue, Mokena, IL 60448

ADDRESS OF SUBJECT PROPERTY: 101 Burr Ridge Parkway

PHONE: 708-478-2700

EMAIL: karen@integritysigncompany.com

PROPERTY OWNER: Sanders Commercial / Chip Sanders

PROPERTY OWNER'S ADDRESS: 20 Danada Square W
Wheaton, IL 60189 PHONE: 630-480-4081

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

DESCRIPTION OF REQUEST:

Request a variance to the sign ordinance to install two business ID wall signs & logos on the east and west building elevations. The current sign ordinance only allows for one wall per street frontage - although this is a multi-tenant building.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: _____

PIN(S) # _____

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Karen Lynch
Petitioner's Signature

10/6/2020

Date of Filing