



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
MARCH 15, 2021 - 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 10 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 10 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 dpollock@burr-ridge.gov. Public comment may also be made at the applicable time during the meeting by calling [\(224\) 441-6894](tel:2244416894) and entering the conference identification number [\(927 923 438#\)](tel:927923438#). 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 DECEMBER 21, 2020 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-02-2021: Zoning Ordinance Text Amendment - Section IV.J.1 (Angelov); Permitted Location of Residential Fences

Request by Dimitar Angelov for an amendment to Section IV.J.1 of the Burr Ridge Zoning Ordinance to permit fences in front and side yards rather than the current regulation that limits residential fences to the area behind the rear wall of the house.

B. Z-03-2021: 78-80 Burr Ridge Parkway (Patti's); Special Use and Parking Variation

Request by John Manderscheid on behalf of Patti's Sunrise Case for a special use as per Section VIII.B.2.ff of the Zoning Ordinance to permit the expansion of a restaurant with the sales of alcoholic beverages and a variation from Section XI.13 of the Zoning Ordinance to reduce the number of parking spaces required for a restaurant.

IV. CORRESPONDENCE

A. **Board Report – January 11, 2021**

B. **Building Report –November 2020, December 2020, and January 2021**

V. OTHER CONSIDERATIONS

A. **Z20-83: 91st and Rt 83: Du Page County Zoning Petition**

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

March 22, 2021 Board of Trustees

This meeting of the Board of Trustees has been canceled.

April 5, 2021 Plan Commission – Not Scheduled

A meeting was not scheduled due to the April 6 election.

April 12, 2021 Board of Trustees

There is no Plan Commission representative scheduled for this Board meeting.

April 19, 2021 Plan Commission

The filing deadline for this meeting is March 15, 2021. One public hearing is scheduled as follows:

- **Z-01-2021: 312 Burr Ridge Parkway (Andrews);** Special Use for Restaurant with Live Entertainment and Alcoholic Beverage Sales and Parking Variation

VIII. ADJOURNMENT

PLAN COMMISSION/ZONING BOARD OF APPEALS
VILLAGE OF BURR RIDGE
MINUTES FOR REGULAR MEETING OF DECEMBER 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.

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 November 16, 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: 8 – Broline, Petrich, Hoch, Irwin, Stratis, Farrell, Parella, and Trzupek

ABSENT: 0 – None

(Commissioner Hoch did not respond to Roll Call but later indicated she was present but having trouble unmuting her computer)

Village Planner Doug Pollock was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to approve the minutes of the December 07, 2020 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

III. PUBLIC HEARINGS

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

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

Chairman Trzupek asked for a summary of the petition. Mr. Pollock said that the public hearing for this petition was continued from November 16 and from December 7 to allow the petitioner to revise the plans and petition.

Chairman Trzupek asked the petitioner for further comment.

Mr. Zubin Kammula, Attorney for the petitioner, summarized the additional changes. He said that the following changes were made to the plans: additional stormwater storage was proposed as recommended by the Village Engineer; a 3 foot side yard buffer was added to the side lot lines except adjacent to the existing building; the front yard turnaround was removed; rear yard landscaping, fencing and drainage was added consistent with the two properties to the south; details of the play area were added to the plan; and a public sidewalk was also added. He further described a drop off and pick up schedule to show that congestion would not be an issue. He said that they do not anticipate traffic congestion; but if there were to be a problem, they could implement the more stringent schedule.

Chairman Trzupek asked for public comments.

Carol Novak, 7508 Drew Avenue, asked who removed the children from car seats and if that takes more time than was indicated. Mr. Elan Walsh responded that the staff will take care of removing children from the car seats and that the video shown at the last meeting takes that into consideration. She also questioned the number of parking spaces, and Mr. Kummala said that there are 18 parking spaces.

Mr. Mark Toma, 7515 Drew Avenue, thanked the petitioner for agreeing to the additional stormwater storage. He said he is concerned that the solid fencing will make the building look bigger. He said he remains concerned that there is not enough parking and that the drive aisles are too narrow.

Mr. Walsh responded that they will follow the lead of the Village regarding open or solid fencing. He said they have done both in different locations and will do whatever is preferred by the Village.

Ms. Alice Krampits, 7515 Drew Avenue, agreed with Mr. Toma regarding the stormwater. She said she is still concerned about snow removal and storage and noted that the number of parking spaces was reduced from the prior site plan. She stated that the side yard landscaping variation was a self imposed hardship due to the size of the building addition.

Mr. Pollock read a letter from the property owner to the south who stated support for the petition provided that concerns with landscaping and screening were satisfied.

Chairman Trzupek asked for comments and questions from the Commissioners.

Commissioner Stratis asked if there was a minimum percentage of impervious lot area required by the Zoning Ordinance. Mr. Pollock explained that there was language in the T1 District that referenced minimum green space but that he does not think it applies to this development. Commissioner Petrich said he had asked about that before, but he is not too concerned because they are improving the property and adding more green space.

Commissioner Stratis said that it appears there would not be sufficient parking to return the building to use as an office, even after the play area were removed. He said he is struggling with the project and is concerned that the building addition is too much for the property.

Commissioner Farrell said that she prefers the solid fence because it will help with noise abatement. She said that in regards to the side yard landscaping, they are either maintaining or improving on current conditions.

Commissioner Petrich said he prefers the solid fence and asked about the second egress from the basement. In response, Mr. Yang stated that the ingress and egress from the basement is code compliant. Mr. Pollock added that the building will have to comply with the building code and added that building codes are not within the jurisdiction of the Plan Commission.

Commissioner Broline said that he thinks the traffic circulation will work, that the solid fence is preferable, and that he appreciates the changes made to the plans.

Commissioner Parella thanked the petitioner for the changes and agreed that the solid fence is preferred.

Commissioner Irwin agreed and said he especially appreciates the added stormwater storage and the public sidewalk. He noted that the property does not currently provide the required side yard landscaping and wondered if a variation has previously been approved. In response, Mr. Pollock said that the property was developed before there was a requirement for side yard landscaping and therefore is legally non-conforming.

Commissioner Irwin also asked about safety in regards to the narrow driveways and access to the rear of the property. Mr. Pollock stated that the proposed driveways comply with the minimum zoning standards. He added that input from the Fire District could be requested, but he speculated that the Fire District would be satisfied in that there are two separate points of access, and access from adjoining properties is available in an emergency.

Chairman Trzupek asked about the reference in the staff report to the lot being undersized. Mr. Pollock explained that the minimum lot size in the T1 District is 40,000 square feet in area and 125 feet in lot width and that the subject property was approximately 25% smaller at 31,000 square feet and 100 feet wide.

Chairman Trzupek asked the petitioner if they had reviewed the conditions recommended by staff and if they agreed with those conditions. Mr. Kammula said that they were in agreement with those conditions.

Commissioner Hoch added that she believes the revised plans are a big improvement.

There being no further comments, Chairman Trzupek asked for a motion to close the public hearing.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close the public hearing for Z-14-2020.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to recommend that the Board of Trustees approve Z-14-2020 subject to the following conditions:

1. Prior to issuance of a permit for the building addition, the petitioner shall submit final site engineering plans and landscaping plans consistent with the submitted preliminary plan including but not limited to the following:
 - a. A solid row of evergreen bushes shall be planted and maintained within the 3 foot side yard buffer area. The bushes shall be a minimum of 4 feet tall at the time of planting.
 - b. Rear yard landscaping, drainage and fencing shall be provided as per the attached plan and subject to the approval of the Village Engineer.
 - c. Dead, dying or diseased plant materials shall be replaced in a reasonable time and as needed but in all cases shall be replaced within one year.
 - d. Underground stormwater storage shall be provided as per the submitted recommendation of the Village Engineer with final plans subject to the approval by the Village Engineer.
 - e. A public sidewalk shall be constructed in the adjacent right of way subject to the approval of the Village Engineer.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

There were no comments regarding the Board Report.

V. OTHER PETITIONS

There were no other Petitions on the agenda.

VI. PUBLIC COMMENT

There were no further public comments.

VII. FUTURE MEETINGS

Mr. Pollock said that there was no business scheduled for the January 4, 2021 meeting.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to cancel the January 4, 2021 meeting. The **MOTION** was unanimously **APPROVED** by the Plan Commission.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Petrich to adjourn the meeting at 8:12 pm.

ROLL CALL VOTE was as follows:

AYES: 8 – Hoch, Petrich, Broline, Irwin, Farrell, Stratis, Parella, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 8-0.

Respectfully Submitted:

Doug Pollock, Planner



Z-02-2020: Requests Request by Dimitar Angelov for an amendment to Section IV.J.1 of the Burr Ridge Zoning Ordinance to permit fences in front and side yards rather than the current regulation which limits residential fences to the area behind the rear wall of the house.

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

Prepared by: Doug Pollock, Planner

Date of Hearing: March 15, 2021

The petitioner is a resident who resides in the Oak Hill Subdivision on 95th Place. The resident desires to enclose his side and rear yard with a fence. The Zoning Ordinance does not permit a fence in the side yard. The petitioner is not seeking any other changes to the fence regulations other than the permitted location.

Zoning History

Section IV.J of the Zoning Ordinance regulates fences. Generally, residential fences are only permitted behind the rear wall of a house. They are also restricted to 5 feet in height and must be at least 50% open. Chain link, barbed wire and electric fences are prohibited. Attached is the permit packet which describes in detail the regulations for a fence.

The Zoning Ordinance regulation that restricts fences to rear yards dates back to prior to the 1997 comprehensive update to the Zoning Ordinance. Attached is a report of all fence variations requested since 1975.

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. The petitioner has not completed findings of fact. Whether the Plan Commission recommends approval or denial of this petition, it will be necessary for the Commission to direct staff to prepare findings of fact.

Appendix

Exhibit A – Additional Petition Materials



**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;

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

(Please transcribe or attach additional pages as necessary)



VILLAGE OF BURR RIDGE

PROCEDURES FOR BUILDING PERMIT

Residential Fence

The Village of Burr Ridge Zoning Ordinance regulates all fences in the Village. ***A permit is required for all fences in the Village of Burr Ridge.***

The following is a checklist of requirements for a fence permit application:

Permit Application; A permit application (attached) must be completed and submitted to the Village. Any authorized representative of the property owner may be the applicant. However, the property owner must sign the permit application or provide written consent for another party (e.g. the contractor) to act as the permit applicant.

Required Plans: In addition to the application, all fence permit applications must be accompanied by the following information:

- One copy of a Plat of Survey of the property;
- Three (3) copies of a fence elevation, photograph or manufacturer's specification indicating the height, spacing of pickets or other horizontal and vertical members, other design details, materials and typical footing/foundation cross section;
- Three (3) copies of a site plan (or marked Survey) showing the location of the fence.

Plans must be drawn to scale and provide all vertical and horizontal dimensions of the fence and its design features.

At the time of permit issuance, the applicant is responsible for the following:

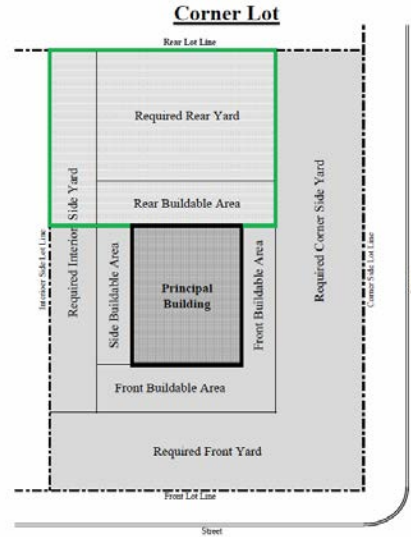
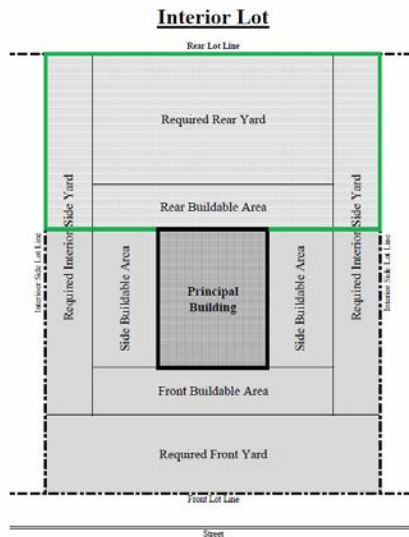
1. A permit fee of \$50.
2. If there are any deviations from the approved plans, the applicant must contact Village staff to review and approve changes before construction of the fence. Construction of a fence without a permit or not conforming to an approved permit is subject to a \$300 stop work order and a \$75 penalty fee.
3. Applicant must complete the construction of the fence according to the approved plans and call for a final inspection within six (6) months of the date the permit is issued or the permit may be deemed null and void.
4. Permit applicant is responsible for scheduling final inspection. Call 630 654-8181, ext. 3100 to schedule. **Permitted times for outside construction by commercial companies are:** Monday through Friday: 7 AM to 7 PM; Saturday: 8 AM to 5 PM; and is prohibited on Sunday and holidays.

A word of caution... residents should be aware that there may be restrictive covenants pertaining to your property which may prohibit or regulate fences - even if you do not have an active homeowners association. Covenants may be enforced through civil action by a Homeowners Association or by other residents in a subdivision. Covenants are in addition to zoning regulations (the more restrictive of the two would apply). The Village does not enforce nor does it retain copies of covenants. A copy of your covenants should have been provided to you when you purchased your home. Your property title should reference a document number for any covenants. That number can be used to obtain a copy of the covenants from the County Recorder.

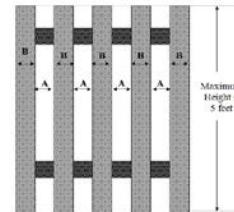
Regulations for Residential Fences

Village of Burr Ridge Zoning Ordinance – Section IV.J

- Fences in residential districts shall be ***not more than five feet in height*** measured from the ground level at the lowest grade level within five feet of either side of the fence.
- Fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback.



- All fence posts and all supports must face the interior of the property on which it is located.
- Chain link, solid, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited.
- All fences in residential districts shall be open fences as defined by Section XIV. Open fences are defined as a fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence.



“A” must be equal to or greater than “B”

Fences for Swimming Pools; In-ground swimming pools must be enclosed with a fence that is 4 to 5 feet in height. Openings in the fence may not pass a 4 inch diameter sphere through the spaces. The clearance between the ground and the bottom of the fence may not exceed 2 inches. Fences must have 50% of the surface area in open spaces as defined above. Access gates shall open outward away from the pool and shall be self-closing and have self-latching devices. The release mechanism of the self-latching device shall be located 54 inches above the bottom of the gate. When the 54 inch height requirement for latching devices cannot be accommodated, the release mechanism shall be located on the pool side of the gate, 3 inches below the top of the gate, and the gate shall have no opening greater than one-half inch within 18 inches of the release mechanism.



VILLAGE OF BURR RIDGE

APPLICATION FOR BUILDING PERMIT

Single-Family Residential

APPLICATION IS HEREBY MADE SEEKING PERMISSION FOR:

- ☐ New Residence—\$1000 Deposit ☐ Addition —\$600 Deposit ☐ Alteration—\$200 Deposit ☐ Accessory Structure—No Deposit
- ☐ Accessory Building – With Electrical, Mechanical or Plumbing (EMP) - \$200 Deposit ☐ Accessory Building – No EMP – No Deposit
- ☐ Electrical, Plumbing or Mechanical Alteration or Service Upgrade -No Deposit

Description:

\$

Deposit Due at Time
of Application

Additional Fees Will Be Due Prior
to Issuance of the Permit

Address of Property:

PIN #:

ALL FIELDS REQUIRED. COMPLETE APPLICATION IN ITS ENTIRETY OR THE PERMIT WILL NOT BE PROCESSED.

Permit Applicant:	Construction Value:
Applicant's Address:	Business Phone:
	Cell Phone:
	FAX:
	Email:

The permit applicant may be the general contractor, property owner, or other representative of the property owner authorized to submit this application and to proceed with all work requested herein. All correspondence and inquiries from the Village of Burr Ridge during the plan review and construction process will be directed to the permit applicant, only.

General Contractor: Address:	Email:
	Phone:
Architect: Address:	Email:
	Phone:
Property Owner: Address:	Email:
	Phone:

Please allow **14 business days for the first plan review and 10 for each subsequent review**. You will be contacted upon completion of each plan review. If plans and related documents are not completed in full compliance with the applicable codes of the Village of Burr Ridge, resubmittal of plans and review of said plans by the Village of Burr Ridge will be required and will delay issuance of the permit.

The above information and the submitted plans are true and accurate to the best of my knowledge.

Signature of Applicant

Date of Submittal

Variation Petitions - Fences & Walls

Village of Burr Ridge Plan Commission

Petition	Address	Petitioner	PC	BOT	Ordinance
V 06 2019	8335 County Line Road		Approval	Approved	
ence located adjacent to a driveway gate; property was deemed unique due to it having unusual access from the street.					
V 01 2018	7210 Giddings Ave		Denial	Withdrawn	
Requests a variation pursuant to Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in a corner side yard.					
V 02 2018	3 Morgan Ct		Approval	Approved	
Requests a variation from Section IV.J.1.a of the Burr Ridge Zoning Ordinance to permit a fence that exceeds 5 feet in height.					
V 02 2017	10S650 Oak Hill Court	Ian Berliner	8/21/2017 Approval	8/28/2017 Approved	A-834-16-17
Requests variations from Section IV.J.1.b of the Burr Ridge Zoning Ordinance to permit a fence in an interior side yard.					
V 02 2016	638 Gregford Dr	Christopher Bryant	5/16/2016 Approval	6/13/2016 Approved	A-834-11-16
Variations from Section IV.J of the Burr Ridge Zoning Ordinance to permit a seven-foot tall, solid wood fence located in an interior side yard and a front yard rather than the requirement that fences not exceed five feet in height, be at least 50% open, and be located only in the rear yard.					
V 01 2015	512 Kirkwood Cove	MJ Bennett	9/21/2015 Approval	10/12/201 Approved	A-834-17-15
Requests a variation from Section IV.J.b of the Burr Ridge Zoning Ordinance to permit replacement of a wood fence with an aluminum fence in an interior side yard (south side of home) rather than restricted to the rear yard (west side of home).					
V 03 2013	8611 Crest Ct	David A. Schulz	6/3/2013 Approval	6/24/2013 Approved	A-834-19-13
Requests a variation from Section IV.J.1 of the Burr Ridge Zoning Ordinance to permit a fence that exceeds the maximum permitted height of 5 feet.					
V 06 2013	2 Carriage Pl	Robert Werr & Mary Slaga	10/21/2013 Approval	11/11/201 Approved	A-834-33-13
Requests for a variation from Section IV.I.34 of the Burr Ridge Zoning Ordinance to permit the replacement and expansion of a patio and patio seat wall located less than 10 feet from the interior side (south) lot line rather than the requirement that patios and patio seat walls be located a minimum of 10 feet from an interior side lot line					
Z 11 2013	6501 County Line Rd	Dennis Lindell	7/1/2013 Denial	9/9/2013 Denied	A-834-25-13
Requests a variation to Section IV.J of the Burr Ridge Zoning Ordinance to allow for the construction of a 6 foot tall fence in the front yard, the corner side yard, and the interior side yard of an existing residential property					

<i>Petition</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
V 01 2011	15W15187th St	Prairie Path Pavers	3/7/2011 Approval	3/28/2011 Approved	A-834-07-11
Requests a variation from Section IV.I.12 of the Burr Ridge Zoning Ordinance to permit a driveway gate on a property with 165 feet of frontage rather than the required 220 feet of frontage for a driveway gate.					
V 03 2011	140 Tower Dr	AMS Mechanical	9/19/2011 Withdrawal		
Requests a variation from Section IV.I.34 of the Burr Ridge Zoning Ordinance to permit a fenced trash dumpster enclosure area in the rear yard but not adjacent to the rear wall of the principal building.					
V 05 2011	6545 County Line Rd	Robert Becker	11/7/2011 Approval	11/28/2011 Approved	A-834-33-11
Requests a variation from Section IV.J of the Burr Ridge Zoning Ordinance to permit a temporary fence in the front yard of a residential property for the purpose of winter-time salt protection.					
V 02 2010	11314 79th St	Kane Brothers, Inc	7/19/2010 Approval	5/24/2010 Approved	A-834-05-10
Requests Variation from Section IV.I.12 of the Burr Ridge Zoning Ordinance to permit the construction of a driveway gate on a property with only 164 feet of street frontage.					
V 04 2009	504 Ambriance!	Harish Bhatt	10/19/2009 Approval	2/22/2010 Approved	A-834-03-10
Variations from the Burr Ridge Zoning Ordinance: from Section IV.J.a to permit a fence that exceeds the maximum height of 5 feet from grade; from Section IV.J.1.b to permit a fence to be located forward the rear wall of the house rather than the requirement that fences be restricted to the area behind the rear wall of the house; and from Section IV.J.e to permit the use of solid masonry piers as support posts for the fence rather than the requirement that each one foot section of the fence be at least 50% open.					
V 01 2006	11500 German Church Rd	Howard Eggert	2/6/2006 Approval	2/27/2006 Approved	A-834-04-06
Variation in Fence ordinance to provide 6 foot tall fence, with a privacy, shadowed cedar fence type construction to hide cemetery from neighbors.					
V 04 2006	6201 Grant St	Ellen & Robert Cimala	4/17/2006 Approval	5/8/2006 Approved	A-834-16-06
Variation of erecting a fence that extends nearer corner side lot line than the corner side yard line which is 30 feet in the R-3 district.					
Z 20 2005	15W100 Plainfield Rd	United Church of Christ	10/17/2005 Withdrawal		
Variation per Section VI.J.1 for the erection of a 2 foot aluminum fence at the perimeter of the detached accessory building.					
V 03 2003	628 Camelot Dr	Renee Severa	10/6/2003 Approval	10/27/2003 Approved	A-834-21-03
Petitioner is requesting a variation from Section IV.J.1.a & b. of the Zoning Ordinance to allow a fence to extend beyond the front plain of the principal structure.					
V 05 2003	15W210 77th Street	Jim & Juanita Hoselton	10/20/2003 Denial	11/24/2003 Approved	A-834-30-03
Petitioners request variation from Section IV.J.1(b) of the Zoning Ordinance to permit a fence that extends further toward the front of the lot than the rear wall of the principal building.					

Petition	Address	Petitioner	PC	BOT	Ordinance
V 06 2002	6758 Fieldstone Dr	Kevin and Shelley Mead	9/16/2002 Approval	10/14/2000 Approved	A-834-20-02
Petitioner requests a variation from Section IV.G.2(a) of the Zoning Ordinance to allow a fence to be installed at a varying distance of 34-44 feet at the rear property line rather than 50 feet as required.					
V 02 2001	8283 Lake Ridge Dr	Dr. Ajaz Alvi	3/5/2001 Denial	3/26/2001 Denied	A-834-12-01
Requests a (construction necessitated) variation from Section IV.J.1 (b) of the Burr Ridge Zoning Ordinance to allow a wrought iron fence to be installed that extends nearer to the corner side lot line than the corner side yard setback line (on 83rd Street), and extends further toward the front of the lot than the rear wall of the principal building.					
V 04 2001	8310 Fars Cove Ct	Roy S. Hall	3/5/2001 Approval	3/26/2001 Approved	A-834-10-01
Also Includes 8330 Fars Cove Ct - PIN 09-36-408-019; The Petitioner requests a variation from Section IV.J.1 (b) of the Burr Ridge Zoning Ordinance to allow a 4 foot high open fence to be constructed in the front yard of two lots, rather than the requirement that the fence be located in the rear yard. APPROVED WITH FOUR CONDITIONS.					
V 05 2001	6756 Fieldstone Dr	Ron Vari	4/16/2001 Approval	5/14/2001 Approved	A-834-14-01
Petitioner requests a variation from Section IV.G.2 (a) of the Burr Ridge Zoning Ordinance to allow a 5 foot high wrought iron fence to remain as an obstruction in a through lot at a distance of approximately 34 feet from the rear property line rather than at a distance of 50 feet from the property line as required.					
V 08 2001	8283 Lake Ridge Dr	Dr. Ajaz Alvi	7/16/2001 Approval	8/13/2001 Approved	A-834-24-01
Requests a (construction necessitated) variation from Section IV.J.1 (b) of the Zoning Ordinance to allow a wrought iron fence to be installed 10 feet from the corner side lot line (on 83rd Street) rather than the required 30 feet.					
Z 04 2001	8275 County Line Rd	Frank Vonachen	4/16/2001 Approval	9/24/2001 Approved	A-834-30-01
Requests a variation from Section iv.j.1 of the Burr Ridge Zoning Ordinance to allow a solid fence (wall) ranging in height above grade between 4 to 9 feet and located adjacent to the front and corner side lot lines.					
V 10 1999	8265 Steepleside Dr	Scott & Lynn Magnesen	12/6/1999 No Rec.	1/10/2000 Approved	A-834-3-00
Variation (construction necessitated) from Section IV.G.2 of the Burr Ridge Zoning Ordinance to allow a fence to be adjacent to the rear lot line of a through lot, rather than the requirement that the fence be at least 60 feet from the rear lot line.					
Z 01 1999	7000 North Frontage Rd	Callaghan Associates, Inc.	6/14/1999 Approval	6/14/1999 Approved	A-834-14-99
Petitioner requests the following variations from the Burr Ridge Zoning Ordinance: (1) a variation from Section XI.C.11 to allow the existing parking lot and landscaping layout including the use of asphalt grindings for the surface of the employee parking areas; (2) a variation from Section XI.C.8 to permit parking in front of the principal building; (3) a variation from Section IV.J.2 to permit a chain-link fence with barbed wire, and (4) a variation from Section IV.E to permit more than one building on a lot.					

Petition	Address	Petitioner	PC	BOT	Ordinance
V 05 1998	7553 Forest Hill Rd	(Barnes) Rob & Kim Figliulo	7/20/1998 Approval	8/10/1998 Approved	A-834-23-98
Petitioners request a variation from Section IV.I.33.b of the Burr Ridge Zoning Ordinance to permit two brick and stone garden walls, each being 26 feet long and 4 feet high, to be located approximately 32 feet from the corner side yard setback, rather than the required 40 feet as per Section VI.7.a.(1), and the requirement that such walls shall not extend beyond the established building setback line within the buildable area.					
V 08 1998	6400 Hillcrest Dr	Ms. Carla Mitchell	8/17/1998 Withdrawal		
V 02 1997	6992 Fieldstone Dr	Dr. Pongched	3/3/1997 Approval	6/9/1997 Approved	A-454-11-97
Requests a (construction necessitated) variation to allow a solid fence (wall) located forward the rear wall of the house.					
V 09 1997	8310 Fars Cove Ct	Roy S. Hall	8/18/1997 Approval	9/8/1997 Approved	A-834-1-97
A variation from Section IV.J.1.b to permit a fence to be located in the front yards of Lots 1 and 2, rather than the requirement that fences shall not extend forward the rear wall of the principal dwelling.					
V 02 1996	8410 Arrowhead Farm Dr	Mr. & Mrs. Vito Mistretta		2/12/1996 Approved	A-454-2-96
(construction necessitated) Petitioners request a variation for the Subject Property from Section VI.C-1.8.a of the Burr Ridge Zoning Ordinance to permit a deck to be 44.42 feet from the front lot line (50 feet required) and a variation from Section IV.I.11 of the Burr Ridge Zoning Ordinance to allow a solid fence (i.e. decorative wall) enclosing the deck as shown on the submitted site and elevation plans.					
V 11 1996	15W260 62nd St	Robert & Bernadette Strzyz	11/4/1996 Approval	11/25/1996 Denied	A-454-27-96
Request a variation for the Subject Property from Section IV.G.2.a of the Burr Ridge Zoning Ordinance to permit an open fence along the rear lot line of a through lot, rather than the requirement that a 30 foot setback shall be provided from the rear lot line of a through lot.					
V 12 1995	9370 Cascade Cir	McNaughton Development agt for Mr. & Mrs. R. Jonas	6/5/1995	6/26/1995 Approved	A-454-25-95
Petitioners request a variation for the Subject Property from Section IV.I.11 of the Burr Ridge Zoning Ordinance to permit a decorative fence forward of the front wall of the house in order to create a small rectangular courtyard, rather than the requirement that a decorative fence shall be permitted only extending from the front two corners of the principal building to the side lot lines, at right angles, and parallel, or approximately parallel, to the front lot line.					
V 13 1995	9000 Turnberry Dr	Roger L. & Kathleen M. Longtin		7/10/1995 Approved	A-454-27-95
Petitioners request a variation for the Subject Property from Section IV.I.25 of the Burr Ridge Zoning Ordinance to permit a pool to be located in the buildable area to the south side of the house and to permit 5 feet of the pool patio to be located in the south side yard setback, rather than the requirement that a pool be located in the buildable area to the rear of the house or in the required rear yard, but not closer than 10 feet from the lot line, and a variation for the Subject Property from Section IV.I.10 of the Burr Ridge Zoning Ordinance to permit the required fence surrounding the pool to be approximately 35 feet forward of the rear wall of the house on the south side, rather than the requirement that a fence shall extend no further toward the front of the lot than the rear wall of the principal building.					

Petition	Address	Petitioner	PC	BOT	Ordinance
V 01 1994	112-136 Carriage Way Dr	Carriage Way Condominiums	2/7/1994 Approval	2/28/1994 Approved	A-454-5-94
Variations to permit a seven foot tall, solid fence on the south side of Carriage Way Condo. Property, adjacent to Tower Dr. industrial properties, rather than 5 foot tall, 50 percent open fence.					
V 19 1994	703 Ambriance	Hunter & Jeannie Harrison	12/5/1994	1/9/1995 Approved	A-454-1-95
Petitioners request a variation for the Subject Property from Section IV.I.10 of the Burr Ridge Zoning Ordinance to permit a fence to extend forward of the rear wall of the house to the front wall at the southeast corner and on the west side approximately 23 feet forward of the rear wall of the house, rather than extending no further forward than the rear wall of the house.					
V 04 1993	124 Kraml Dr	Thomas Zurowski for owners Randy & Susan Jahn	6/21/1993 Approval	7/12/1993 Approved	A-454-11-93
Petitioner requests a variation to permit an existing decorative fence (guard wall) 3 feet in height to be located on the north side of the house, adjacent to the basement stair well, rather than the maximum of 2.5 feet in height and only extending from the front two corners of the principal building to the side lot lines. The Petitioner is seeking to permit an existing guard wall around the stair well to the basement to remain.					
V 06 1993	6401 County Line Rd	John Schmidt	9/7/1993 Approval	9/27/1993 Approved	A-454-16-93
(construction necessitated) Petitioner requests the following variations: 1) a variation to permit a fence to be located forward of the rear wall of the principal building rather than behind the rear wall of the principal building as required by Section IV.I.4 of the Burr Ridge Zoning Ordinance; 2) a variation to permit a fence to be located in the front and corner side yard abutting the west and south property lines (Plainfield and County Line Roads), rather than fences not extending nearer to the corner side lot line than the corner side yard line as required by Section IV.I.4. of the Burr Ridge Zoning Ordinance; 3) a variation to permit a portion of the fence to be a six foot, solid cedar fence, rather than a five foot, fifty percent open fence as required by Section IV.I.4. of the Burr Ridge Zoning Ordinance; and 4) a variation to permit a portion of the fence to include chain link, whereas Section IV.I.4. of the Burr Ridge Zoning Ordinance prohibits chain link fences.					
V 07 1993	732 Gregford Dr	Jerald Allen Jones		10/11/199 Denied	A-454-17-93
Petitioner requests variations to permit a 2-1/2 foot high post and rail fence to be located forward of the rear wall of the house on the west side of the house.					
V 07 1993	732 Gregford Dr	Jerald Allen Jones	9/20/1993 Approval	10/11/199 Approved	A-454-17-93
Petitioner requests variation to permit a 2-1/2 foot high post and rail fence to be located along the corner side lot line. Companion request to allow the fence to be forward the rear wall of the house was denied (see separate data entry).					
V 09 1993	9204 Fallingwater Dr E	Raymond & Denita Baldi	10/18/1993 Approval	10/25/199 Approved	A-454-19-93
Petitioners request a variation to permit a fence to encroach a maximum of 18 feet into the corner side yard setback in order to secure an existing pool.					
V 11 1993	11500 German Church Rd	Trinity Lutheran Church	11/1/1993 Approval	11/8/1993 Approved	A-454-20-93
Petitioner is requesting a variation to permit a six (6) foot high solid fence to be located along the north and east property lines adjacent to the church cemetery and also along the south portion of the cemetery, rather than the permitted five (5) foot high, fifty percent open fence.					

Petition	Address	Petitioner	PC	BOT	Ordinance
Z 01 1993	15W531 89th St	Salvino, Kevin & Colleen	2/15/1993 Approval	5/10/1993 Approved	A-454-10-93
Petitioner requests a variation to allow an existing 4 foot, wooden-rail fence on the front property line, rather than no farther forward than the rear wall of the house as required by the Zoning Ordinance.					
V 01 1992	8449 Omaha Dr	Mr. & Mrs. William J. Phillips	2/3/1992 Approval	2/24/1992 Approved	A-454-2-92
Petitioner is requesting variations to permit the installation of decorative fences to (1) encroach 11 feet into the front yard setback, ranging in height from 12 feet at the building to 4 feet 6 inches, rather than the maximum height of 2 feet 6 inches permitted by the Burr Ridge Zoning Ordinance; and (2) to extend 17 feet from the interior house corner to the center of the lot, ranging in height from 8 feet at the building to 4 feet, rather than the maximum height of 2 feet 6 inches permitted by the Burr Ridge Zoning Ordinance.					
V 12 1992	7810 Circle Dr	Pamela Theriault & Mary Haubenreiser	10/5/1992 Approval	10/26/199 Approved	A-454-21-92
Petitioners are requesting a variation to permit the fence on the southwest side of the house to extend from the front corner of the house, rather than no further toward the front of the lot than the rear wall of the principal building as required by Section IV.I.10 of the Burr Ridge Zoning Ordinance, and to permit the fence to extend along the south lot line (which adjoins an unimproved right-of-way), rather than no closer to the corner side lot line than the corner side yard line as required by Section IV.I.10 of the Burr Ridge Zoning Ordinance.					
V 13 1992	6501 Elm St	Bertha Holub	11/2/1992 Approval	11/9/1992 Approved	A-454-22-92
Petitioner is requesting a variation to permit the installation of a six (6) foot high wrought iron fence rather than the maximum permitted height of five (5) feet, and also to allow the fence to be located along the entire front property line rather than the requirement under Section IV.I.10 of the Burr Ridge Zoning Ordinance that the fence be located no farther toward the front of the lot than the rear wall of the house.					
V 15 1992	6747 Fieldstone Dr	Stephen Burke	11/16/1992 Denial	1/25/1993 Denied	A-454-4-93
Petitioner requests a variation to permit a fence along the entire perimeter of the lot, including extending forward of the rear wall of the house, rather than the fence being permitted to extend no further toward the front of the lot than the rear wall of the principal building as required by Section IV.I.10 of the Burr Ridge Zoning Ordinance.					
V 16 1992	7921 Madison St	Greg & Susanna Donnelly	11/16/1992 Approval	12/14/199 Approved	A-454-26-92
Petitioners are requesting a variation to permit the installation of a six (6) foot high solid fence rather than the permitted five (5) foot high, fifty percent open fence and also to allow the fence to be located along the south lot line extending forward of the rear wall of the principal building rather than the requirement under Section IV.I.10 of the Burr Ridge Zoning Ordinance that the fence be located no farther toward the front of the lot than the rear wall of the house. BOARD APPROVED FIVE (5) FOOT SOLID FENCE WITH TWO CONDITIONS.					
Z 04 1992	15W773 79th St.	Village of Burr Ridge	3/16/1992 Approval	4/13/1992 Approved	A-454-6-92
Requests variation for a chain link fence, rather than the type of fence allowed by Sec. IV.I.10 of the Zoning Ord., subject to that fence being removed within 10 years or when 50% or more of the fence is repaired or replaced, whichever occurs first.					
Z 04 1992	15W773 79th St.	Village of Burr Ridge		4/13/1992 Approval	A-454-6-92
Requests variation for a 4X6 ft. wood fence in front of the house, rather than the type of fence allowed by Sec. IV.I.10 of the Zoning Ord., subject to the fence being removed within 10 years or when 50% or more of the fence is repaired or replaced, whichever occurs first.					

Petition	Address	Petitioner	PC	BOT	Ordinance
Z 04 1992	7921 Madison St.	Village of Burr Ridge	3/16/1992 Approval	4/13/1992 Approved	A-454-6-92
Request for variation to permit a 6 ft. high solid fence that extends farther forward than the rear wall of the house, rather than the type of fence allowed by Sec. IV.I.10 of the Zoning Ord., subject to the fence being removed within 10 years or when 50% or more of the fence must be repaired or replaced, whichever occurs first.					
Z 04 1992	15W773 79th St.	Village of Burr Ridge	3/16/1992 Approval	4/13/1992 Approved	A-454-6-92
Requests variation for a fence farther forward than the rear wall of the house as limited by Sec. IV.I.10 of the Zoning Ord., subject to the fence being removed within 10 years or when 50% or more of the fence is repaired or replaced, whichever occurs first.					
Z 04 1992	15W749 79th St.	Village of Burr Ridge	3/16/1992 Approval	4/13/1992 Approved	A-454-6-92
Requests variation to permit a fence to extend forward of the rear wall of the house rather than the type of fence allowed by Sec. IV.I.10 of the Zoning Ord., subject to the condition that the portion of the fence which is forward be removed within 10 years or when 50% or more must be repaired or replaced, whichever comes first.					
V 02 1991	301 Kirkwood Cove	Louis Pileggi	6/17/1991 Approval	6/24/1991 Approved	A-454-12-91
Petitioner is requesting a variation to permit the replacement of the existing fence in its current location which extends the fence to the front wall of the house on its western side, rather than the requirement under Section IV.I.10 of the Burr Ridge Zoning Ordinance that the fence not extend any farther forward than the rear wall of the house. (corner lot at 83rd St and Park Ave)					
V 05 1991	160 Circle Ridge Dr	John S. Rinehart	9/16/1991 Approval	10/14/199 Approved	A-454-18-91
Petitioner is requesting a variation to permit the installation of a decorative fence to be located approximately three feet, two inches in front of the house and extending approximately 13 feet, two inches in an easterly direction in front of the front entry, rather than the requirement under Section IV, I, 11 of the Burr Ridge Zoning Ordinance that the fence only extend from the front two corners of the principal building to the side lot lines, at right angles, and parallel or approximately parallel, to the front lot line.					
V 06 1991	9080 Turnberry Dr	Randall & Sharon Smith	9/16/1991 Approval	10/14/199 Approved	A-454-19-91
(construction necessitated) Petitioner is requesting variations to permit the construction of a fence which would extend 12.5 feet forward of the rear wall of the house on the north side (hereinafter referred to as the "North Side Variation" and to extend to the lot line adjoining 91st Street (corner side lot line) on the south side (hereinafter referred to as the "91st Street Variation"). BOARD APPROVED "NORTH SIDE VARIATION" AND THE "91st STREET VARIATION" MAY CONTINUE AS A NONCONFORMING USE WITH RESTRICTIONS.					
V 09 1990	15W660 79th St	Dove International	Withdrawal	Withdrawn	
Notation on outside of petition envelope - "Incorrect Request, Close File".					
V 05 1989	1109 Woodview Rd	Mr. & Mrs. Weber	8/21/1989 Approval	9/11/1989 Approved	A-454-16-89
Variation to permit construction of a solid fence and an increased height of 84 inches rather than the required 50% open fence construction and 48 inch height limitation as provided in Section IV,I,10 of the Burr Ridge Zoning Ordinance.					

Petition	Address	Petitioner	PC	BOT	Ordinance			
V 05 1988	8400 County Line Rd	Robert & Debra Corrigan	8/1/1988 Denial	8/22/1988 Denied	A-454-15-88			
Variation from Section IV.I.10 of the Zoning Ordinance to (1) permit a closed fence; (2) that exceeds the five foot height limit; and (3) with a portion of the fence extending forward the rear wall of the house.								
V 08 1988	10S676 Glenn Dr	LeRoy & Marsha Long	10/17/1988 Approval	11/14/198 Approved	A-454-20-88			
Variation to allow a fence to be 6.56 feet from the corner side lot line rather than ther required 40 feet.								
V 11 1988	140 Tower Dr	Federal Sign	2/20/1989 Denial	3/13/1989 Denied	A-454-2-89			
Variations from the Zoning Ordinance of the Village of Burr Ridge to permit the construction of a chain link fence in lieu of a solid fence and allow it to be 8 feet tall plus 12 inches of barbed wire for a total height of 9 feet								
V 10 1987	8495 Dolfor Cove	Marvin & Kathleen Wilson	8/17/1987 Approval	9/14/1987 Approved	A-454-23-87			
Requests a variation from Section IV.I.10 of the Zoning Ordinance to allow a fence to encroach four feet into the corner side yard setback.								
V 10 1986	101 Carriage Way	Kenneth Glomb	6/2/1986 Denial	Withdrawn				
Requests a variation from Section IV.I.10 of the Zoning Ordinance to permit a fence to extend to the corner side lot line rather than the corner side yard setback line and to permit the fence to extend forward the rear wall of the house to a point approximately 25 feet from the front wall.								
V 14 1986	240 Shore Dr	Roy Houff and Company	8/18/1986 Approval	9/8/1986 Approved	A-454-27-86			
Requests a variation to allow the construction of a 72 inch high chain link fence in the interior side and rear yards along the north and west property lines to enclose a portion of the parking lot.								
V 02 1985	8223 Garfield Ave	William Van Hoegarden						
10/11/85 Letter to the Board - "This Zoning Board did not vote on this matter because they felt we shouldn't comment on this case since we have no jurisdiction on the fence moratorium."								
10/15/85 Memo from Village Administrator to Building Commissioner - "At their October 14 meeting, the Board of Trustees voted to waive the application of the moratorium provisions and to allow the existing Zoning Ordinance provisions to prevail in the case of the fence proposed by Mr. & Mrs. William Van Hoegarden."								
V 02 1985	8223 Garfield Ave	William Van Hoegarden	Withdrawal	Withdrawn				
Requests a varitiation to allow a 6 foot high solid fence rather than the requirement that fences be open and not exceed 5 feet. The fence is located adjacent to the rear and corner side lot (83rd St) lines. The petition was withdrawn and the fence was made to be open and to comply with the 5 foot height restriction.								
V 05 1985	6330 County Line Rd	Harbour Contractors, Inc. (for Donald Kelly)	12/2/1985 Approval	2/24/1986 Approved	A-454-5-86			
Variation to permit the construction of a seven (7) foot open fence instead of a five (5) foot fence from the provisions of Section IV,I,10 of the Burr Ridge Zoning Ordinance.								

<i>Petition</i>	<i>Address</i>	<i>Petitioner</i>	<i>PC</i>	<i>BOT</i>	<i>Ordinance</i>
V 04 1984	6116 County Line Rd	Casimir J. Dolemba	9/14/1984 Approval	9/24/1984 Approved	A-454-4-84
Requests a variation to allow an open fence six feet in height with gate centers graduating to 7 feet in height rather than the requirement that fences not exceed five feet in height.					
V 12 1983	158 Tomlin Cir	Illinois Service Corporation	No Recomm Denied		
Wing wall into side yard. According to the Minutes of the Board of Trustees for January 23, 1984 the variation request was Denied. Unable to locate an Ordinance Denying this variation.					
V 03 1975	8100 Park Ave	Ben & Carole Bartolini	4/7/1975 Approval	5/19/1975 Approved	A-25-5-75
Variation in Section IV-I-11, 19 and 24 of the provisions of the Burr Ride Zoning Ordinance of March 8, 1965, as amended, to allow: 4 ft. 4 in. wing walls the full height of the front structure (12 ft. 8 in.) extending North into the 30 ft. required front yard, South from the garage into the 47 ft. rear yard (previously approved as a variation) and North off the garage into the 47 ft. side-front yard.					



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-03-2021: 212 Burr Ridge Parkway (Manderscheid); Requests a special use as per Section VIII.B.2.ff of the Zoning Ordinance to permit the expansion of a restaurant with the sales of alcoholic beverages and a variation from Section XI.13 of the Zoning Ordinance to reduce the number of parking spaces required for a restaurant.

HEARING:

March 15, 2021

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Doug Pollock, Planner

PETITIONER:

John Manderscheid, on behalf of
Patti's Sunrise Cafe

PETITIONER STATUS:

Tenant

PROPERTY OWNER:

Reegs Properties, LLC

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Shopping Center

SITE AREA:

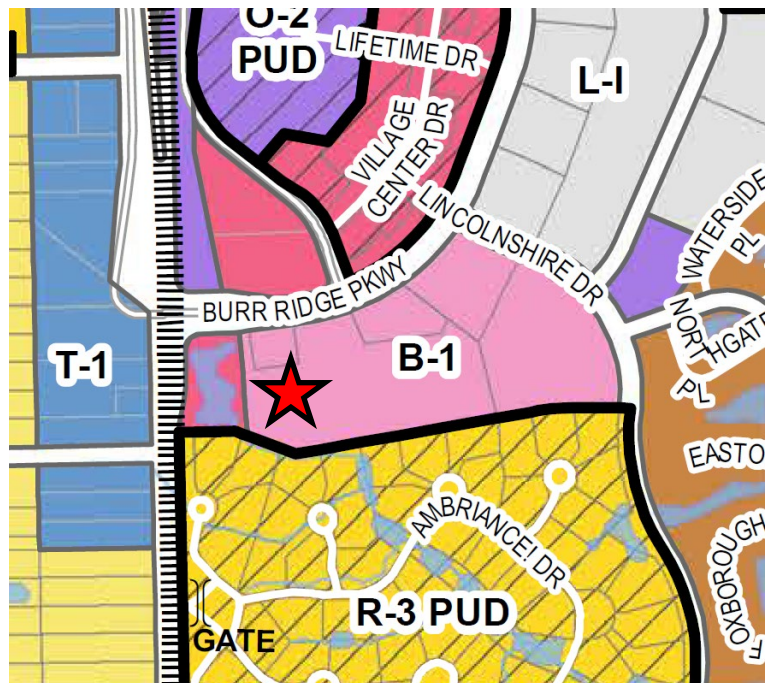
7.2 Acres

SUBDIVISION:

County Line Square

PARKING AVAILABLE:

468 Public Spaces



The petitioner operates a restaurant in the County Line Square Shopping Center and is requesting zoning approval to expand the restaurant into an adjoining tenant space. The current restaurant occupies approximately 3,000 square feet at 78 Burr Ridge Parkway. They are seeking to incorporate the 1,100 square feet of floor space at 80 Burr Ridge Parkway into their restaurant.

Compliance with the Zoning Ordinance

Temporary Indoor Seating: On November 9, 2020, the Board of Trustees approved an amendment to the Zoning Ordinance that allows temporary indoor activities in the business districts as follows:

Section VIII.A.4.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 only be approved for existing uses that were in operation prior to January 1, 2020 and have experienced a demonstrable impact on their physical business due to the COVID-19 pandemic; such temporary activities shall not exceed an existing use's approved hours.

Section XI.13 further was amended to allow the Village Administrator to waive parking requirements for such temporary activities. The Ordinance approving these amendments expires on May 1, 2021. The amendment was specifically designed to give businesses, restaurants in particular, temporary relief from the COVID restrictions.

The petitioner has utilized this Ordinance to expand their business by adding some additional seats in the adjoining restaurant space and now seeks approval to permanently expand the restaurant in to this previously vacant space.

Special Use Approvals: As per Section VIII.B.2.ff of the Zoning Ordinance, the proposed land use requires special use approval for a restaurant that serves alcoholic beverages. The subject restaurant, Patti's Sunrise Café, is a breakfast and lunch restaurant only and has a limited alcoholic beverage business.

Parking Variation: A parking variation is also required. The shopping center does not currently provide the number of parking spaces required for the current tenant mix. The proposed restaurant requires 11 parking spaces (1 space per 100 square feet) while the prior tenant (Post Net) required only 5 parking spaces (one per 200 square feet). Due to the increase in parking demand and the resultant increase in the parking shortage for the shopping center, the restaurant cannot occupy the space at 80 Burr Ridge Parkway unless the Village grants a parking variation.

The attached spreadsheet provides data regarding parking for the current tenant mix. In summary, the existing tenant mix, with the parking variations that have been granted to date, requires 476 parking spaces and there are only 468 parking spaces provided. The proposed expansion of Patti's Sunrise Cafe would increase the requirement parking from 476 spaces to 482 spaces. The spreadsheet also shows that based on the hours of operation of the various businesses there are sufficient parking spaces during the typical business hours.

Public Hearing History

There have been no prior public hearings for this particular tenant space. In regards to parking variations, there have been three other such requests within County Line Square. Those requests included 2015 variations for Capri and Cyclebar and a 2020 parking variation for the space at 212 Burr Ridge Parkway for a restaurant with live entertainment.

Public Comment

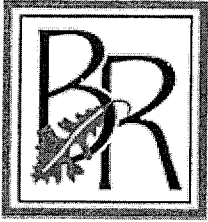
Staff has not received any public comment regarding this petition.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend a special use and variation approval for the proposed restaurant, staff recommends that said recommendation be subject to the the special use being limited to the current petitioner.

Appendix

Exhibit A – Petitioner’s Materials



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): PATTI'S SUNRISE CAFE
JOHN MANDERSCHIED

STATUS OF PETITIONER: PATTI'S SUNRISE CAFE

PETITIONER'S ADDRESS: 78 BURR RIDGE PARKWAY BURR RIDGE
IL. 60527

ADDRESS OF SUBJECT PROPERTY: 78 BURR RIDGE PARKWAY BURR RIDGE
IL. 60527

PHONE: 630-455-5504 / PATTI'S - 630-825-5931 - JOHN

EMAIL: JOHN.MANDERSCHIED@PATTISSUNRISECAFE.COM

PROPERTY OWNER: BOB GARDNER

PROPERTY OWNER'S ADDRESS: _____ PHONE: 630-842-2506

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

DESCRIPTION OF REQUEST:

ADDING 1,100 SQ FT - TO PATTI'S
80 BURR RIDGE PARKWAY - IS THE ADDRESS
ADDED

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____

EXISTING USE/IMPROVEMENTS: _____

SUBDIVISION: _____

PIN(S) # _____

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

Petitioner's Signature

Date of Filing



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.**

Patti's is currently the only dine-in breakfast-oriented restaurant in the Village, to which our popularity is considerable among Village residents. The extra space currently provides for additional capacity related to physical distancing needs, but will also allow our business to operate at a higher capacity once COVID is past.

- 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.**

Patti's has a longstanding reputation of excellence in the Village for providing a family-oriented breakfast dining atmosphere.

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

The additional space will provide for additional capacity and shorter wait times for patrons wishing to frequent Patti's. The use in its present form presents a positive complement to others in County Line Square.

- 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; Patti's has not impeded other elements of County Line Square from being leased nor does it present any issues in its proposed expanded form.

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

All such facilities are currently present.

- 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.**

All such facilities are currently present and the proposed expansion is highly unlikely to present any adverse condition to public streets.

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

Restaurants are commonly found in downtown Burr Ridge and are a vital part of the local community and economy.

- 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.



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

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

The basis of the variation is due to factors that are outside of the direct control of the applicant, as the Village has adopted a regulation which states that parking is counted individually. There is plenty of parking near the subject property and the addition of the additional 1,100 square feet of restaurant space poses no threat to the normal development of the property.

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

The restaurant being unable to expand due to a parking regulation is unfair, and the impact of the additional parking will have no effect on the property as a whole.

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

Correct. County Line Square is currently underparked from a legal standpoint, but there is sufficient parking to accommodate the expansion.

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

The variation is only necessary due to the present regulations adopted by the Village.

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

Correct. The conditions of parking at County Line Square are not the responsibility of the applicant nor can the applicant take any independent action to remedy the need for a variation.

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

The granting of the variation will pose no issue to the community.

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

The granting of the variation will pose no issue to the community.

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

The granting of the variation will not deprive the local community of any health or safety benefits currently enjoyed.

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

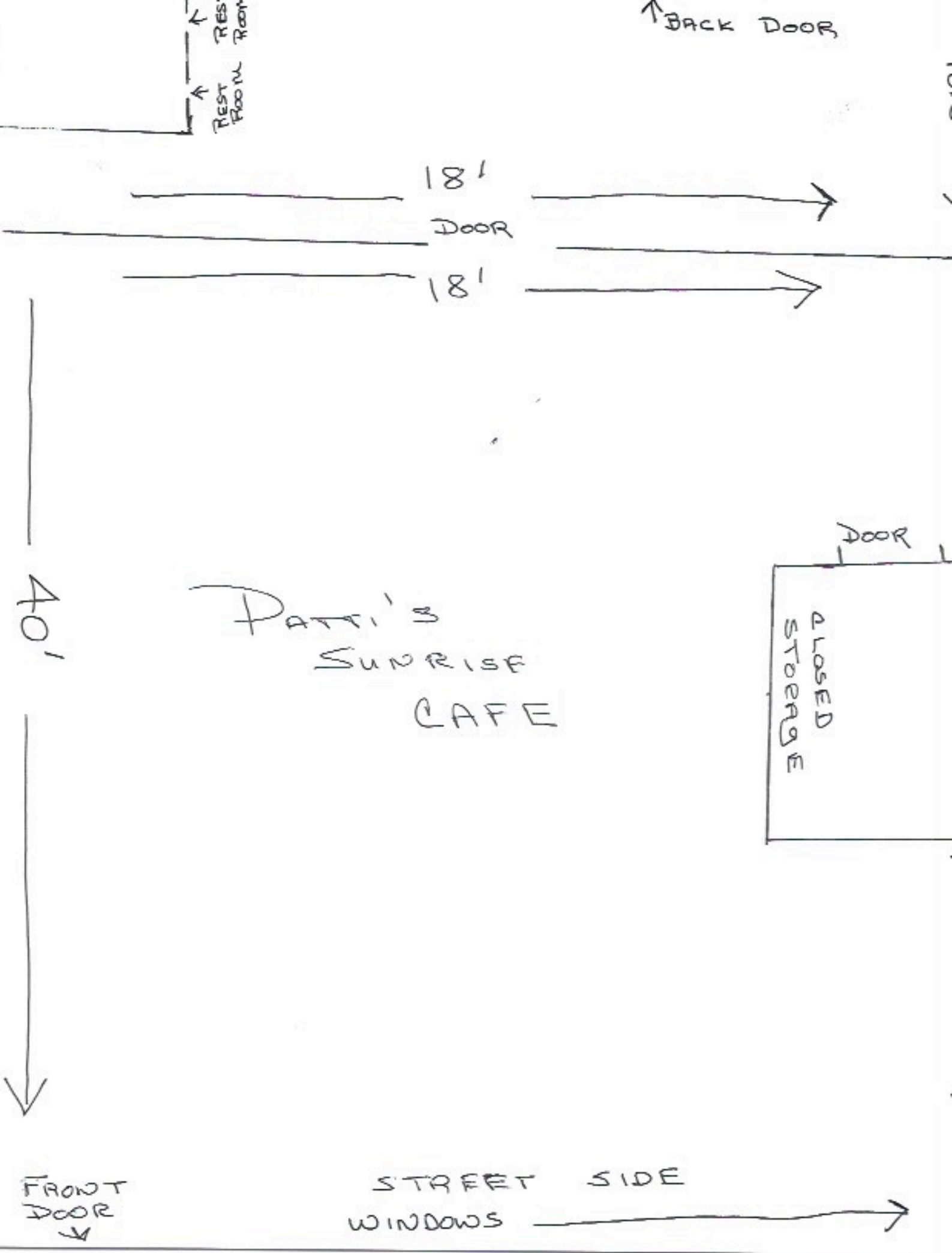
The variation is necessary to promote growth of a community business.

Dart's Sunrise Cafe:

Breakfast, lunch restaurant - open 7:00 to 2:00

M - Sunday - employees approx 20 people
seating capacity with new space

160 people



REST ROOM
REST ROOM

BACK DOOR

18'
DOOR

18'

40'

PATTI'S
SUNRISE
CAFE

DOOR

CLOSED
STORAGE

FRONT
DOOR

STREET SIDE
WINDOWS



Restroom







Address	Occupant	Land Use	Section		5-6AM	6-7AM	7-8AM	8-9AM	9-10AM	10-11AM	11-12PM	12-1PM	1-2PM	2-3PM	3-4PM	4-5PM	5-6PM	6-7PM	7-8PM	8-9PM	9-10PM	10-11PM
50	Office Outlot (4)	office	West	10				10	10	10	10	10	10	10	10	10						
78	Patti's Sunrise Café	restaurant	West	37		37	37	37	37	37	37	37	37	37								
80	vacant	office	West	5				5	5	5	5	5	5	5	5	5						
82	State Farm	office	West	4				4	4	4	4	4	4	4	4	4						
84	Kuman	tutoring	West	4								4	4	4	4	4	4	4				
88-90	Remax	realtor	West	13					13	13	13	13	13	13	13	13						
92	Bel Canto	music school	West	4					4	4	4	4	4	4	4	4	4	4	4			
94	Kirsten's Bakery	bakery	West	7		7	7	7	7	7	7	7	7	7	7	7	7					
96	China King	restaurant	West	8							8	8	8	8	8	8	8	8	8	8		
98	Imperial Jewelers	jewelry	West	2						2	2	2	2	2	2	2						
100	Brookhaven	grocery store	West	91			91	91	91	91	91	91	91	91	91	91	91	91	91	91		
102	Kerkstra's Cleaners	cleaners	East	7			7	7	7	7	7	7	7	7	7	7	7	7				
104	Great American Bagel	restaurant	East	20		20	20	20	20	20	20	20	20	20	20	20	20					
106	Magic Nails	salon	East	6					6	6	6	6	6	6	6	6	6	6	6			
108	Vince's Floral	flower shop	East	5					5	5	5	5	5	5	5	5						
110	Salon Hype	salon	East	5				5	5	5	5	5	5	5	5	5	5	5	5	5		
112	Vacant	restaurant	East	15			15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	
114	Capri Express	restaurant	East	15						15	15	15	15	15	15	15	15	15	15	15	15	
116-118	LaCabinita	restaurant	East	21							21	21	21	21	21	21	21	21	21	21	21	
120	ATI Physical Therapy	medical	East	8			8	8	8	8	8	8	8	8	8	8	8	8				
124	Cyclebar*	health	East	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10			
200	Dao Sushi and Thai	restaurant	East	45							45	45	45	45		45	45	45	45	45	45	
208	County Wine Merchant	restaurant	East	13								13	13	13	13	13	13	13	13	13	13	13
212	Johnny Cab's**	Restaurant	East	14											14	14	14	14	14	14	14	14
302	Vacant	retail	East	4						4	4	4	4	4	4	4	4	4				
304	Vacant	retail	East	4						4	4	4	4	4	4	4	4	4				
306	Vacant	retail	East	5						4	4	4	4	4	4	4	4	4				
308	Amore Yoga	health	East	4					4	4	4	4	4	4	4	4	4	4	4			
312	Vacant	retail	East	4						4	4	4	4	4	4	4	4	4				
314-316	Chiro One	medical	East	6			6	6	6						6	6	6	6				
318	Dental Fitness Center	dental	East	6			6	6	6	6	6	6	6	6	6	6						
320	Medandspa	medical	East	18						18	18	18	18	18	18	18						
324	Capri***	restaurant	East	56							56	56	56			56	56	56	56	56	56	55
BUSINESSES OPEN					1	4	10	14	19	25	29	31	31	30	30	32	25	22	14	10	7	3
SPACES REQUIRED					10	74	207	231	263	308	438	455	455	399	337	438	393	348	307	283	179	82
SPACES AVAILABLE					468	468	468	468	468	468	468	468	468	468	468	468	468	468	468	468	468	468
Required:		WEST			0	44	135	154	171	173	181	185	185	185	148	148	114	107	103	99	0	0
Avaible:		WEST			201	201	201	201	201	201	201	201	201	201	201	201	201	201	201	201	201	201
Required:		EAST			10	30	72	77	92	135	257	270	270	214	189	290	279	241	204	184	179	82
Available:		WEST			267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267

*2015: parking variation granted to reduce parking requirement for CycleBar from 19 to 10 spaces

**2020: parking variation granted for Johnny Cab's to reduce parking requirement from 49 to 14 spaces

***2015: parking variation granted for the expansion of Capri to reduce parking requirement from 62 to 56 spaces.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, Planner

DATE: March 9, 2021

RE: Board Report

At its January 11, 2021 meeting and subsequent meetings, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

Z-12-2020: 7512 County Line Road (Giadla): The Board concurred with the recommendation of the Plan Commission and approved an Ordinance granting special use approval for a medical office in an existing building. The Commission's recommendation included working with the neighbors to improve the rear yard landscaping, drainage and fence. Residents, staff and the petitioner met on site and agreed to a plan (see attached). The final plan matches the improvements on the Shirley Ryan Ability Lab property to the south.

Z-14-2020: 7508 County Line Road (Kammula); The Board concurred with the recommendation of the Plan Commission and approved Ordinances granting special use approval for site, architectural, and landscape plan review approval for a building expansion at the subject property; a special use for a "Day Care Center"; a variation to permit a reduction of the required 8 foot side yard landscaping area; and a variation to permit an outdoor play area. The conditions recommended by the Plan Commission, including treatment of the rear yard similar to adjacent properties, were included in the Ordinances.

Z-15-2020: 212 Burr Ridge Parkway (Halleran): The Board of Trustees concurred with the recommendation of the Plan Commission approved an Ordinance granting special use approval and a parking variation for the proposed restaurant with live entertainment and outdoor dining.

01/02/2021

Permits Applied For November 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-20-316	11/30/2020	805 Village Center DR	CVG Architects	1245 E Diehl Rd Naperville IL 60563	Com Alteration
JCPP-20-315	11/20/2020	100 Tower Dr	Dave Soltwisch Plumbing, Inc.	422 Chestnut St Hinsdale IL 60521	Com Plumbing Permit
JDEK-20-302	11/10/2020	5942 Elm	Custom Touch Carpentry	43W834 Morningside Court Saint Charles IL 60175	Deck
JDEK-20-303	11/11/2020	4 Brighton Pl	Hardscape Inc	5171 Pennywood Drive Lisle IL 60532	Deck
JDEK-20-304	11/12/2020	431 Westminster Dr	Archadeck of Chicagoland	395 W. Northwest Hwy Palatine IL 60067	Deck
JGEN-20-299	11/05/2020	100 Oak Ridge Dr	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator
JPF-20-309	11/19/2020	500 Devon Dr	Illinois Fence Company	15255 94th Ave Orland Park IL 60462	Fence Permit
JPS-20-306	11/13/2020	7000 County Line Rd	Fastsigns of Bloomington	1605 General Electric Road Bloomington IL 61704	Sign
JPS-20-322	11/30/2020	16W 361 South Frontage RD	Michaels Signs Inc	3914 S Memorial DR Racine WI 53403	Sign
JRAL-20-297	11/04/2020	110 Chestnut Hills CIR	A&M No. 1 Construction	13240 Mulranny Dr. Homer Glen IL 60491	Residential Alteration
JRAL-20-298	11/04/2020	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way
JRAL-20-300	11/09/2020	11430 W 79th St	Juniper Construction	11430 79th Street Burr Ridge IL 60527	Residential Alteration
JRAL-20-305	11/12/2020	6675 Shady Ln.	TBD		Right-of-Way
JRAL-20-311	11/20/2020	1602 Burr Ridge Club Dr	McGuire & Sons, Inc.	22015 Princeton Cir. Frankfort IL 60423	Right-of-Way
JRES-20-295	11/02/2020	5 Bridle Ct	Tesla Inc	2201 Arthur Ave Elk Grove Village IL 60007	Residential Miscellaneous
JRES-20-296	11/02/2020	15W 676 75TH ST	Certasun LLC	1582 Barclay Blvd. Buffalo Grove IL 60089	Residential Miscellaneous
JRES-20-312	11/11/2020	114 Circle Ridge Dr	Tesla Inc	2201 Arthur Ave Elk Grove Village IL 60007	Residential Miscellaneous

01/02/2021

Permits Applied For November 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRES-20-313	11/30/2020	751 Jackson Street	93Energy	4517 Oakton St IL 60076	Residential Miscellaneous
JRPE-20-301	11/09/2020	6 Morgan Ct	Sunrun Installation Services	2309 S. Mount Prospect Rd. Des Plaines IL 60018	Res Electrical Permit
JRPE-20-307	11/13/2020	402 Burr Ridge Club Dr	Fireworks Design & Remodeli	130 Murphy St. Wauconda IL 60084	Res Electrical Permit
JRPE-20-308	11/16/2020	124 Carriage Way Dr	ABS Electrical	6328 Fairmount Ave Downers Grove IL 60516	Res Electrical Permit
JRSF-20-310	11/20/2020	11933 Heritage DR	SK & MB Design Inc	11341 Scenic DR Willow Springs IL 60480	Residential New Single Family
TOTAL:	22				

01/02/2021

Permits Issued November 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-20-007	11/30/2020	410 Village Center Dr.	Castelli Construction, Inc.	2233 S. Highland Av. Lombard IL 60148	Com Alteration \$110,368	1,158
JCA-20-273	11/11/2020	6901 Madison	Five Seasons	6901 Madison Street Burr Ridge IL 60527	Com Alteration \$150,000	
JDEK-20-247	11/02/2020	8901 Royal Dr	Innovative Decks	6926 W 183rd St. Tinley Park IL 60477	Deck \$72,000	
JDEK-20-293	11/18/2020	7295 Lakeside CIR	Design-A-Deck Inc.	12465 Raymond Drive Mokena IL 60448	Deck	
JDEK-20-294	11/18/2020	7283 Lakeside Cir	Design-A-Deck Inc.	12465 Raymond Drive Mokena IL 60448	Deck \$28,891	
JELV-20-165	11/17/2020	6 Shiloh Ct	Schultz Construction	145 Tower Drive Burr Ridge IL 60527	Elevator	
JELV-20-254	11/17/2020	6 Shiloh Ct	Extended Home Living	210 W. Campus Dr. Arlington Heights IL 60004	Elevator \$37,420	
JGEN-20-248	11/11/2020	1003 Burr Ridge Club Dr	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Generator \$7,330	
JGEN-20-270	11/11/2020	8129 Kathryn Ct	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator	
JGEN-20-299	11/30/2020	100 Oak Ridge Dr	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator	
JPAT-20-239	11/05/2020	525 87th St	Touchdown Services, Inc.	PO Box 2876 Joliet IL 60434	Patio \$28,800	
JPAT-20-269	11/19/2020	8120 Lake Ridge Dr	Dahl Landscape Co	14960 W 159th Street Homer Glen IL 60491	Patio \$60,000	
JPAT-20-282	11/02/2020	11425 Ridgewood Ln	Western DuPage Landscaping	31 W. 478 Diehl Rd Naperville IL 60583	Patio \$8,500	
JPF-20-276	11/09/2020	6750 County Line Ln	Quantus Pools Corp.	3701 Berdnick St Rolling Meadows IL 60008	Fence Permit \$5,000	
JPF-20-279	11/20/2020	2 Hillcrest Ct	Premier Fence		Fence Permit \$10,000	
JPF-20-280	11/09/2020	7329 Giddings Ave	Illinois Fence Company	15255 94th Ave Orland Park IL 60462	Fence Permit \$3,200	

01/02/2021

Permits Issued November 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg
JPF-20-283	11/09/2020	167 Carriage Way Dr	Cedar Mill	1805 Ashley Rd Morris IL 60450	Fence Permit
JPPL-20-285	11/30/2020	6503 Hillcrest Dr.	All Seasons Pools and Spas	9135 W 135th Street Orland Park IL 60462	Pool \$118,550
JPPL-20-291	11/18/2020	314 Highland Ct	All Seasons Pools and Spas	9135 W 135th Street Orland Park IL 60462	Pool \$65,200
JPS-20-267	11/09/2020	16W 241 South Frontage R	Sign Artist	108 E Devon Bensenville IL 60106	Sign
JRAL-20-271	11/02/2020	15W 341 81ST ST	LaMantia Design & Remodelin	20 E. Ogden Av. Hinsdale IL 60521	Residential Alteration \$81,000 204
JRAL-20-272	11/05/2020	11544 W 79th ST	Elia Paving	P.O. Box 580 Hinsdale IL 60522	Right-of-Way \$5,951
JRAL-20-275	11/02/2020	8738 Aintree Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$46,400 206
JRAL-20-284	11/18/2020	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-20-286	11/23/2020	ROWs Ck Cty Locations	Landworks Inc	751 North Bolingbrook Dr Bolingbrook IL 60440	Right-of-Way \$460,000
JRAL-20-289	11/04/2020	6501 County Line Rd	GIA Management, Inc.	2331 N Western Chicago IL 60647	Residential Alteration \$12,300
JRAL-20-297	11/25/2020	110 Chestnut Hills CIR	A&M No. 1 Construction	13240 Mulranny Dr. Homer Glen IL 60491	Residential Alteration \$55,000 214
JRAL-20-298	11/20/2020	ROWs DuPage Locations	PirTano Construction Co.	1766 Armitage Ct. Addison IL 60101	Right-of-Way
JRAL-20-305	11/30/2020	6675 Shady Ln.	TBD		Right-of-Way \$50,348
JRDB-20-265	11/18/2020	11866 Crosscreek Ct	JDS Home Builders	1353 Sager Road Valparaiso IN 46383	Residential Detached Building \$48,825 651
JRDB-20-287	11/10/2020	6235 Grant St	Homeowner	Burr Ridge IL 60527	Residential Detached Building \$5,500
JRES-20-277	11/30/2020	6 Cove Ct	Tesla Inc	2201 Arthur Ave Elk Grove Village IL 60007	Residential Miscellaneous \$82,000

01/02/2021

Permits Issued November 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRES-20-292	11/18/2020	6440 Hillcrest Dr	Summit Solar Solution LLC	101 North Main Street Greenville SC 29601	Residential Miscellaneous \$14,490	
JRES-20-296	11/30/2020	15W 676 75TH ST	Certasun LLC	1582 Barclay Blvd. Buffalo Grove IL 60089	Residential Miscellaneous	
JRPF-20-253	11/19/2020	134 Circle Ridge Dr	Quantus Pools Corp.	3701 Berdnick St Rolling Meadows IL 60008	Pool and Fence \$50,000	425
JRPF-20-268	11/02/2020	4 Erin Ln	Barrington Pools, Inc.	6 Executive Ct Barrington IL 60010	Pool and Fence \$171,000	
JRSF-20-131	11/04/2020	6300 Elm St	Dave Knecht Homes LLC	15 Spinning Wheel Rd., #425 Hinsdale IL 60521	Residential New Single Family \$1,500,000	20,100
TOTAL:	37					

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2020

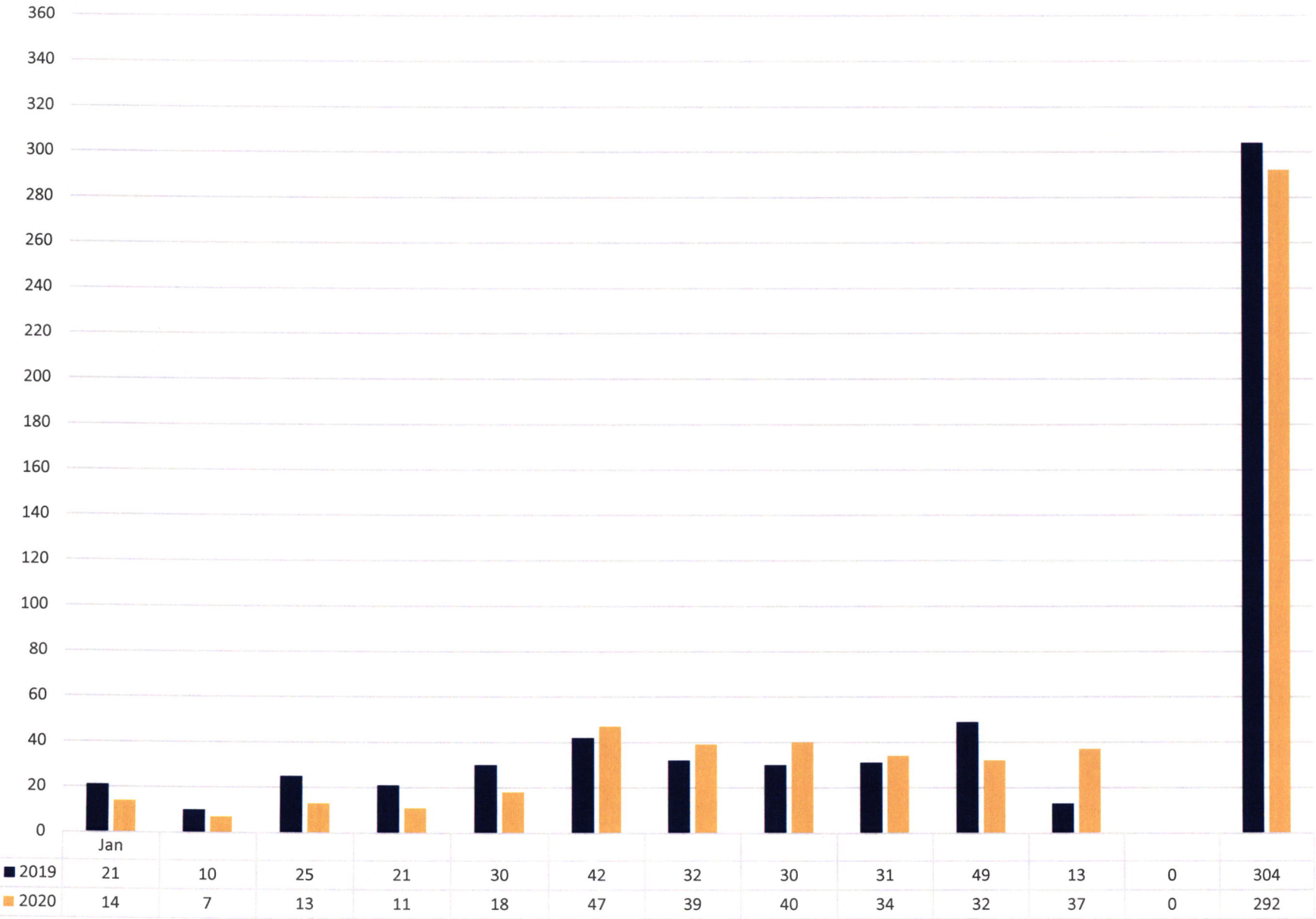
(Does not include miscellaneous Permits)

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	\$2,933,730	\$638,700			\$3,572,430
	[2]	[6]			
NOVEMBER	\$1,500,000	\$194,700		\$260,368	\$1,955,068
	[1]	[4]		[2]	
DECEMBER					\$0
2020 TOTAL	\$15,415,330	\$2,363,796	\$0	\$6,064,584	\$23,843,710
	[17]	[29]		[15]	

Village of Burr Ridge New Housing Permits 2019 Compared to 2020

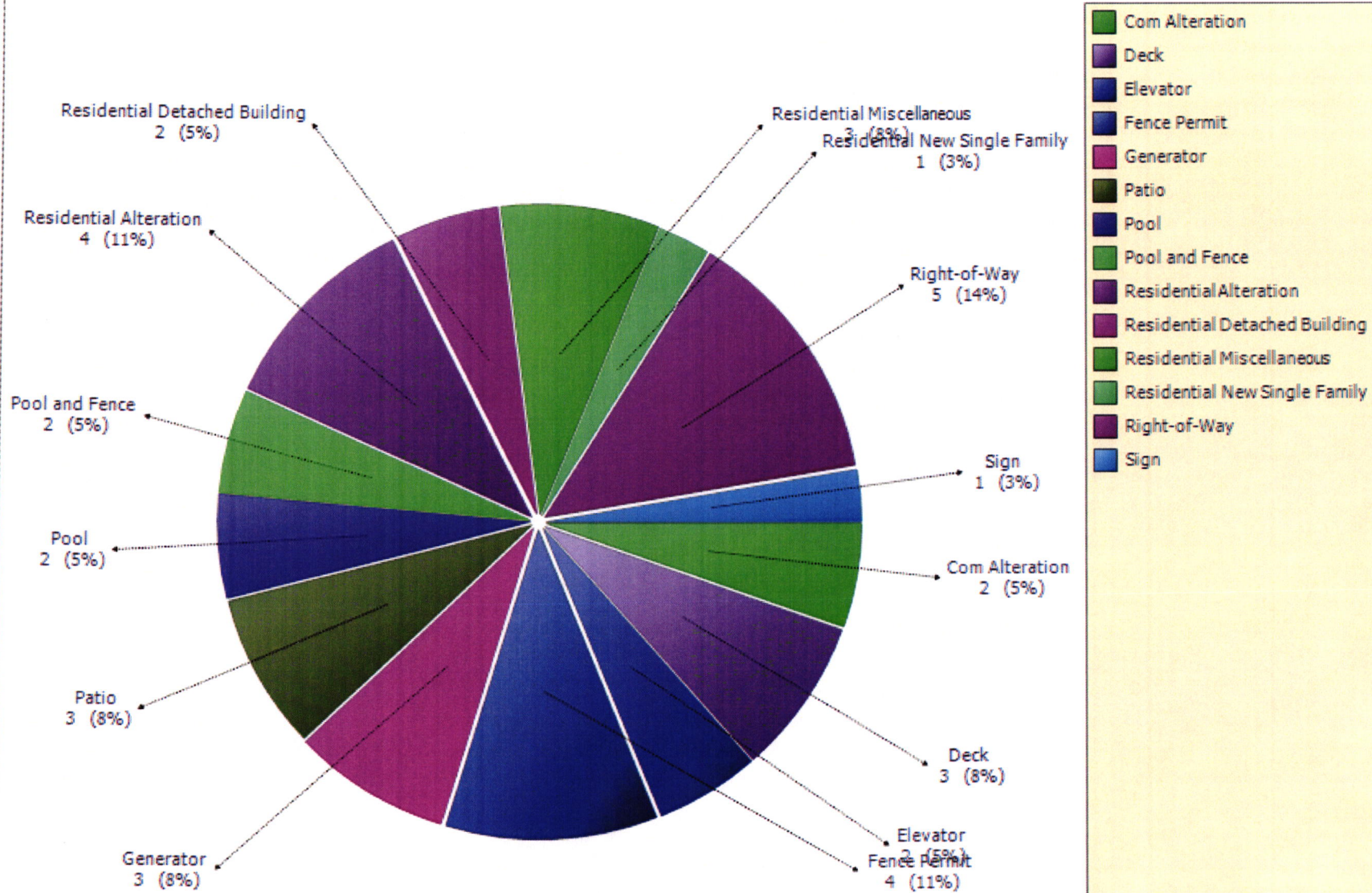


Village of Burr Ridge Building Permits Issued 2019 Compared to 2020



Breakdown of Projects by Project Type

Permits Issued November 2020



01/15/2021

Permits Applied For December 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-20-317	12/06/2020	775 Village Center Dr.	Kohler Waters Spa & Show Ro	501 Highland Dr. Kohler WI 53044	Com Alteration
JCA-20-321	12/03/2020	801 Village Center Dr.	Blackbird Construction	14400 South Humprey Blvd Orland Park IL 60462	Com Alteration
JCA-20-332	12/21/2020	310 Burr Ridge Pkwy	Woodland Hills Construction	7805 South Austin Ave Burbank IL 60459	Com Alteration
JCNC-20-330	12/23/2020	7001 North Frontage Road	Flagg Creek Water Reclamatio	7001 North Frontage Rd. Burr Ridge IL 60527	Com New Construction
JGEN-20-319	12/01/2020	301 94th Pl	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Generator
JGEN-20-323	12/07/2020	8521 Johnston Rd	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator
JPAT-20-325	12/11/2020	8221 Lake Ridge Dr	Homeowner	Burr Ridge IL 60527	Patio
JPAT-20-326	12/11/2020	8 Lake Ridge Ct	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Patio
JPF-20-318	12/01/2020	6503 Hillcrest Dr.	K Brothers Fence, Inc	19008 S. Wolf Road Mokena IL 60448	Fence Permit
JRAL-20-320	12/16/2020	7 N Old Mill LN	Synergy Builders, Inc.	850 Meadowview Crossing #13 West Chicago IL 60527	Residential Alteration
JRAL-20-327	12/11/2020	7552 Ridgewood Ln	Ottawa-Prairie Services and El	129 William Northlake IL 60164	Residential Alteration
JRAL-20-328	12/11/2020	8101 Woodside Ln	Huizinga Bros Construction	24501 S. Kankakee St Manhattan IL 60442	Residential Alteration
JRAL-20-331	12/23/2020	192 Foxborough PL	AMZ Construction Group	7711 Merrimac Burbank IL 60459	Residential Alteration
JRES-20-324	12/09/2020	126 Circle Ridge Dr	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Miscellaneous
JRPF-20-314	12/16/2020	7430 Arbor Av	Downes Pool Company	725 W University Dr. Arlington Heights IL 60004	Pool and Fence
JRSF-20-329	12/23/2020	7227 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-20-333	12/23/2020	11957 Heritage Dr	Ebla Builders	406 61st St Willowbrook IL 60527	Residential New Single Family

01/15/2021

Permits Applied For December 2020



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
TOTAL:	17			

01/15/2021

Permits Issued December 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-20-316	12/29/2020	805 Village Center DR	CVG Architects	1245 E Diehl Rd Naperville IL 60563	Com Alteration \$1,100,000	5,740
JCA-20-317	12/30/2020	775 Village Center Dr.	Kohler Waters Spa & Show Ro	501 Highland Dr. Kohler WI 53044	Com Alteration \$1,700,000	4,500
JDEK-20-302	12/03/2020	5942 Elm	Custom Touch Carpentry	43W834 Morningside Court Saint Charles IL 60175	Deck \$28,000	
JDEK-20-303	12/03/2020	4 Brighton Pl	Hardscape Inc	5171 Pennywood Drive Lisle IL 60532	Deck \$38,000	
JDEK-20-304	12/03/2020	431 Westminster Dr	Archadeck of Chicagoland	395 W. Northwest Hwy Palatine IL 60067	Deck \$11,620	
JGEN-20-319	12/16/2020	301 94th Pl	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Generator \$8,600	
JGEN-20-323	12/27/2020	8521 Johnston Rd	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator	
JPF-20-309	12/28/2020	500 Devon Dr	Illinois Fence Company	15255 94th Ave Orland Park IL 60462	Fence Permit	
JPF-20-318	12/16/2020	6503 Hillcrest Dr.	K Brothers Fence, Inc	19008 S. Wolf Road Mokena IL 60448	Fence Permit \$9,657	
JPS-20-322	12/16/2020	16W 361 South Frontage R	Michaels Signs Inc	3914 S Memorial DR Racine WI 53403	Sign	
JRAD-20-230	12/07/2020	15W 90 60th ST	Dave Knecht Homes LLC	15 Spinning Wheel Rd., #425 Hinsdale IL 60521	Residential Addition \$770,700	10,276
JRAL-20-327	12/27/2020	7552 Ridgewood Ln	Ottawa-Prairie Services and El	129 William Northlake IL 60164	Residential Alteration \$25,000	197
JRAL-20-331	12/28/2020	192 Foxborough PL	AMZ Construction Group	7711 Merrimac Burbank IL 60459	Residential Alteration \$10,000	58
JRES-20-312	12/16/2020	114 Circle Ridge Dr	Tesla Inc	2201 Arthur Ave Elk Grove Village IL 60007	Residential Miscellaneous \$5,500	
JRPE-20-301	12/01/2020	6 Morgan Ct	Sunrun Installation Services	2309 S. Mount Prospect Rd. Des Plaines IL 60018	Res Electrical Permit	
JRPF-20-314	12/16/2020	7430 Arbor Av	Downes Pool Company	725 W University Dr. Arlington Heights IL 60004	Pool and Fence \$100,000	

01/15/2021

Permits Issued December 2020



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	
					Value & Sq Ftg
JRSF-20-186	12/07/2020	6675 Shady Ln.	Crestview Builders	3956 Caliente Circle Naperville IL 60564	Residential New Single Family \$2,600,000
TOTAL:	17				

01/15/21

Occupancy Certificates Issued December 2020

CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF20034	12/01/20	Jim & Stacey Burek	11299 W 75th St
OF20035	12/08/20	Gary and Carola Saunders	7258 Lakeside Cir
OF20036	12/14/20	Gary & Christine Eallonardo	6 Shenandoah Ct
OF20037	12/14/20	Ashraf Darwish & Neda Haswah	367 Old Oak Ct
OF20038	12/18/20	Rahul & Khushbu Patel	7224 Lakeside CIR
OF20039	12/29/20	Moncy Chacko	9161 Garfield Av
OF20040	12/30/20	Raymond & Patricia Howe	7600 Hamilton Av

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2020

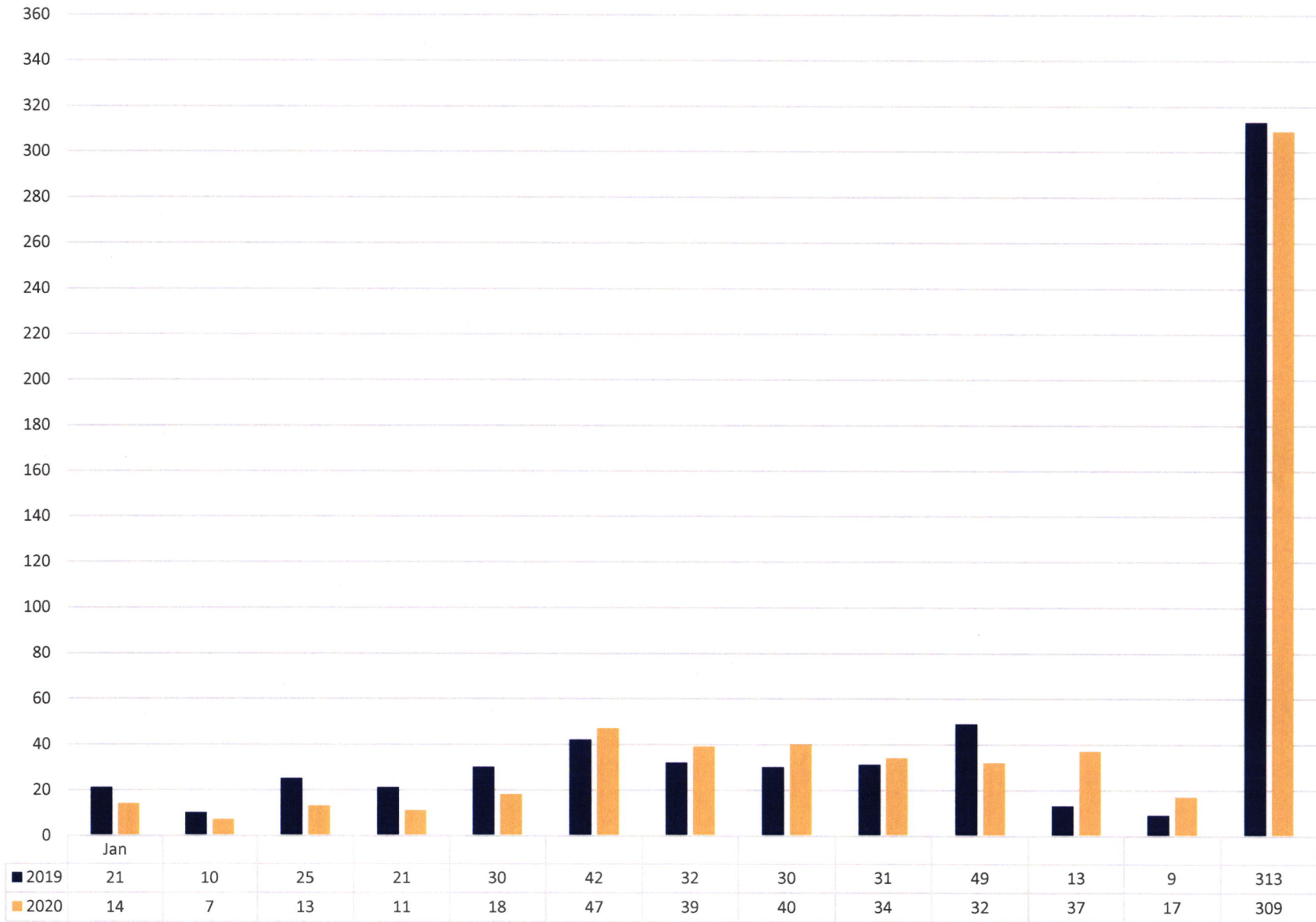
(Does not include miscellaneous Permits)

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	\$2,933,730	\$638,700			\$3,572,430
	[2]	[6]			
NOVEMBER	\$1,500,000	\$194,700		\$260,368	\$1,955,068
	[1]	[4]		[2]	
DECEMBER	\$2,600,000	\$805,700		\$2,800,000	\$6,205,700
	[1]	[3]		[2]	
2020 TOTAL	\$18,015,330	\$3,169,496	\$0	\$8,864,584	\$30,049,410
	[18]	[32]		[17]	

Village of Burr Ridge New Housing Permits 2019 Compared to 2020

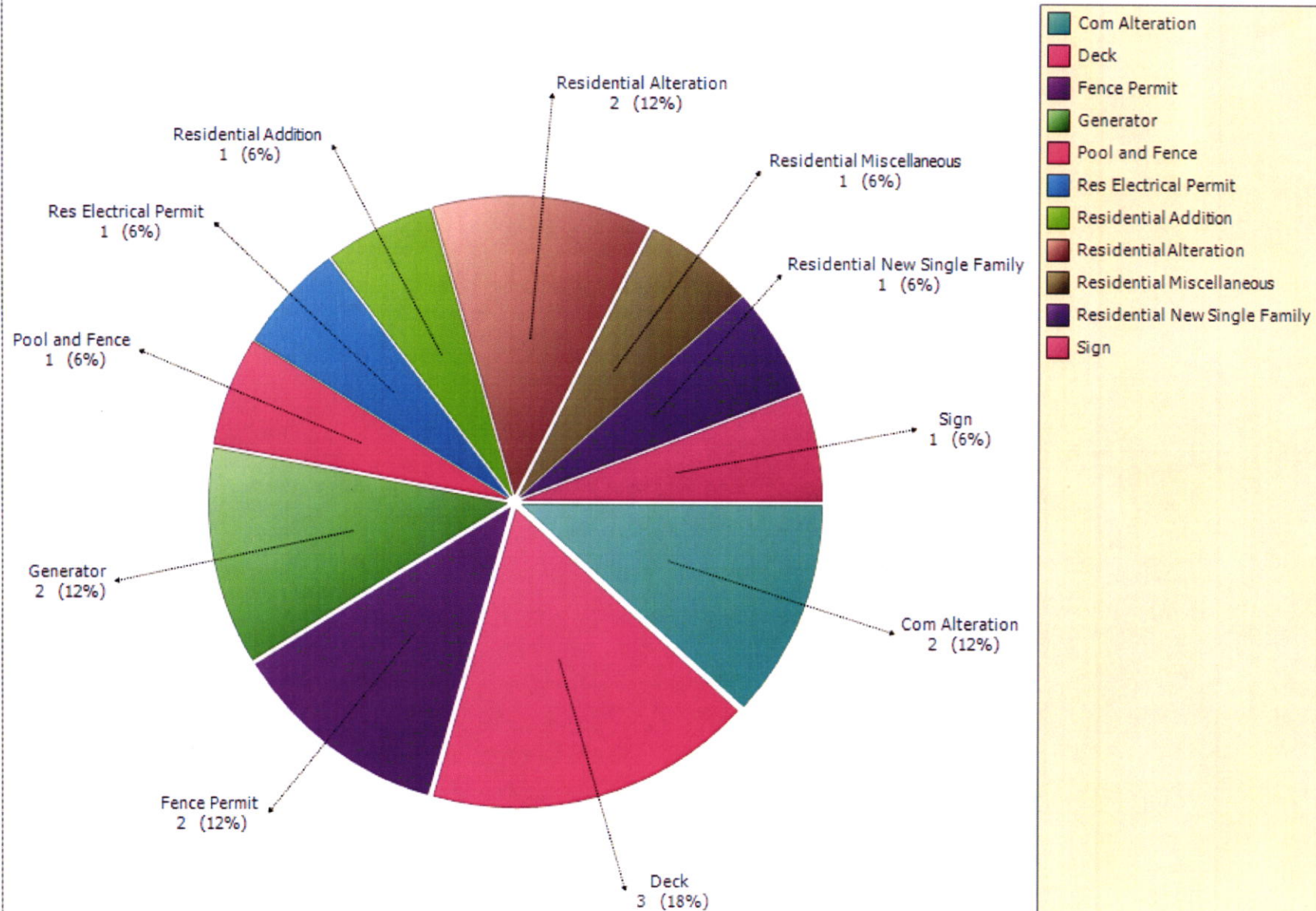


Village of Burr Ridge Building Permits Issued 2019 Compared to 2020



Breakdown of Projects by Project Type

Permits Issued December 2020



02/16/2021

Permits Applied For January 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-21-028	01/29/2021	745 McClintock Dr	KAJ Construction, LLC	602 S. Carol Lane Mount Prospect IL 60056	Com Alteration
JDEK-21-013	01/13/2021	7224 Lakeside CIR	Design-A-Deck Inc.	12465 Raymond Drive Mokena IL 60448	Deck
JDS-21-008	01/12/2021	8401 S County Line RD	Michael Joseph Homes	5639 Peck Ave Countryside IL 60525	Demolition Structure
JDS-21-026	01/27/2021	15W 110 87th ST	Bridges Excavating, Inc.	2840 W 167th St Markham IL 60428	Demolition Structure
JODK-21-029	01/29/2021	7616 Drew Ave	Arrowhead Brick Pavers, Inc.	2800 S Cannonball Tr Bristol IL 60512	Outdoor Kitchen
JPF-21-002	01/04/2021	1140 Woodview Rd	Paramount Fence	557A S. River St. Batavia IL 60510	Fence Permit
JPF-21-003	01/04/2021	8921 Royal Dr	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPF-21-004	01/04/2021	1009 Laurie Ln	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit
JPF-21-016	01/20/2021	1115 Laurie Ct	Homeowner	Burr Ridge IL 60527	Fence Permit
JPF-21-017	01/20/2021	6250 Garfield Av	Homeowner	Burr Ridge IL 60527	Fence Permit
JPF-21-021	01/25/2021	11490 W 73rd Pl	First Fence Inc.	10 N Elm St. Hillside IL 60162	Fence Permit
JPS-21-015	01/19/2021	100 Tower Dr	North Shore Sign Co	1925 Industrial Dr. Libertyville IL	Sign
JPS-21-024	01/26/2021	805 Village Center DR	Olympik Signs, Inc.	1130 N. Garfield Lombard IL 60148	Sign
JRAD-21-009	01/12/2021	1602 Burr Ridge Club Dr	EIS Group, Inc.	906 Lacey Ave Lisle IL 60532	Residential Addition
JRAL-21-005	01/04/2021	192 Foxborough PL	AMZ Construction Group	7711 Merrimac Burbank IL 60459	Residential Alteration
JRAL-21-007	01/08/2021	15W 40 83rd St	Mauro Sewer/United Plumbing	3013 North Lake Terrace Glenview IL 60026	Right-of-Way
JRAL-21-010	01/12/2021	35 Thornhill CT	Timeless Restoration Services	40 Lagoon LN Northfield IL 60093	Residential Alteration

02/16/2021

Permits Applied For January 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRAL-21-020	01/22/2021	70 Deer Path Trail	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRAL-21-027	01/27/2021	402 Ambriance	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRDB-21-011	01/12/2021	6211 Cove Creek Ct	Homeowner	Burr Ridge IL 60527	Residential Detached Building
JRES-21-014	01/14/2021	6965 Fieldstone Dr	Tesla Inc	2201 Arthur Ave Elk Grove Village IL 60007	Residential Miscellaneous
JRPE-21-001	01/04/2021	9381 Fallingwater Dr W	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit
JRPE-21-006	01/05/2021	8335 County Line Rd	Luke Carls	13 Oakdale Ave Spring Valley IL 61362	Res Electrical Permit
JRPE-21-023	01/26/2021	6400 Hillcrest Dr	Electric WorkForce	113 N Laverne Ave Hillside IL 60162	Res Electrical Permit
JRPF-21-025	01/27/2021	501 81st St	Dutch Barn Landscaping	22013 S. Schoolhouse Road New Lenox IL 60451	Pool and Fence
JRSF-21-012	01/13/2021	7229 Hamilton Ave	Caher Builders Inc	7741 S. Parkside Ave Burbank IL 60459	Residential New Single Family
JRSF-21-018	01/21/2021	7204 Lakeside CIR	McNaughton Development	11 S 220 Jackson St Burr Ridge IL 60527	Residential New Single Family
JRSF-21-019	01/21/2021	7218 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-21-022	01/25/2021	9220 Forest Edge Ct	Alba Construction	14291 131st St Lemont IL 60439	Residential New Single Family
TOTAL:	29				

02/16/2021

Permits Issued January 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-20-321	01/06/2021	801 Village Center Dr.	Blackbird Construction	14400 South Humphey Blvd Orland Park IL 60462	Com Alteration \$200,000	10,764
JCPP-20-315	01/25/2021	100 Tower Dr	Dave Soltwisch Plumbing, Inc.	422 Chestnut St Hinsdale IL 60521	Com Plumbing Permit \$75,000	
JDEK-21-013	01/31/2021	7224 Lakeside CIR	Design-A-Deck Inc.	12465 Raymond Drive Mokena IL 60448	Deck \$30,104	480
JPAT-20-325	01/06/2021	8221 Lake Ridge Dr	Homeowner	Burr Ridge IL 60527	Patio \$15,000	
JPAT-20-326	01/31/2021	8 Lake Ridge Ct	Aqua Pools, Inc.	13445 W 159th St. Homer Glen IL 60491	Patio \$56,000	
JPF-21-002	01/18/2021	1140 Woodview Rd	Paramount Fence	557A S. River St. Batavia IL 60510	Fence Permit \$13,352	
JPF-21-003	01/11/2021	8921 Royal Dr	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit \$11,750	
JPF-21-004	01/11/2021	1009 Laurie Ln	Peerless Fence	33 W 401 Roosevelt Rd West Chicago IL 60185	Fence Permit	
JRAL-20-300	01/20/2021	11430 W 79th St	Juniper Construction	11430 79th Street Burr Ridge IL 60527	Residential Alteration \$143,500	2,219
JRAL-20-320	01/26/2021	7 N Old Mill LN	Synergy Builders, Inc.	850 Meadowview Crossing #13 West Chicago IL 60527	Residential Alteration \$41,862	180
JRAL-20-328	01/18/2021	8101 Woodside Ln	Huizinga Bros Construction	24501 S. Kankakee St Manhattan IL 60442	Residential Alteration \$300,000	1,444
JRAL-21-005	01/22/2021	192 Foxborough PL	AMZ Construction Group	7711 Merrimac Burbank IL 60459	Residential Alteration \$30,000	74
JRAL-21-007	01/08/2021	15W 40 83rd St	Mauro Sewer/United Plumbing	3013 North Lake Terrace Glenview IL 60026	Right-of-Way	
JRAL-21-010	01/19/2021	35 Thornhill CT	Timeless Restoration Services	40 Lagoon LN Northfield IL 60093	Residential Alteration \$21,150	282
JRES-20-324	01/02/2021	126 Circle Ridge Dr	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Miscellaneous	
JRPE-20-307	01/02/2021	402 Burr Ridge Club Dr	Fireworks Design & Remodeli	130 Murphy St. Wauconda IL 60084	Res Electrical Permit	

02/16/2021

Permits Issued January 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	
					Value & Sq Ftg
JRPE-21-001	01/22/2021	9381 Fallingwater Dr W	Kapital Electric, Inc.	1240 Mark St. Bensenville IL 60106	Res Electrical Permit \$1,200
TOTAL:	17				

02/16/21

Occupancy Certificates Issued January 2021

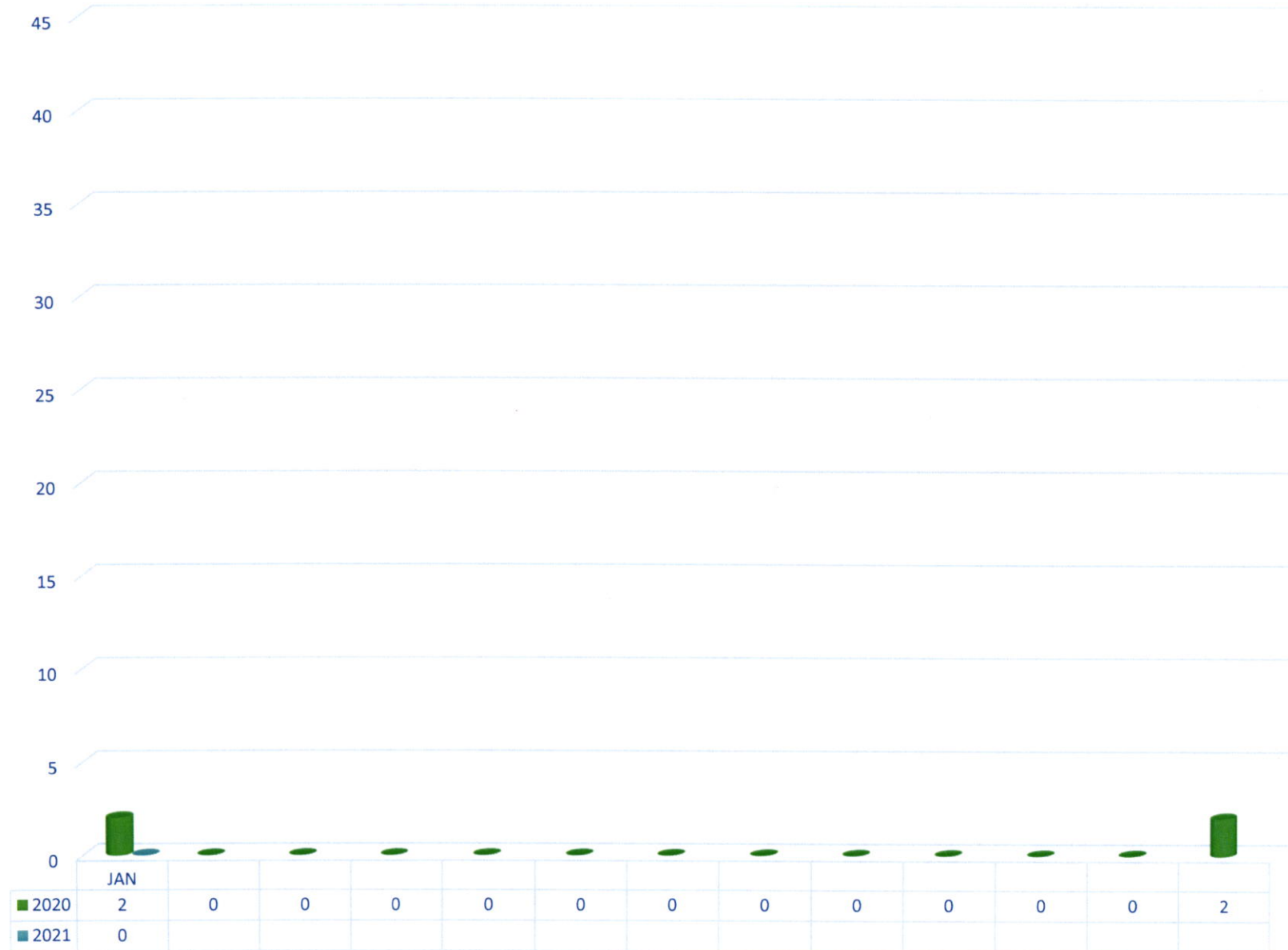
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF20031	01/01/21	Quincy Lab/Zenith Fabricating	109 Shore Dr.

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2021

(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY		\$536,512		\$200,000	\$736,512
		[5]		[1]	
FEBRUARY					\$0
	[]	[]		[]	
MARCH					\$0
	[]	[]		[]	
APRIL					\$0
	[]	[]		[]	
MAY					\$0
		[]		[]	
JUNE					\$0
	[]	[]		[]	
JULY					\$0
	[]	[]		[]	
AUGUST					\$0
	[]	[]			
SEPTEMBER					\$0
	[]	[]		[]	
OCTOBER					\$0
	[]	[]			
NOVEMBER					\$0
	[]	[]		[]	
DECEMBER					\$0
	[]	[]		[]	
2020 TOTAL	\$0	\$536,512	\$0	\$200,000	\$736,512
	[]	[5]		[1]	

Village of Burr Ridge New Housing Permits 2020 Compared to 2021

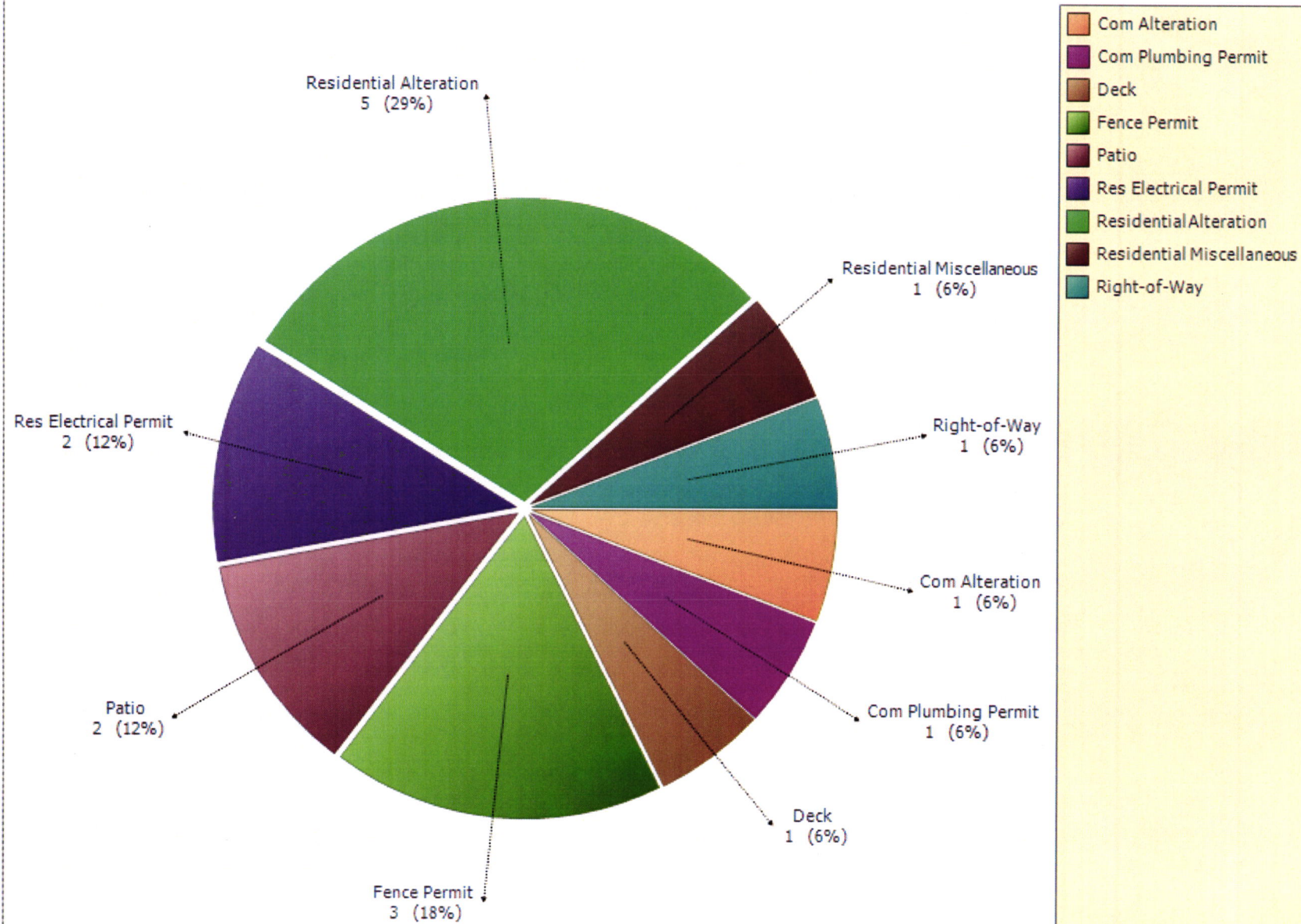


Village of Burr Ridge Building Permits Issued 2020 Compared to 2021



Breakdown of Projects by Project Type

Permits Issued January 2021





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Doug Pollock, Planner

DATE: March 9, 2021

RE: **Z20-83: 91st and Rt 83: Du Page County Zoning Petition - Update**

At its December 21, 2020 meeting, the Plan Commission reviewed a public hearing notice from Du Page County regarding a request for conditional use for an automobile laundry, minimart, and drive through food service in conjunction with an automobile service station. The Commission reviewed the plans and forwarded comments to Du Page County ZBA (see attached).

Attached is a response to the Plan Commission from the petitioner. The public hearing was continued to March 4, 2021 and staff is awaiting a response from the County regarding the ZBA recommendation. More information will be provided at Monday's Plan Commission meeting.



M. GINGERICH GEREAX & ASSOCIATES

MG2A.COM

25620 S GOUGAR RD, MANHATTAN, IL 60442

815.478.9680

February 11, 2021

Village of Burr Ridge
7660 County Line Road
Burr Ridge, IL 60527
Attn: Mr. J. Douglas Pollock, Planner

RE: Proposed Gas N Wash
Near SW Corner of 91st Street & IL Route 83
DuPage County Zoning Notification – Z20-083 Baridi
MG²A Project No.: 20-701

Dear Mr. Pollock,

Thank you for the letter dated February 11, 2021 received via email, regarding the above noted project. We understand the Village of Burr Ridge Plan Commission had requested additional information related to this petition as follows:

- Will the development provide turn lanes that accommodate access by semi-trucks and trailers on Kingery Highway (IL Rte 83)? These would appear warranted. ***[Response: Yes, the current proposed plan and Traffic Impact Study was submitted to the Illinois Department of Transportation (IDOT) for review and comments in early December 2020. No response has been received from IDOT to date.]***
- Is the lighting for the canopy recessed and/or shielded on the sides to prevent spill over? ***[Response: Yes, the proposed canopy lighting fixtures are recessed, latest technology LED lighting with cut-off fixtures to prevent the lighting from “spill over” outside the project area. The lighting intensities will comply with ordinance requirements.]***
- Will there be access to 91st Street via the strip commercial center to the north? ***[Response: No, there is no cross-access to be provided.]***
- Are any tall free standing signs being proposed; such as those often located at truck stops on highways? ***[Response: No, there are no post-mounted signs proposed with this project. The submitted signage package indicates the monument sign to be located at the proposed right-in/right-out access on IL Route 83.]***

If you have any questions or need additional information, please feel free to contact me at 815-478-9680 or via email at bhertz@mg2a.com.

Best Regards,
M. Gingerich, Gereaux & Associates

BRIAN P. HERTZ, P.E.
Principal Engineer – MG2A Manhattan

Enclosures

Cc: Mr. Lyman Tieman, Atty. for Gas N Wash (e-mail)
File

ENGINEERING



SURVEYING