



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
AUGUST 16, 2021 - 7:00PM  
VILLAGE HALL - BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

**I. ROLL CALL**

**II. APPROVAL OF AUGUST 2, 2021 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-11-2021: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendments and Findings of Fact; continued from August 2, 2021**

Requests text amendments to Section IV.W of the Zoning Ordinance related to noise standards.

**B. Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); Planned Unit Development and Findings of Fact; continued from July 19, 2021**

Requests a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property.

**IV. CORRESPONDENCE**

**A. August 9, 2021 Board Report**

**V. OTHER CONSIDERATIONS**

**VI. PUBLIC COMMENT**

## **VII. FUTURE MEETINGS**

### **August 23, 2021 Board of Trustees**

Commissioner Farrell is the scheduled Plan Commission representative.

### **September 20, 2021 Plan Commission**

#### **A. Z-12-2021: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendments and Findings of Fact**

Requests text amendments to the Zoning Ordinance related to commercial vehicle parking in Residential Districts.

### **September 27, 2021 Board of Trustees**

Commissioner Parella is the scheduled Plan Commission representative.

### **October 4, 2021 Plan Commission**

No business is currently scheduled for this meeting. If no business is scheduled by the conclusion of the September 20 Plan Commission, staff recommends this meeting be cancelled.

## **VIII. ADJOURNMENT**

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF AUGUST 2, 2021**

**I. ROLL CALL**

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

**ROLL CALL** was noted as follows:

**PRESENT:** 6 – Broline, Petrich, Irwin, Stratis, Farrell, and Trzupek

**ABSENT:** 1 – Parella

Interim Village Administrator Evan Walter was also present.

**II. APPROVAL OF PRIOR MEETING MINUTES**

Commissioner Petrich asked that the minutes be revised to reflect that he was referring to the post closest to the old Subway location in his discussion and related motion at Z-06-2021.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve the amended minutes of the July 19, 2021 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Irwin, Petrich, Broline, Stratis, Farrell, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**III. PUBLIC HEARINGS**

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

**V-04-2021: 6100 Grant Street (Toland); Variation and Findings of Fact**

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner, Judith Toland, prospective property owner of Lot 1 in the Grant Street Subdivision. At the time of the petitioner's submittal to the Village, the Grant Street Subdivision had not been completed. On July 27, the property was successfully subdivided with a PIN of 09-13-306-013 assigned to the new subject property to be addressed as 6061 Keller Drive. The petitioner is requesting a variation from Section VI.F.4 of the Zoning Ordinance to permit a single-family residence to be built with a Floor Area Ratio (FAR) in excess of 20%. The petitioner states in their application that the water table on the subject property is higher than normal, requiring that the proposed home to be built be raised

out of the ground with a shallower basement than is otherwise desired. The petitioner states their intent to build a 15' tall basement, but is requesting to locate some of the lost space from the basement to an area above the garage due to a 9' basement being required by the water table's presence. No additional footprint or impervious surface is claimed to be added to the subject property if the variation were granted.

Judith Toland, petitioner, said that the primary reason for the petition was the presence of the high water table on the subject property. Ms. Toland said that space which would ordinarily be located in the basement was moved to above the garage in the revised plans presented to the Plan Commission.

Chairman Trzupek asked for public comment.

Ramzi Sweis, 12 Andrew Court, said that the Village would be wise to consider the impacts of new development on the existing floodplain and water table in the area, and that all future development would negatively affect existing homes in the area.

Sandy Sundram, 10 Andrew Court, said that the flooding in the area was worse in the last 5 years compared to the previous 20, which was primarily due to the pond nearby not draining properly, as the pond was lined many years ago. Mr. Sundram cautioned the petitioner about purchasing the land, and requested that the Village assist in remedying any issues that were present with flooding in the area. Mr. Walter said that he would refer the resident's concerns to the Stormwater Management Committee, who was better equipped to handle the resident's specific concerns.

Commissioner Stratis asked for additional information, such as a floodway map. Mr. Walter requested a grading plan of the property as well. Commissioner Stratis said that if the petitioner was planning to import dirt to the site, they would need to find compensatory storage elsewhere on the property.

Commissioner Farrell said that, in her mind, the central issue is whether the impermissibility of a 15' basement ceiling due to the water table acted as a hardship. Commissioner Farrell agreed with the need to see a grading plan with wetland impacts, etc. to ascertain whether this was the only variation required by the petitioner. Ms. Toland said that they purposely did not invest in a full plan set as there would not be a need to do so if the variation was not supported from a concept perspective.

Commissioner Petrich asked if the FAR was provided by the petitioner. Mr. Walter said that he was unable to confirm an exact FAR through his architectural consultant. Commissioner Petrich asked why soil borings were performed if they are not required. Ms. Toland said that the current property owner performed the borings. Commissioner Petrich asked if the basement as shown would be exempt from FAR. Mr. Walter said that if the elevation as shown was present around all sides of the house and the grading was acceptable, it would be exempt from FAR.

Commissioner Irwin said that a hardship was not present.

Chairman Trzupek asked what made the additional space count towards Floor Area Ratio (FAR) but not attic space. Mr. Walter said that it was not attic space due to it not meeting the definition of an attic under the definition of the Zoning Ordinance. Chairman Trzupek also questioned whether the impermissibility of a 15' basement ceiling without extensive grading constituted a hardship.

Commissioner Stratis asked if any homes in the area exceeded 20% FAR. Ms. Toland said that her attorney found homes in the area which exceeded 20%. Mr. Walter said that while certain homes may advertise a square footage above 20% FAR, it may not necessarily mean that the 20% FAR threshold was breached, as FAR exempts certain things which are often included in a home's advertised square footage. Mr. Walter said that staff had performed a review of all area building permits and found no homes which exceeded 20% FAR.

Commissioner Irwin asked what percentage of homes in Burr Ridge were developed on water tables comparable to those of the subject property. Mr. Walter said that the Village does not require soil boring to build a new home and that he did not have specific data that he could access to answer that question, but stated that it would be his assertion that higher water tables were certainly present in the Village. Commissioner Irwin said that understanding that answer would be critical to his analysis of the petition. Mr. Walter said that staff would endeavor to provide such an analysis to the best of their ability should the Plan Commission desire such information.

Chairman Trzupek asked for a show of hands to determine if any Plan Commissioners wished to continue the public hearing and request further information. Four Commissioners and the Chairman supported obtaining further information.

Commissioner Stratis said that he would be more likely to support a minor FAR variation, such as 21%, rather than a 25% FAR. Mr. Walter said that according to the petitioner's proposal, the home would have a 25% FAR.

Chairman Trzupek requested that the petitioner and staff provide grading and site plans, the size of homes in the neighborhood, and the presence of high water tables elsewhere in the Village.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to continue the public hearing for V-04-2021 to September 20, 2021.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Irwin, Farrell, Stratis, Petrich, Broline, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**Z-07-2021: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendments and Findings of Fact**

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the Village employs a highly-technical measurement system to regulate and measure the transmission of sound, most notably employing the American National Standards Institute's (ANSI) standards in many cases. The prescribed decibel level is dependent on an Octave Band Center Frequency (Hertz) rating, meaning that as the Hertz increases, the allowable decibel level decreases. The Village also separates noise levels between a day/night standard of hours, defined as 7:00am-7:00pm (day) and 7:00pm-7:00am (night); decibel levels are prescribed to be about 15% lower during night hours than day hours. Finally, the performance standards of the Zoning Ordinance are limited to transference of sound from Manufacturing Districts to Residential and Business Districts. Mr. Walter said that the Village also adopted the State's definition of noise nuisance, which defines different categories of land using a similar Hertz/decibel rating system to determine the level of noise that may be transferred. The IEPA has since ceased all enforcement of their own noise standards. In summary, the noise standards in the Zoning Ordinance are technical and challenging for the lay person to interpret without training and specialized equipment.

Mr. Walter said that if the Plan Commission were to recommend that the Village move away from the current performance standards related to noise, staff proposes that a "Plainly Audible" approach be considered. A "Plainly Audible" approach to noise regulation measures excessive sound not by Hertz ratings or by excessive decibels, but through the prohibition of any sound which can be deemed to be excessively loud by interpretation of a human being hearing the noise and confirmed by a third party, such as a Police officer, code compliance employee, or other such authorized Village representative. Plainly Audible was defined in the staff report as "any sound that can be detected by a person by ear, unaided by any device such as hearing aid. A sound is considered plainly audible regardless of whether particular words or phrases are not determinable and regardless of whether the instrument or device can be determined. The detection of reverberation or similar types of sound is sufficient to constitute a Plainly Audible sound." Mr. Walter used the example of a dog barking in a neighbor's yard as a likely nuisance, and that such a nuisance would possibly be defined as Plainly Audible depending on the noise level of the dog and thus allow the Police to enforce these regulations without need for much technical analysis. Mr. Walter said that there are also day/night regulations proposed.

Chairman Trzupek asked for public comment.

Mark Thoma, 7515 Drew, said that as a sound engineer, he understood the challenges involved with enforcing the current rules, but questioned the enforceability of the proposal. Mr. Walter said that other towns have had success with such an approach, and that often the more technical rules were found to be unenforceable due to their technical nature, as well as the proposed approach using the existing high standards of the community to our own advantage. Mr. Thoma asked about the definition of repetitive sounds. Mr. Walter said that any noise which repeats itself, even if the repetitions were not temporally close to one another, would meet the standard of analysis.

Commissioner Irwin said that the standard was not well-defined, stating that the title may possibly give rise to irritable neighbors taking advantage of the rule. Commissioner Irwin said that the

definition of the rule should include words such as “excessive”. Commissioner Irwin said he was concerned about people interpreting the rule to prohibit talking in one’s backyard and other such examples. Mr. Walter said that the average resident already calls whenever they get annoyed regardless of the noise rule at hand, and that there are examples of residents who are more sensitive to noise than others. Mr. Walter said that the intent of the proposed amendments is to allow the Police to make enforcement decisions on the spot rather than need sound equipment, and in many cases it would be unlikely that a resident would call the Police in the first place, nor would the Police be quick to write citations if an issue were observed and the residents were quick to comply with a courtesy request by the Police. Commissioner Irwin asked if he could have a large concert in his backyard under the proposed rules. Mr. Walter said that such action was not permissible under the current rules, since the maximum decibel rating allowed by the Zoning Ordinance was 63 decibels in Residential Districts, but a large concert would clearly exceed that limit. Mr. Walter said that the concept behind the proposal was to allow for enforcement discretion in cases where decibels may not be excessive but they still may give rise to an annoyed neighbor calling the Village for assistance. Mr. Walter elaborated by stating that the proposed amendments included preliminary language stating that exemption permits could be written for larger occasions such as concerts or weddings, and that it was not the intent of the amendments to ban the use of private property for lawful reasons, but rather to ensure that the Village could swiftly handle legitimate issues once they presented themselves. Mr. Walter gave the example of the Village permitting block parties through staff action without need for lengthy public hearings. Mr. Walter said that the legislative intent of the proposal was not to make the “everyday” as being impermissible.

Commissioner Petrich asked if the Village had enforced its existing sound regulations in prior instances. Mr. Walter said that the Village had done so, and that the process was lengthy, expensive, and cumbersome, and often did not provide service to the affected party due to the time involved with mobilizing the necessary staff and equipment. Commissioner Petrich said that he would prefer to keep the daytime hours of 7am-7pm instead of extending to 10pm. Mr. Walter said that in speaking with the Village’s Adjudication Judge, she was unwilling to enforce any ordinance which had “night” hours as being prior to 10pm. Commissioner Stratis agreed with staff’s comments, stating that he feels that his regular behavior of mowing lawns at 8pm in the summer was not excessive or burdensome. Commissioner Petrich asked if the proposal would incorporate generators. Mr. Walter said that generator noise was already defined as not exceeding 75 decibels at 28 feet, and would provide such an exception in the language.

Commissioner Broline asked about firecrackers and their legal status. Mr. Walter said that firecrackers themselves were unpermitted, but that firecrackers on odd days or very late at night would be a good example of violating the Plainly Audible standard.

Commissioner Farrell said that she supported the approach, as it allowed for balance between residents and the Village. Commissioner Farrell asked about certain uses in more controlled areas, such as schools in T-1 Districts adjacent to residences, and how those would be enforced. Mr. Walter acknowledged that further consideration of those examples was necessary.

Commissioner Stratis supported the concept, possible event permitting, and that Police and an adjudication system would ultimately make the enforcement of the Zoning Ordinance. Commissioner Stratis suggested that the standards of Plainly Audible include statements to the

effect of “unreasonably affecting the use of one’s property” to add teeth to the standards of the Zoning Ordinance. Commissioner Stratis asked how commercial districts impacting residential districts would work. Mr. Walter said that the standards of residential districts would be employed if the noise were originating from a commercial district. Commissioner Stratis asked if the penalties could be exponential, rather than on a flat scale. Mr. Walter said that staff would investigate this possibility.

Chairman Trzupek supported the concept as well as redefining night time to 10pm, but asked that a property line metric be added to the amendments either in addition to a “50 foot” rule to add additional enforcement opportunity.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to continue the public hearing for Z-11-2021 to August 16, 2021.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Irwin, Farrell, Petrich, Broline, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**IV. CORRESPONDENCE**

**V. OTHER PETITIONS**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

Mr. Walter said that there were three considerations scheduled for August 16, 2021.

**VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to adjourn the meeting at 9:17 pm.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Stratis, Irwin, Petrich, Farrell, Broline, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.



Plan Commission/Zoning Board Minutes  
August 2, 2021 Regular Meeting

**Respectfully Submitted:**

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Evan Walter – Village Administrator



**Z-11-2021: Requests text amendments to Section IV.W of the Zoning Ordinance related to noise standards.**

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

**Prepared by:** Evan Walter – Village Administrator

**Date of Hearing:** August 16, 2021; continued from August 2, 2021

This petition was continued from August 2, 2021. The petitioner is the Village of Burr Ridge. The petitioner seeks to amend Section IV.W of the Zoning Ordinance related to noise standards. The Village is seeking to review and potentially establish alternate performance standards related to the emission of noise from one property or zoning district to another.

**Proposed Zoning Amendments**

At the initial public hearing, staff proposed a revised noise standard entitled “Plainly Audible.” This title has been revised to be called “Excessively Audible” at the direction of the Plan Commission. Staff has revised the Excessively Audible approach to align with the feedback of the Plan Commission as follows:

**Definitions**

*Amplification Device. Any speaker, loudspeaker, amplifier, stereo, radio, television, or other device or system of any kind that can emit, increase, or magnify sound.*

*Continuous Period. Noise which is sustained for at least 60 seconds in duration, either without any interruption whatsoever or repetitive with brief interruptions, such as an animal barking.*

*Day Hours. 7:00am-10:00pm*

*Excessively Audible. Any sound that can be detected by a person by ear, unaided by any device such as hearing aid, which unreasonably affects the enjoyment of an adjacent property owner’s use of their property and/or impacts one or several adjacent property owners’ ability to perform normal tasks without interruption. A sound is considered excessively audible regardless of whether particular words or phrases are not determinable and regardless of whether the instrument or device can be determined. The detection of reverberation or similar types of sound is sufficient to constitute an Excessively Audible sound.*

*Night Hours. 10:00pm-7:00am*

*Noise Pollution. The emission of sound that unreasonably interferes with the enjoyment of life or with any lawful business activity.*

*Sound. An oscillation in pressure in air.*

*Noise Pollution Prohibited*

*No person may cause or allow Noise Pollution within the corporate limits of the Village.*

*Noise Standards for Public Property*

- A. Authority to Abate Violations. The Village Administrator or their designee is authorized to determine violations of this Section and, in the event of Noise Pollution or other violation, take reasonable actions necessary to abate the violation.*
- B. Performances on Public Property, Ways Prohibited. No person may perform, with or without musical instruments, on any street, sidewalk, public right of way, or publicly owned property while seeking or in expectation of a monetary gift or payment.*
- C. Advertisements. No person, business, or other entity may use a sound amplification device for the purpose of advertising or announcing goods or services, or to invite or encourage the patronage of any person or any business in such a way as to be Excessively Audible on any street, sidewalk, public right of way, or publicly owned property.*
- D. Attention-Getting Devices. No person or other entity may operate or cause to be operated, on any street, sidewalk, public right of way, or publicly owned property any attention-getting device such as, but not limited to, sound amplification, mechanically-operated, inflatable, noise-generating, or other device for the purpose or effect of attracting attention.*

*Noise Standards for Private Property*

- A. Residential Districts. Residential Districts includes land classified as R-1, R-2, R-2A, R-2B, R-3, R-4, R-5, R-6, T-1, and T-2 Districts. The noise standards for Residential Districts include:*
  - a. During Day Hours. No person may cause or allow the emission of sound from any Residential Districts during Daytime Hours in such a manner as to be Excessively Audible for a continuous period of one minute or more at a distance of 50 feet from the location of the noise source or at a measurement taken from the property line in which the noise is received.*
  - b. During Night Hours. No person may cause or allow the emission of sound from any Residential Districts during Night Hours in such a manner as to be Excessively Audible for a continuous period of one minute or more at a distance of 15 feet from the location of the noise source or at a measurement taken from the property line in which the noise is received.*
- B. Commercial Districts. Commercial Districts includes land classified as B-1, B-2, R-A, L-I, G-I, O-1, and O-2 Districts. The noise standards for Commercial Districts include:*
  - a. During Day Hours. No person may cause or allow the emission of sound from any Commercial Districts during Day Hours to any receiving Residential or Commercial Districts in such a manner as to be Excessively Audible for a continuous period of one minute or more at a distance of 33 feet as measured 1) from the building in which the noise is generated when the noise source is located inside the building and 2) from the*

- location of the noise source when the noise source is located outside, or 3) at a measurement taken from the property line in which the noise is received.*
- b. During Night Hours. No person may cause or allow the emission of sound from any Commercial Districts during Night Hours to any receiving Residential or Commercial Districts in such a manner as to be Excessively Audible for a continuous period of one minute or more at a distance of 10 feet as measured 1) from the building in which the noise is generated when the noise source is located inside the building and 2) from the location of the noise source when the noise source is located outside, or 3) at a measurement taken from the property line in which the noise is received.*
- C. Mechanical, Heating, or Cooling Equipment in Residential Districts. It is a violation of this Section for any mechanical, heating, or cooling equipment on any land to emit noise that is Excessively Audible from a distance of 50 feet for a duration of one minute. Noise emitting from generators in Residential Districts are specifically governed by Section IV.1.21 of the Zoning Ordinance.*

### Exceptions

*The standards and limitations set forth in this Chapter do not apply to the following:*

- A. Trains on rails.*
- B. Emergency warning sirens i.e. those found on vehicles or mounted on public buildings.*
- C. Snow plows or other snow- and ice-clearing equipment.*
- D. Landscaping equipment during Day Hours.*
- E. Noises associated with religious activities, such as bells and chimes.*
- F. Events occurring in public spaces or rights-of-way, such as concerts, that are approved by either the Village Administrator or Village Board of Trustees.*
- G. Equipment used for construction.*
- H. Garbage and recycling trucks.*
- I. Government, utility, and other such vehicles in operation in service of the Village or its constituents.*
- J. Educational institutions, public or private, operating between 7:30am-7:00pm, including but not limited to recess, outdoor learning activities, or the like, in any District.*

### Permit for Private Event

*Those owners of real property in the Village wishing to hold a special event on one's property which may violate the standards set forth in this section may apply for one-time exemptions to these standards. Examples of these exemptions may include weddings or wedding receptions, graduation parties, charity events, and the like. A property owner wishing to obtain an exemption to these standards must comply with the following regulations:*

- A. Not less than 21 days prior to the event, an application must be placed on file with the Village Administrator describing the nature of the request. The request must include the following information:*
- a. The address of the property owner in which the event will occur.*
- b. The name of the property owner where the event will occur.*
- c. The contact information of the property owner where the event will occur, including minimally an active phone number and email address.*
- d. The times of day in which the noise is expected to be generated.*

- e. The number of people expected to be present at the gathering.*
- B. The Village shall notify all property owners within 500 feet of the subject property at which the event will occur with a written notice of the event's occurrence at least five business days prior to the event's occurrence.*
- C. The application shall include a \$50 fee.*
- D. At no point shall the exemption extend beyond midnight or prior to 6:00am in any District.*
- E. Property owners shall be entitled to one exemption per six calendar months; that is, if an exempted event were held on January 1, the property owner shall not be permitted to apply for or receive an exemption to these standards until July 1 or thereafter.*

### **Penalty**

*Any person, firm, or corporation who violates, disobeys, omits, neglects, refuses to comply with, or who resists enforcement of any of the provisions of this Section shall, upon conviction, be fined not less than \$100.00 nor more than \$750.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.*

### **Summary**

The Excessively Audible approach rescinds any decibel rating system and replaces the standards with that of a reasonable person interpreting noise to determine if the noises are Excessively Audible. The Village already practices an Excessively Audible approach to remedying noise through a courtesy request by a Police officer. In many cases, a violating party complies with an officer's request, and the matter is resolved without further enforcement. However, these amendments would now empower the officer or other agent of the Village to determine that an Excessively Audible noise is occurring and assign a citation if the noise 1) was deemed to be Excessively Audible and 2) the violating party did not comply with a courtesy request. In local adjudication, the written report of a Police officer or agent of the Village is admissible evidence.

### **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 the amendments fulfill the purpose and intent of the Zoning Ordinance.

### **Appendix**

Exhibit A – Petitioner's Materials



In order to minimize adverse visual impacts associated with the proliferation of towers, co-location of antennas by more than one provider on existing or new towers and location of antennas on existing buildings or structures, shall take precedence over the construction of new, freestanding towers. If a new, freestanding tower is proposed, special use approval shall not be granted unless the applicant demonstrates compliance with the following:

- a. A diligent effort has been made to locate the antenna on an existing structure and that, due to valid considerations, including physical constraints and economic or technological feasibility, no other appropriate location is available.
- b. Covenants shall be recorded which require that the applicant allow, on a commercially reasonable basis, other providers of Personal Wireless Service Facilities and other antennas to co-locate on the proposed freestanding tower, where such co-location is technologically feasible.
- c. The site plan for the construction of a new, freestanding tower shall delineate an area near the base of the tower to be used for the placement of additional equipment and buildings for other users.

**8. Abandonment of Towers or Antennas**

In the event the use of a tower or antenna is discontinued for a period of 60 consecutive day, the tower or antenna shall be deemed to be abandoned. The Community Development Director shall determine the date of abandonment based on documentation required from the tower owner/operator or other appropriate sources. Upon abandonment, the tower owner/operator shall have an additional 60 days within which to:

- a. Reactivate the use of the tower either by said owner/operator or transfer of the tower to another owner/operator for such use within the aforesaid 60-day period. Transfer of the tower to another owner/operator shall not require special use approval provided use of the tower is re-activated within the 60-day period and that the use of the tower complies with all conditions of the original special use approval and the terms of this Ordinance.
- b. Dismantle and remove the tower, at which time, any special use shall become null and void.
- c. Request approval from the Board of Trustees to allow the abandoned tower or antenna to remain for a specified period of time. If said approval is granted, the tower shall be reactivated or removed within the time period approved by the Board of Trustees as per the regulations herein. (Amended by Ordinance A-834-9-97)

**W. PERFORMANCE STANDARDS**

Any use established in any district shall be so operated as to comply with the performance standards as set forth hereinafter. Established uses other than legal, nonconforming uses subject to the regulations of Section XII may be altered, enlarged, expanded or modified provided that the additions or changes comply with said performance standards. (Amended by Ordinance A-834-5-10)



1. **Noise**

a. **Definitions** - (All definitions of acoustical terminology shall be in conformance with those contained in *ANSI S1.1-1994 (R2004)* "Acoustical Terminology" and the latest revisions thereof or any replacement thereto).

- (1) **A-weighted Sound Level:** 10 times the logarithm to the base 10 of the square of the ratio of the A-weighted (and time-averaged) sound pressure, to the reference sound pressure of 20 micropascal. The frequency and time weighting must be specified in accordance with ANSI-S1.4-1983 (R2006) "American National Standard for Sound Level Meters" and the latest revision thereof. The unit of sound level is the decibel (dB) with the letter (A) appended to the decibel unit symbol to indicate the frequency weighting and written dB(A).
- (2) **ANSI:** American National Standards Institute, or its successor bodies.
- (3) **Construction:** On-site erection, fabrication, installation, alteration, demolition or removal of any building or structure, facility, or addition thereto, including all related activities, including, but not restricted to, clearing of land, earth-moving, blasting, and landscaping.
- (4) **Daytime Hours:** 7:00 A.M., to 7:00 P.M., local time.
- (5) **dB(A):** See "A-weighted Sound Level" in decibels.
- (6) **Decibel (dB):** A unit of measure, on a logarithmic scale to the base 10, of the ratio of the magnitude of a particular sound pressure to a standard reference pressure, which, for purposes of this regulation, shall be 20 micronewtons per square meter ( $\mu\text{N}/\text{m}^2$ ) *or 20 micropascals ( $\mu\text{Pa}$ )*.
- (7) **Discrete tone:** a sound wave whose instantaneous sound pressure varies essentially as a simple sinusoidal function of time.
- (8) **Fast Dynamic Characteristic:** The dynamic characteristic specified as "Fast" in ANSI S1.4-1983 (R2006) "American National Standard Specification for Sound Level Meters" and the latest revision thereof.
- (9) **Fast Meter Response:** As specified in ANSI S1.4-1983 (R2006) "American National Standard Specification for Sound Level Meters" and the latest revision thereof.
- (10) **Highly Impulsive Sound:** Either a single pressure peak or a single burst (multiple pressure peaks) for a duration less than one second.
- (11) **Night Time Hours:** 7:00 P.M., to 7:00 A.M., local time.
- (12) **Octave Band Sound Pressure Level:** The sound pressure level for



the sound being measured contained within the specified octave band. The reference pressure is 20 micronewtons per square meter.

- (13) **Pascal (Pa)**: A unit of pressure. One Pascal is equal to one Newton per square meter.
- (14) **Preferred Frequencies**: Those frequencies in Hertz preferred for acoustical measurements which, for the purposes of this regulation, consist of the following set of values: 20, 25, 31.5, 40, 50, 63, 80, 100, 125, 160, 200, 250, 315, 400, 500, 630, 800, 1000, 1250, 1600, 2000, 2500, 3150, 4000, 5000, 6300, 8000, 10,000, 12,500.
- (15) **Prominent Discrete Tone**: Sound, having a one-third octave band sound pressure level which, when measured in a one-third octave band at the preferred frequencies, exceeds the arithmetic average of the sound pressure levels of the two adjacent one-third octave bands on either side of such one-third band by:
- 5 dB for such one-third octave band with a center frequency from 500 Hertz to 10,000 Hertz, inclusive. Provided: such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band, or;
- 8 dB for such one-third octave band with a center frequency from 160 Hertz to 400 Hertz, inclusive. Provided: such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band, or;
- 15 dB for such one-third octave band with a center frequency from 25 Hertz to 125 Hertz, inclusive. Provided: such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band.
- (16) **Slow Dynamic Characteristic**: The dynamic characteristic specified as “Slow” in ANSI S1.4-1983 (R2006) "American National Standard Specification for Sound Level Meters" and the latest revision thereof.
- (17) **Sound**: A physical disturbance causing an oscillation in pressure in a medium (e.g., air) that is capable of being detected by the human ear or a sound measuring instrument.
- (18) **Sound Level (Weighted Sound Pressure Level)**: 20 times the logarithm to the base 10 of the ratio of the frequency-weighted (and time-averaged) sound pressure to the reference pressure of 20 micropascals. The frequency weighting used shall be specified explicitly (e.g., A, C, or octave band). The unit for sound level is decibel (dB).
- (19) **Sound Pressure**: the root mean square of the instantaneous sound pressures during a specified time interval in a stated frequency band. The unit for sound pressure is Pascal (Pa).
- (20) **Sound Pressure Level**: 20 times the logarithm to the base 10 of the ratio of the particular sound pressure to the reference sound





pressure of 20 micropascals. ANSI S12.9- 1988 (R1998) "American National Standard Quantities and Procedures for Description and Measurement of Environmental Sound - Part 1," and the latest revision thereof, reserves the term sound pressure level to denote the unweighted sound pressure. The unit for sound pressure level is decibel (dB).

**b. Prohibition of Noise Pollution**

No person shall cause or allow the emission of sound beyond property lines so as to cause noise pollution (violating any applicable standards established by the Illinois Environmental Protection Agency) or a nuisance in Burr Ridge, or so as to violate any provisions of this Ordinance.

**c. Measurement Techniques**

Test procedures to determine whether emission of sound is in conformance with regulation shall be in substantial conformity with Standards and Recommended Practices established by the ANSI and the latest revisions thereof, including but not limited to:

- ANSI S1.4-1983 (R2006)/ANSI S1.4a-1985 (R2006)
- ANSI S1.6-1984 (R2006)
- ANSI/ASA S1.11-2004 (R2009)
- ANSI/ASA S1.13-2005 (R2010)
- ANSI S12.1-1983 (R2006)
- ANSI/ASA S12.9-1993/Part 3 (R2008)
- ANSI/ASA S12.18-1994 (R2009)

**d. Sound Emitted Standards and Limitations for Noise Sources**

**(1) Sound Emitted to Residential (R) Districts During Daytime Hours**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during daytime hours from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving Residential Districts or developments and any school buildings or sites (hereinafter collectively referred to as R Districts) which exceeds the allowable octave band sound pressure level specified in Table 1, when measured at any point within such receiving R District, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.



**TABLE 1**  
**SOUND EMITTED TO ANY RECEIVING R DISTRICTS FROM A**  
**MANUFACTURING DISTRICT DURING DAYTIME HOURS**

<b>Octave Band Center Frequency (Hertz)</b>	<b>Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Manufacturing District (dB) during Daytime Hours</b>
31.5	72
63	71
125	65
250	57
500	51
1000	45
2000	39
4000	34
8000	32

(2) **Sound Emitted to Residential (R) Districts During Nighttime Hours**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during night time hours from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R District which exceeds any allowable octave band sound pressure level specified in Table 2, when measured at any point within such receiving R District, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source. In addition, where any such use in any district utilizes trucks or other vehicular equipment, such as forklifts, outside in its operations and is adjacent to residential properties, the back-up warning signals on all such trucks or other vehicular equipment shall, to the extent allowed by law, be turned off or otherwise muted during nighttime hours so as to be inaudible to the adjacent residential properties. Trucks and other vehicular equipment operated outside adjacent to residential properties shall not idle outside during nighttime hours for a period in excess of five minutes.



**TABLE 2**  
**SOUND EMITTED TO ANY RECEIVING R DISTRICTS FROM A**  
**MANUFACTURING DISTRICT DURING NIGHTTIME HOURS**

<b>Octave Band Center Frequency (Hertz)</b>	<b>Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Manufacturing District (dB) during Nighttime Hours</b>
31.5	63
63	61
125	55
250	47
500	40
1000	35
2000	30
4000	25
8000	25

**(3) Sound Emitted to Business (B) Districts**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound from any noise source located in a Manufacturing District to any receiving Business (B) District (hereinafter referred to as B District) which exceeds any allowable octave band sound pressure level specified in Table 3, when measured at any point within such receiving B Districts, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

**TABLE 3**  
**SOUND EMITTED TO ANY RECEIVING B DISTRICTS FROM A**  
**MANUFACTURING DISTRICT**

<b>Octave Band Center Frequency (Hertz)</b>	<b>Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving B Districts from a Manufacturing District (dB)</b>
31.5	79
63	78
125	72
250	64
500	58
1000	52
2000	46
4000	41
8000	39



(4) **Sound Emitted to Research Assembly (RA), Light Industrial (LI), and General Industrial (GI) Districts**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound from any noise source located in the RA, LI, and GI Districts to any receiving neighboring lot in the RA, LI, and GI Districts which exceeds any allowable octave band sound pressure level specified in Table 4 when measured at any point within such receiving lot, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

**TABLE 4**  
**SOUND EMITTED TO ANY RECEIVING RA, LI, OR GI**  
**DISTRICT FROM A MANUFACTURING DISTRICT**

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving RA, LI, or GI Districts from a Manufacturing District (dB)	
	RA or LI Receiving District	GI Receiving District
31.5	79	80
63	78	79
125	72	74
250	64	69
500	58	63
1000	52	57
2000	46	52
4000	41	48
8000	39	45

(5) **Highly Impulsive Sound**

No person shall cause or allow the emission of impulsive sound from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R or B District or RA, LI or GI District lots which exceeds the allowable dB (A) sound level specified in Table 5, when measured at any point within such receiving R or B District or RA, LI, GI District lot, provided, however, that no measurement of sound levels shall be made less than 25 feet from the noise source.



**TABLE 5**  
**HIGHLY IMPULSIVE SOUND**

Allowable (A-weighted) Sound Levels of Impulsive Sound Emitted From Manufacturing Districts or from any noise source by a use in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to designated classes for receiving uses			
RA & LI Districts	GI District	B Districts	R Districts
57	61	50	45

**(6) Prominent Discrete Tones**

(a) No use shall cause or allow the emission of any prominent discrete tone from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R or B District or neighboring RA, LI, or GI lot provided, however, that no measurement of one-third octave band sound pressure levels shall be made less than 25 feet from such noise source.

(b) This rule shall not apply to prominent discrete tones having a one-third octave band sound pressure level 10 or more dB below the allowable octave band sound pressure level specified in the applicable tables in subsection "d" through subsection (1) through (4) of this subsection C.1 for the octave band which contains such one-third octave band.

**e. Exceptions**

- (1) Subsection "d" of this subsection C.1 inclusive shall not apply to sound emitted from emergency warning devices and unregulated safety relief valves.
- (2) Subsection "d" of this subsection C.1 inclusive shall not apply to sound emitted from lawn care maintenance equipment and snow blowers and similar snow removal equipment used during daytime hours.
- (3) Subsection "d" inclusive shall not apply to sound emitted from equipment being used for temporary construction between the hours of 7:00 A.M., to 7:00 P.M., of each day or as otherwise regulated under the provisions of the Building Ordinance of the Village of Burr Ridge.
- (4) Subsection "d" inclusive shall apply to sound emitted from trucks



and vehicles under the control of the property user and/or owner, including vehicles entering and leaving the property. Trucks and vehicles under the control of the property user and/or owner shall include trucks that are on the property for purposes of loading or unloading goods, whether such trucks are owned by the property user and/or owner or not. Actionable noise violations include violations caused by trucks hitting potholes or other obstacles on the property, and the shifting of gears as trucks leave, enter or drive upon the property, as well as violations caused by idling engines and trailer mounted refrigeration units.

- (5) Subsection "d" inclusive shall not apply to sound emitted from railroad facilities.

## 2. Vibration

### a. **Definitions**

- (1) **Amplitude:** The maximum displacement of the earth from the normal rest position during one period of oscillation.
- (2) **Cycle:** A complete cycle of vibration occurs when the object moves from one extreme position to the other extreme and back again.
- (3) **Discrete Impulses:** A ground transmitted vibration stemming from a source where specific pulses do not exceed 60 per minute (or one per second)
- (4) **Frequency:** The number of cycles that a vibrating object completes in one second. The unit of frequency is Hertz (Hz). One Hertz equals one cycle per second.
- (5) **Impact:** An earth borne vibration generally produced by two or more objects striking each other so as to cause separate and distinct pulses.
- (6) **Oscillation:** a regular periodic variation in value about a mean.
- (7) **Particle Velocity:** A characteristic of vibration that depends on both amplitude displacement and frequency. Particle Velocity may be measured directly or computed by multiplying the frequency by the amplitude times the factor 6.28. The particle velocity will be in inches per second. The maximum Particle Velocity shall be the maximum vector sum of the three mutually perpendicular components recorded simultaneously.
- (8) **Seismograph:** An instrument which measures vibration characteristics simultaneously in three mutually perpendicular planes. The seismograph may measure displacement and frequency, particle velocity, or acceleration.
- (9) **Steady State Vibration:** A vibration which is continuous, as from a fan, compressor, or motor.



- (10) **Vibration**: A reciprocating motion transmitted through the earth, both in *the* horizontal and vertical planes.

b. **Instrumentation**

Ground-transmitted vibration shall be measured with a seismograph or complement of instruments capable of recording vibration displacement, particle velocity, or acceleration and frequency simultaneously in three mutually perpendicular directions.

c. **Maximum Permitted Vibration Levels**

Table 6 designates the acceptable *maximum permitted particle velocities* of vibration that apply on or beyond adjacent lot lines within the manufacturing district or from any source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, and on or beyond appropriate district boundaries. Where more than one set of vibration levels apply, the most restrictive shall govern. Readings may be made at points of maximum vibration intensity.

**TABLE 6**  
**MAXIMUM PERMITTED PARTICLE VELOCITIES OF VIBRATION**

Steady-state Vibration Limits for the Manufacturing District or for any use in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products.		
Maximum Peak Particle Velocity (inches per second)		
RA, LI & Lot Lines	R. District	
	Day	Night
0.06	0.03	0.01

d. **Vibration Notes**

- (1) Night time limits shall be considered to prevail from 7:00 P.M., to 7:00 A.M., local time.
- (2) For purposes of this regulation, steady-state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute, shall be considered impact vibrations.
- (3) Railroad facilities shall be exempt from vibration limitations.

3. **Air Pollution**

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title B and as may be amended from time to time.





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

**Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); Requests establishment of a Planned Unit Development as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property; continued from July 19, 2021.**

**HEARING:**

August 16, 2021; continued from  
July 19, 2021

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Village Administrator

**PETITIONER:**

Village of Burr Ridge

**PROPERTY OWNER:**

Robert Garber d/b/a Reegs  
Properties

**EXISTING ZONING:**

B-1 Business District

**LAND USE PLAN:**

Recommends Commercial Uses

**EXISTING LAND USE:**

Commercial Buildings

**SITE AREA:**

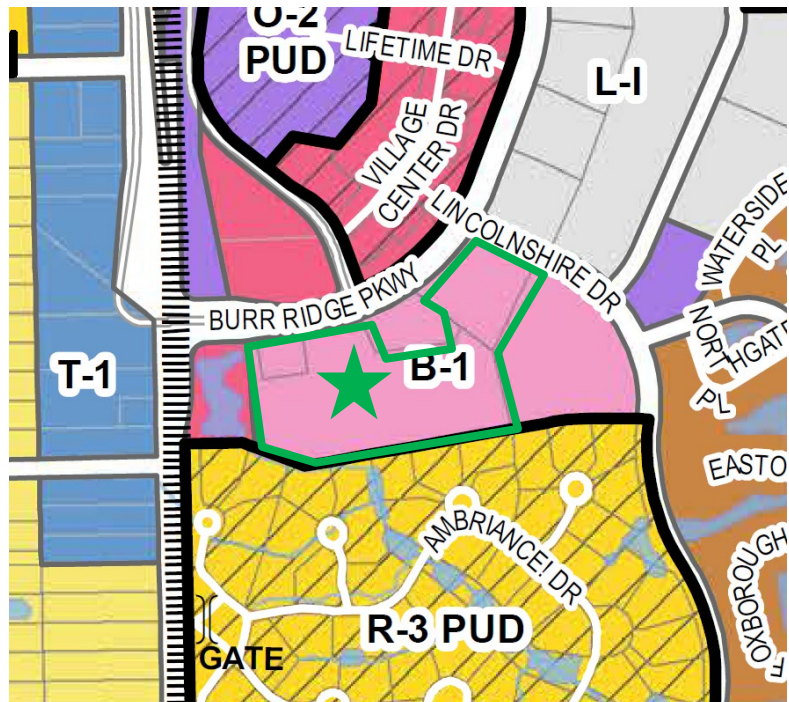
7.2 Acres

**SUBDIVISION:**

County Line Square

**AVAILABLE PARKING:**

499 Total Spaces





This petition was continued from July 19, 2021. The petitioner is the Village of Burr Ridge in partnership with Bob Garber, owner of the subject property. On June 28, 2021, the Board of Trustees directed the Plan Commission to hold a public hearing at the subject property (hereinafter referred to as “County Line Square” or “CLS”) for the purposes of considering a Planned Unit Development to create local parking and land use regulations for the subject property. The Board found that several parking variances and special uses had been granted in succession at the subject property and has requested that the Plan Commission consider alternative approaches to regulating parking and land uses in light of these successive approvals.

The petitioner requests establishment of a Planned Unit Development (PUD) as per Section VIII.B.2.cc of the Zoning Ordinance for the purpose of creating parking and land use regulations at the subject property. The intent of the PUD is to provide greater flexibility regarding the regulation of parking as well as evaluate and optimize land-use regulations for the purpose of creating an economically-healthy commercial property in downtown Burr Ridge. If a PUD is ultimately adopted, it would become the governing document regarding all zoning matters for the subject property; amendments to the PUD would be brought as public hearings. County Line Square contains a strip shopping center with approximately 90,000 total square feet of commercial space, including two outlot buildings (both under separate ownership). Relevant zoning factors related to County Line Square include:

### **Land Use Analysis**

Staff and the property owner worked together to develop a revised list of permitted and special uses that would be applicable to the subject property under the PUD. Most notably, restaurants with or without sales of alcoholic beverages less than 5,000 square feet is proposed as a permitted use. To staff’s knowledge, the Village has never rejected the special use application of a restaurant of this size in the B-1 Business District. All restaurants over 5,000 square feet, regardless of menu, would be required to obtain a special use. The largest current restaurant at County Line Square is Capri, coming in at just over 5,000 total square feet, followed by Johnny Cab’s at 4,200 square feet. Similarly, “live entertainment and dancing” has been moved to a standalone special use, applicable as an accessory use to any permitted or special use.

Signage regulations were also proposed for the subject property generally matching that of those approved at the Village Center. Certain regulations found at the Village Center were found to be not applicable, including those related to “anchor” and “corner” tenants as well as a requirement that all tenants provide blade signs. Tenants at County Line Square are currently restricted to a sign in one specific color (#313 – Duranodic Bronze) and of a certain size; these requirements were incorporated in 1988 upon original construction of the property.

### **Parking Analysis**

While some uses in the B-1 Business District are permitted uses which do not require Village approval to open, any proposed use at County Line Square which requires additional parking compared to the previous use is required to obtain a parking variance based upon current Zoning Ordinance regulations. Four tenants have received parking variances to date: Cyclebar, Capri, Johnny Cab’s, and Are We Live? Table 1 shows the standards

<b>Table 1</b>		
<b>City</b>	<b>Property Type</b>	<b>Requirement</b>
Naperville	<250,000 SF	1/250 SF
Oak Brook	<40 Acres	2.25x Floor Area
Darien	<200,000 SF	1/250 SF
Downers Grove	Any Multi-Tenant Use	1/250 Use
Lombard	<200,000 SF	1/250 SF
Bolingbrook	Any Multi-Tenant Use	1/200 SF + 1/Emp
County Line Square @ 1/250 SF = 360 Spaces		

## Staff Report and Summary

Z-08-2021: 50-124 and 200-324 Burr Ridge Parkway (Village of Burr Ridge); PUD and Findings of Fact; continued from July 19, 2021

of neighboring zoning ordinances along with a comparison for County Line Square if the parking calculation were unilaterally converted to a shared parking amount. Section XI.C.5 of the Zoning Ordinance states that “off-street parking facilities for separate uses (which are located on either the same or different lots) may be provided in a shared parking area provided that the total number of parking spaces is equal to the sum of the parking spaces required for each use sharing the parking area, and provided that all regulations governing location of accessory parking spaces, in relation to the use served, are adhered to.” The adoption of a shared parking calculation at one space per 250 square feet of gross square footage would create the legal basis so as to not require additional parking variations except if significant amounts of gross square footage were added to the property. In the case of the subject property, an approximately 30,000 square feet of net new square footage would need to be added to exceed their current parking capacity.

Staff has included a clause in the draft PUD regulations which would require any restaurant use over 3,500 gross square feet to provide valet service from Thursday-Saturday. Additionally, the draft PUD would require that all employees at the property park in the rear of the building (as defined by Exhibit B) unless all parking spaces were taken in this defined area. There are approximately 85 parking spaces included in Exhibit B. Staff’s analysis of current business plans at the subject property indicates that this is generally sufficient for the employees who may be working at any point. Staff also recommends that the Plan Commission recommend that the Board consider the installation of additional on-street parking spaces along Lincolnshire Drive to further add parking capacity near the subject property. Staff estimates that approximately ten spaces could be added between Chasemoor Drive and Burr Ridge Parkway, and would be available to any downtown patron. These spaces could be limited to parking from 11:0am-midnight, thus eliminating the possibility of their being generally used by Pace riders.

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

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings.

### **Appendix**

Exhibit A – Petitioner’s Materials



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.**

A shopping center such as County Line Square should be governed based on the unique needs of the subject property, not by standard zoning which would otherwise apply to any other comparably zoned property in the Village. A PUD allows both the Village and the property owner to have necessary control over the property without being required to consider precedent setting in other areas of the Village with different development patterns altogether.

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

The PUD will allow for the Village and the property owner to move forward in managing the subject property in a considered manner.

- 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 special use will allow for normal development of the property to occur without significant threat of impairment of nearby properties.

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

The area is generally developed already but will not impede leasing at nearby properties. Any significant redevelopment would be considered under the lens of a PUD instead of via standard zoning.

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

Confirmed. Such facilities are 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.**

The PUD acknowledges that such ingress and egress facilities are present.

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

Confirmed. The B-1 Business District intends for shopping centers to be developed in a manner such as proposed by this PUD.

- 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.**

Confirmed.

**PLANNED UNIT DEVELOPMENT REGULATIONS RELATED TO THE  
SHOPPING CENTER AT 50-324 (EXCLUDING 150) BURR RIDGE PARKWAY**

The following regulations are intended to govern the current use, scope, as well as present and future conditions of the subject property at 50-324 (excluding 150) Burr Ridge Parkway, known at this time as “County Line Square Shopping Center”, as described in Exhibit A (Plat of Survey).

**Operation within Enclosed Buildings**

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

- a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, or recreation areas for child care centers and nurseries.
- b. Outdoor activities listed as special uses may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to the Zoning Ordinance.
- c. Temporary (for a limited duration of time) outdoor activities may be permitted subject to written approval by the Village Administrator or their designee. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

**Signs**

Building Signs located at the subject property are subject to the issuance of a sign permit by the Village. Building Signs are subject to the following regulations:

- a. Each tenant shall be permitted one Building Sign on the building façade.
- b. Each Building Sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 20 square feet and a maximum area allowed of 40 square feet.
- c. All tenants are permitted to affix Storefront/Window Signs, defined as any covering of the front window for advertisement purposes, without need for a sign permit and in adherence to the following regulations:
  1. The sum total of all Storefront Signs shall not exceed 30 percent of the total area of the windows in which they are located.
  2. Storefront Signs shall not have any moving parts.
  3. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purpose of computation.
  4. Storefront Signs must be hung from some appurtenance of the tenant space and may not be taped or suction-cupped to the window, except if the advertisement is not related to the business' primary functions and is equal or less than 8 ½ x 11 inches in size and laminated.

Design guidelines for Building Signs shall be defined as follows:

- a. Signs are limited to trade names and logo (as identified in the lease). Listing of merchandise or descriptions of categories are not permitted. Signs may not include payment options or the terms "We Accept" in any form or variant.
- b. Iridescent and flashing signs, flashing lights, animated elements, formed plastic, injection molded plastic, and internally illuminated box signs are prohibited.
- c. Exposed raceways, exposed transformers, and visible sign company labels are not allowed. Transformers should not be visible and installed within a tenant's frontage. Animated components, formed plastic, or non-durable signs are not allowed. All signage materials shall be UL-Rated.
- d. No sign maker's labels or identifications may be visible on the exterior of the sign.
- e. No signs with a visible back are permitted and fasteners should be concealed. All supports and fasteners must be of a non-ferrous metal of a quality material and finish.
- f. Exposed neon is not permitted.
- g. All signs must include a seven-day, 24-hour clock to control illumination of storefronts.
- h. All signs must not be more than 12 inches in depth.

#### *Non-Internally Illuminated Individual Letter Signs*

- a. Dimensional letter or graphics, pin-set or otherwise applied directly to the face of storefront area with external illumination. Signage types include metal, acrylic, or wood letters.
- b. Signs shall not be placed on background material.
- c. All signs must be lit with either a concealed fixture or as a design element i.e. decorative gooseneck fixture.

#### *Silhouette (Halo) Reverse Channel Lettering*

- a. Background surfaces of the sign shall be opaque and not reflect the illumination of image of the neon lamps within the letters.
- b. All neon tubing must be fully concealed within the letter to not be visible to the public.
- c. The rear edge of the letter shall be approximately one inch from the background surface.
- d. Standoff brackets shall be mounted in the least visible location to support the letters.
- e. Standoff brackets and fasteners visible within the one-inch dimension between the background surface and the back of the letter shall be painted to match the background surface.
- f. P-K transformer housings shall be provided to feed the neon to each letter of the sign.
- g. Halo-type signs must have clear Lexan backing on the rear of the letters.

In all instances, signs must not exceed three total colors, including white.

#### *Shopping Center Ground Sign*

Shopping center signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. One shopping center ground sign may be allowed subject to the following:

- a. Shopping center ground signs shall be consistent in design and materials with wall signs.
- b. Shopping center ground signs shall be a maximum area of 100 square feet in area.
- c. Shopping center ground signs shall not exceed a maximum height of 8 feet except as allowed by paragraph e below.

- d. Shopping center ground signs shall be setback a minimum of 10 feet from all property lines except as required by paragraph e below;
- e. The height of shopping center ground signs may be increased up to 12 feet provided that the sign is setback an additional 3 feet for each 1 foot increase in height. For example, a 9 foot high sign would require a 13 foot setback from all property lines, a 10 foot high sign would require a 16 foot setback.

#### Landscaping and Buffering

Any element of the subject property which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations.

#### Hours of Operation for Business Uses

- a. The hours of operation for all uses within this Ordinance shall not exceed 7 A.M. to 10 P.M.
- b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance.
- c. The hours of operation for restaurants with liquor licenses shall be as follows and subject to the terms and conditions as follows:
  - 1. The closing time for restaurants with liquor licenses shall be 12:00 Midnight on Sundays, Mondays, Tuesdays, and Wednesdays; 1:00 AM on Thursdays (i.e. Friday at 1:00 AM); and 2:00 AM on Fridays and Saturdays (i.e. Saturday and Sunday at 2:00 AM). Except however, on December 31 of each year the permitted closing time shall be extended to 2:00 AM regardless of the day of the week (i.e. 2:00 AM on January 1.
  - 2. Restaurants with liquor licenses shall provide service of food prepared on-site up to a minimum of one hour before closing.
  - 3. Nothing herein shall supersede the requirements for such uses to obtain special use approval as required by the Zoning Ordinance.

#### Permitted and Special Uses

##### *Permitted Uses*

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. Antique shops
- b. Art stores, including galleries, custom art studios, art supplies, and related functions
- a. Bicycle sales, including rental and repair and service functions
- c. Book, stationery, card, and related gift shops
- d. Camera and photographic supply stores
- e. Carpet and rug stores with retail component

- f. China, glassware, and household goods stores
- b. Computer, business machine, and office equipment and supply stores
- g. Dry cleaning or laundry receiving establishment (with majority of cleaning done off-site)
- h. General apparel stores, including furriers, leather shops, jewelry stores with repair services, shoe stores with repair services, tailor and dressmaking shops, and clothing rental stores
- i. Financial services offices, including financial planning, real estate, or insurance offices
- j. Florists
- k. Food stores, including grocery stores, supermarkets, bakeries, health food stores, fruit and vegetable stores, delicatessens, butchers, bulk food stores, candy stores, and other similar establishments
- l. Furniture stores
- m. Home improvement stores, including hardware stores, interior decorating stores, locksmiths, and paint and wallpaper stores
- n. Hobby shops, including toy stores, coin/philatelic stores, and craft/fabric/sewing stores
- o. Home contracting sales and services, including homebuilders
- p. Household appliance and electronics stores including repair and service functions where incidental to retail sales
- q. Medical, dental, and optical offices and clinics without ambulance or emergency services
- r. Movie and video game stores, excluding movie theaters
- s. Music stores, including the sale of music-related items and the teaching of music skills
- t. Offices for use by government agencies, except those related to the services provided by the Secretary of State's Vehicle Services Division
- u. Orthopedic and medical appliance stores
- v. Outdoor dining areas accessory to any permitted or special restaurant use subject to compliance with the regulations herein
- w. Personal improvement services, including health and fitness, barber shops and beauty and health services studio or instructional, and/or professional massage or stretch therapy services excluding fortune-telling or psychic and tattoo or body piercing establishments
- x. Pharmacies and drug stores
- y. Photography studios
- z. Picture framing with retail component
- aa. Post offices or business service stores without outdoor parking or storage
- bb. Restaurants under 5,000 square feet (including specialty restaurants such as donut shops and ice cream shops), with or without sales of alcoholic beverages
- cc. Studios for teaching of art, martial arts, music, dance, gymnastics, etc.
- dd. Sporting goods stores, excluding uses whose primary functions are related to gun and ammo sales and/or shooting ranges
- ee. Temporary outside sales display accessory to a permitted or special use
- ff. Travel agencies
- gg. Tutoring centers for pre-school, primary, and secondary education
- hh. Wine shops and services without any on-site consumption except for sampling

*Special Uses*

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of the Zoning Ordinance, as appropriate:

- a. Banks and financial institutions
- b. Banquet halls and catering establishments
- c. Child care centers and nursery schools
- d. Clubs or lodges, private, fraternal, or religious
- e. Drive through facilities accessory to a permitted or special use
- f. Dry cleaners with on-site equipment for dry cleaning
- g. Funeral parlors or crematoriums
- h. Gun and ammo sales, including shooting ranges
- i. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
- j. Liquor stores
- k. Live entertainment and dancing accessory to any permitted or special use
- l. Offices related to the Secretary of State's Vehicle Services Division
- m. Parking lots and structures where such uses are the principal use on a lot
- n. Pet shops and pet service stores, with or without overnight services
- o. Restaurants (including specialty restaurants such as donut shops and ice cream shops) over 5,000 square feet with or without sales of alcoholic beverages.
- p. Tobacco shops
- q. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site

#### Outdoor Dining Area Regulations

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area;
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 48" of a curblin or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Hours of operation of an outdoor dining area shall be consistent with the regulations found herein or that of an approved business plan;



- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village's adopted building codes;
- Approval of outdoor dining areas may only be approved by the Village if they are specifically endorsed for approval by the property owner; and
- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein.

### Parking Design Regulations

The subject property shall provide one parking space for each 250 gross square feet of commercial space available.

Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:

- There shall be one island for every 15 parking spaces and one shade tree for each island.
- Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.
- Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
- Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row.
- Maintenance of Landscape Areas and Screening: All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.

#### *Minimum Standards for Parking Stalls and Aisles*

<b>Angle of Parking</b>	<b>45 Degrees</b>	<b>60 Degrees</b>	<b>90 Degrees</b>
<b>Width of Stall</b>	9'	9'	9'
<b>Stall Width (parallel to aisle)</b>	12'9"	10'5"	9'
<b>Stall Depth (perp. to aisle)</b>	20'	21'	18'
<b>Stall Length</b>	19'	19'	18'
<b>Aisle Width</b>	13'*	17'*	24'

\*One-way aisles only

Parallel parking shall be permitted with stalls at least 24' in length with an aisle of 14'

Accessible parking areas shall be designed in accordance with State requirements

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and

six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

#### Parking and Loading Regulations

All restaurant uses over 3,500 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00pm.

Employees at all businesses shall park behind the primary building (articulated in Exhibit B), except when cases when all legally permitted spaces behind the building are occupied.

Parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.

**PLANNED UNIT DEVELOPMENT REGULATIONS RELATED TO THE  
SHOPPING CENTER AT 50-324 (EXCLUDING 150) BURR RIDGE PARKWAY**

The following regulations are intended to govern the current use, scope, as well as present and future conditions of the subject property at 50-324 (excluding 150) Burr Ridge Parkway, known at this time as “County Line Square Shopping Center”, as described in Exhibit A (Plat of Survey).

**Operation within Enclosed Buildings**

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

- a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, or recreation areas for child care centers and nurseries.
- b. Outdoor activities listed as special uses may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to the Zoning Ordinance.
- c. Temporary (for a limited duration of time) outdoor activities may be permitted subject to written approval by the Village Administrator or their designee. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

**Signs**

Building Signs located at the subject property are subject to the issuance of a sign permit by the Village. Building Signs are subject to the following regulations:

- a. Each tenant shall be permitted one Building Sign on the building façade.
- b. Each Building Sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 20 square feet and a maximum area allowed of 40 square feet.
- c. All tenants are permitted to affix Storefront/Window Signs, defined as any covering of the front window for advertisement purposes, without need for a sign permit and in adherence to the following regulations:
  1. The sum total of all Storefront Signs shall not exceed 30 percent of the total area of the windows in which they are located.
  2. Storefront Signs shall not have any moving parts.
  3. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purpose of computation.
  4. Storefront Signs must be hung from some appurtenance of the tenant space and may not be taped or suction-cupped to the window, except if the advertisement is not related to the business' primary functions and is equal or less than 8 ½ x 11 inches in size and laminated.

Design guidelines for Building Signs shall be defined as follows:

- a. Signs are limited to trade names and logo (as identified in the lease). Listing of merchandise or descriptions of categories are not permitted. Signs may not include payment options or the terms “We Accept” in any form or variant.
- b. Iridescent and flashing signs, flashing lights, animated elements, formed plastic, injection molded plastic, and internally illuminated box signs are prohibited.
- c. Exposed raceways, exposed transformers, and visible sign company labels are not allowed. Transformers should not be visible and installed within a tenant’s frontage. Animated components, formed plastic, or non-durable signs are not allowed. All signage materials shall be UL-Rated.
- d. No sign maker’s labels or identifications may be visible on the exterior of the sign.
- e. No signs with a visible back are permitted and fasteners should be concealed. All supports and fasteners must be of a non-ferrous metal of a quality material and finish.
- f. Exposed neon is not permitted.
- g. All signs must include a seven-day, 24-hour clock to control illumination of storefronts.
- h. All signs must not be more than 12 inches in depth.

*Non-Internally Illuminated Individual Letter Signs*

- a. Dimensional letter or graphics, pin-set or otherwise applied directly to the face of storefront area with external illumination. Signage types include metal, acrylic, or wood letters.
- b. Signs shall not be placed on background material.
- c. All signs must be lit with either a concealed fixture or as a design element i.e. decorative gooseneck fixture.

*Silhouette (Halo) Reverse Channel Lettering*

- a. Background surfaces of the sign shall be opaque and not reflect the illumination of image of the neon lamps within the letters.
- b. All neon tubing must be fully concealed within the letter to not be visible to the public.
- c. The rear edge of the letter shall be approximately one inch from the background surface.
- d. Standoff brackets shall be mounted in the least visible location to support the letters.
- e. Standoff brackets and fasteners visible within the one-inch dimension between the background surface and the back of the letter shall be painted to match the background surface.
- f. P-K transformer housings shall be provided to feed the neon to each letter of the sign.
- g. Halo-type signs must have clear Lexan backing on the rear of the letters.

In all instances, signs must not exceed three total colors, including white.

*Shopping Center Ground Sign*

Shopping center signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. One shopping center ground sign may be allowed subject to the following:

- a. Shopping center ground signs shall be consistent in design and materials with wall signs.
- b. Shopping center ground signs shall be a maximum area of 100 square feet in area.
- c. Shopping center ground signs shall not exceed a maximum height of 8 feet except as allowed by paragraph c below.

- d. Shopping center ground signs shall be setback a minimum of 10 feet from all property lines except as required by paragraph e below;
- e. The height of shopping center ground signs may be increased up to 12 feet provided that the sign is setback an additional 3 feet for each 1 foot increase in height. For example, a 9 foot high sign would require a 13 foot setback from all property lines, a 10 foot high sign would require a 16 foot setback.

#### Landscaping and Buffering

Any element of the subject property which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations.

#### Hours of Operation for Business Uses

- a. The hours of operation for all uses within this Ordinance shall not exceed 7 A.M. to 10 P.M.
- b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance.
- c. The hours of operation for restaurants with liquor licenses shall be as follows and subject to the terms and conditions as follows:
  - 1. The closing time for restaurants with liquor licenses shall be 12:00 Midnight on Sundays, Mondays, Tuesdays, and Wednesdays; 1:00 AM on Thursdays (i.e. Friday at 1:00 AM); and 2:00 AM on Fridays and Saturdays (i.e. Saturday and Sunday at 2:00 AM). Except however, on December 31 of each year the permitted closing time shall be extended to 2:00 AM regardless of the day of the week (i.e. 2:00 AM on January 1.
  - 2. Restaurants with liquor licenses shall provide service of food prepared on-site up to a minimum of one hour before closing.
  - 3. Nothing herein shall supersede the requirements for such uses to obtain special use approval as required by the Zoning Ordinance.

#### Permitted and Special Uses

##### *Permitted Uses*

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. ~~Antique shops with less than 7000 square feet of floor area~~
- b. Art stores, including galleries, custom art studios, art supplies, and related functions
- a. Bicycle sales, including rental and repair and service functions
- c. Book, stationery, card, and related gift shops
- d. Camera and photographic supply stores
- e. Carpet and rug stores with retail component

- f. China, glassware, and household goods stores
- b. Computer, business machine, and office equipment and supply stores
- g. Dry cleaning or laundry receiving establishment (with majority of cleaning done off-site)
- h. **General apparel stores**, including furriers, leather shops, jewelry stores with repair services, shoe stores with repair services, tailor and dressmaking shops, and clothing rental stores
- i. Financial services offices, including financial planning, real estate, or insurance offices
- j. Florists
- k. Food stores, including grocery stores, supermarkets, bakeries, health food stores, fruit and vegetable stores, delicatessens, butchers, bulk food stores, candy stores, and other similar establishments
- l. Furniture stores
- m. **Home improvement stores**, including hardware stores, interior decorating stores, locksmiths, and paint and wallpaper stores
- n. Hobby shops, including toy stores, coin/philatelic stores, and craft/fabric/sewing stores
- o. **Home contracting sales and services, including homebuilders**
- p. Household appliance and electronics stores including repair and service functions where incidental to retail sales
- q. Medical, dental, and optical offices and clinics without ambulance or emergency services
- r. Movie and video game stores, excluding movie theaters
- s. Music stores, including the sale of music-related items and the teaching of music skills
- t. **Offices for use by government agencies, except those related to the services provided by the Secretary of State's Vehicle Services Division**
- u. Orthopedic and medical appliance stores
- v. Outdoor dining areas accessory to any permitted or special restaurant use subject to compliance with the regulations herein
- w. Personal improvement services, including health and fitness, barber shops and beauty and health services studio or instructional, and/or professional massage or stretch therapy services excluding fortune-telling or psychic and tattoo or body piercing establishments
- x. Pharmacies and drug stores
- y. Photography studios
- z. Picture framing with retail component
- aa. Post offices or business service stores without outdoor parking or storage
- bb. Restaurants under 5,000 square feet (including specialty restaurants such as donut shops and ice cream shops), with or without sales of alcoholic beverages
- cc. Studios for teaching of art, martial arts, music, dance, gymnastics, etc.
- dd. Sporting goods stores **with more than 7,000 square feet of floor area, excluding uses whose primary functions are related to gun and ammo sales and/or shooting ranges**
- ee. Temporary outside sales display accessory to a permitted or special use
- ff. Travel agencies
- gg. Tutoring centers for pre-school, primary, and secondary education
- hh. **Wine shops and services without any on-site consumption except for sampling**

**Commented [EW1]:** Many existing uses were combined into a single use category.

**Commented [EW2]:** Many existing uses were combined into a single use category.

**Commented [EW3]:** Many existing uses were combined into a single use category.

**Commented [EW4]:** Previously special uses

**Commented [EW5]:** Previously special uses.

**Commented [EW6]:** Previously special uses with defined regulations for compliance.

**Commented [EW7]:** Many existing uses were combined into a single use category.

**Commented [EW8]:** Revised permitted use.

**Commented [EW9]:** Many existing uses were combined into a single use category.

**Commented [EW10]:** Previously special uses.

#### *Special Uses*

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of the Zoning Ordinance, as appropriate:

- a. Banks and financial institutions
- b. Banquet halls and catering establishments
- c. Child care centers and nursery schools
- d. Clubs or lodges, private, fraternal, or religious
- e. Drive through facilities accessory to a permitted or special use
- f. Dry cleaners with on-site equipment for dry cleaning
- g. Funeral parlors or crematoriums
- h. Gun and ammo sales, including shooting ranges
- i. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
- j. ~~Laundromats~~
- k. Liquor stores
- l. Live entertainment and dancing accessory to any permitted or special use
- m. Offices related to the Secretary of State's Vehicle Services Division
- n. Parking lots and structures where such uses are the principal use on a lot
- o. Pet shops and pet service stores, with or without overnight services
- p. Restaurants (including specialty restaurants such as donut shops and ice cream shops) over 5,000 square feet with or without sales of alcoholic beverages.
- q. ~~Theaters, performing arts, indoor only~~
- r. Tobacco shops
- s. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site

Commented [EW11]: New stand-alone special use.

Commented [EW12]: Revised special use.

#### Outdoor Dining Area Regulations

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area;
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 48" of a curblin or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Hours of operation of an outdoor dining area shall be consistent with the regulations found herein or that of an approved business plan;

- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village's adopted building codes;
- Approval of outdoor dining areas may only be approved by the Village if they are specifically endorsed for approval by the property owner; and
- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein.

#### Parking Design Regulations

The subject property shall provide one parking space for each 250 gross square feet of commercial space available.

Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:

- There shall be one island for every 15 parking spaces and one shade tree for each island.
- Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.
- Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
- Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row.
- Maintenance of Landscape Areas and Screening: All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.

#### *Minimum Standards for Parking Stalls and Aisles*

Angle of Parking	45 Degrees	60 Degrees	90 Degrees
Width of Stall	9'	9'	9'
Stall Width (parallel to aisle)	12'9"	10'5"	9'
Stall Depth (perp. to aisle)	20'	21'	18'
Stall Length	19'	19'	18'
Aisle Width	13'*	17'*	24'

\*One-way aisles only

Parallel parking shall be permitted with stalls at least 24' in length with an aisle of 14'

Accessible parking areas shall be designed in accordance with State requirements

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and



six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

Parking and Loading Regulations

All restaurant uses over 3,500 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00pm.

Employees at all businesses shall park behind the primary building (articulated in Exhibit B), except when cases when all legally permitted spaces behind the building are occupied.

Parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.



# EDWARD J. MOLLOY & ASSOCIATES, LTD. LAND & CONSTRUCTION SURVEYORS

1230 MARK STREET, BENSenville, ILLINOIS 60106 (630) 595-2800 Fax (630) 595-4700

## PLAT OF SURVEY

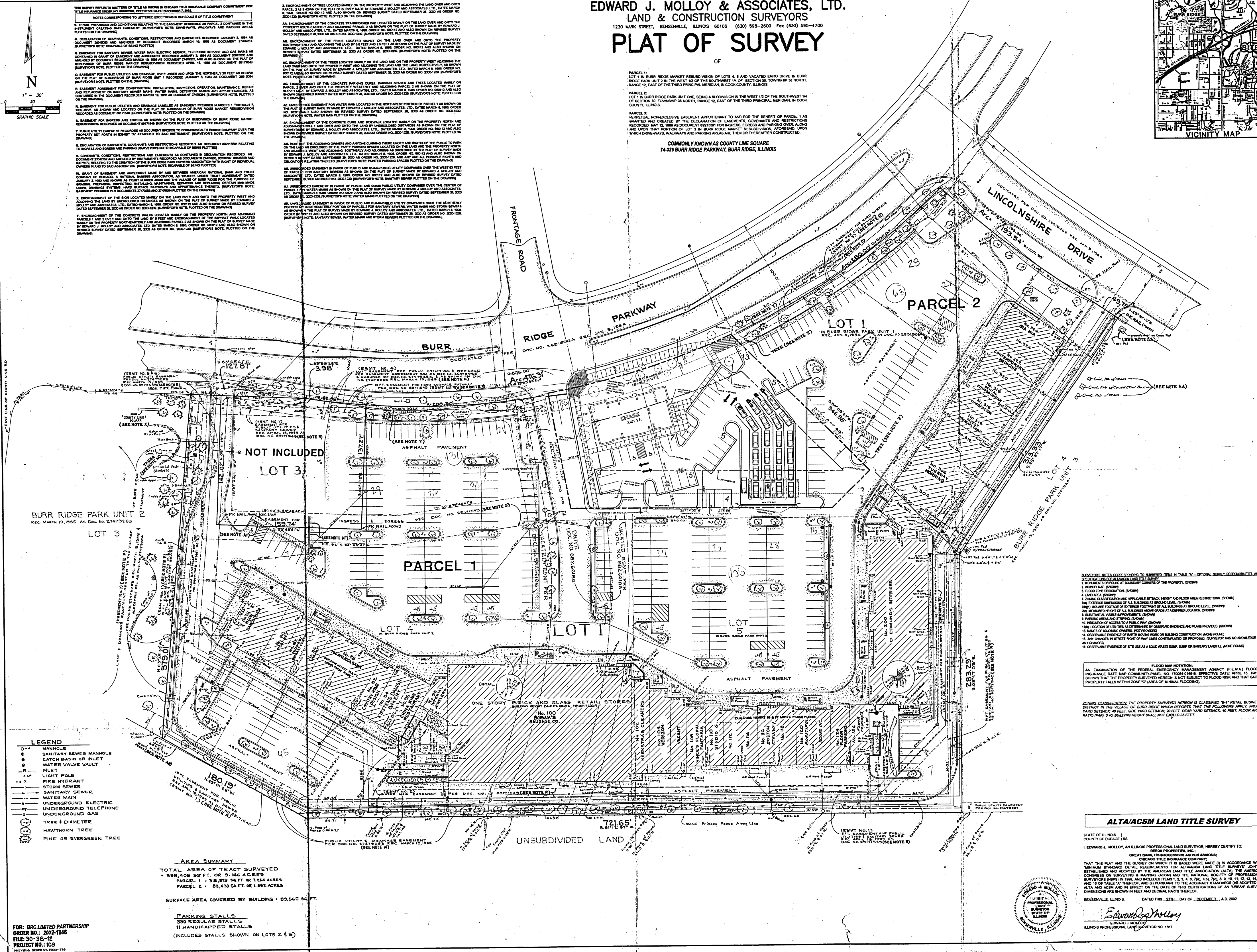
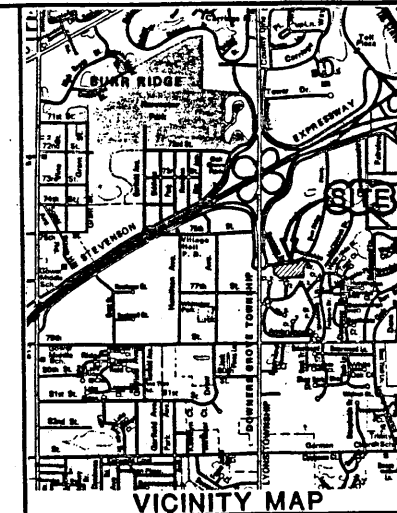
OF

PARCEL 1:  
LOT 1 IN BURR RIDGE MARKET RESUBDIVISION OF LOTS 4, 5 AND VACATED EMPRO DRIVE IN BURR RIDGE PARK UNIT 2 IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
LOT 1 IN BURR RIDGE PARK UNIT ONE, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

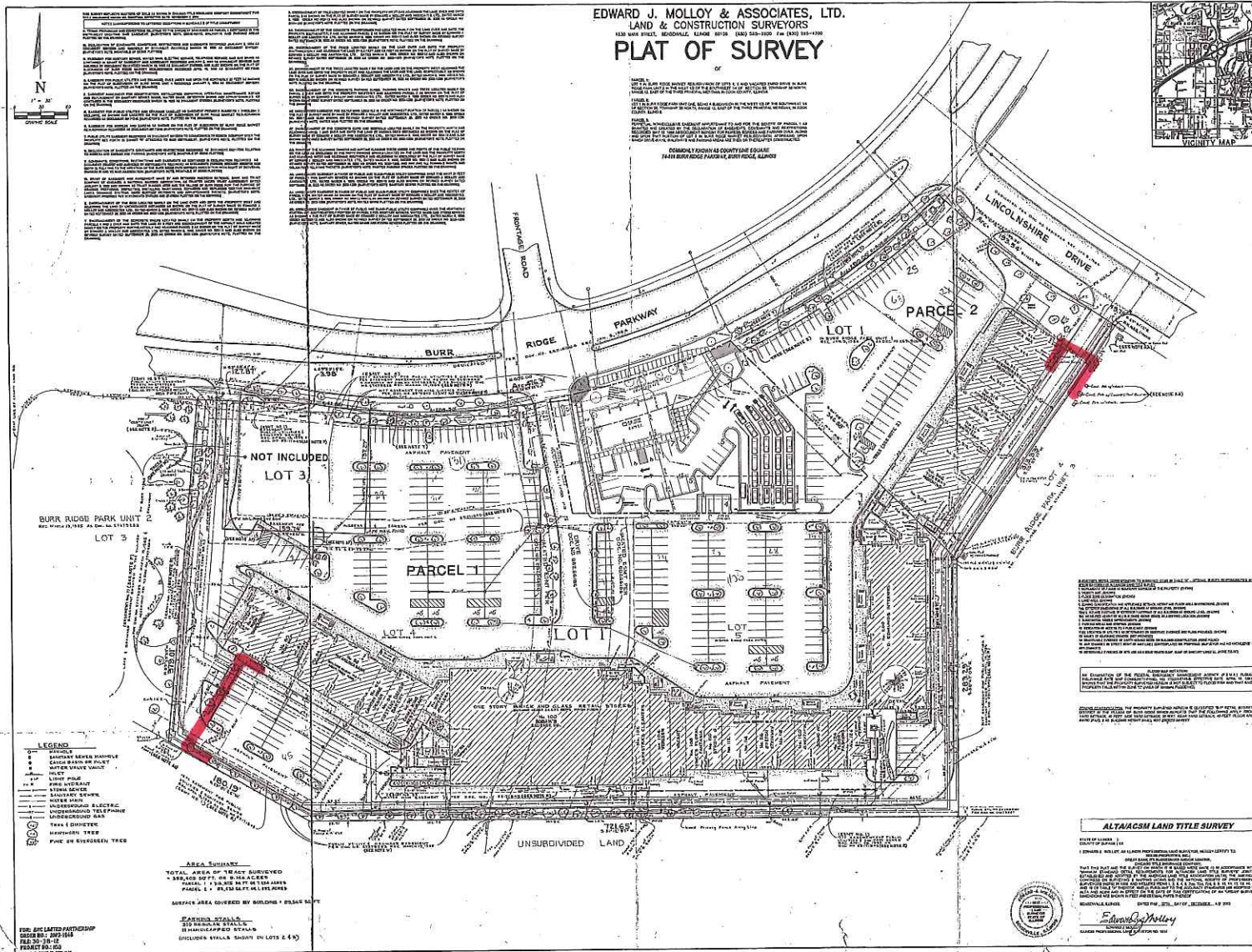
PARCEL 3:  
RESIDENTIAL NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS GRANTED AND CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED MAY 12, 1988 AS DOCUMENT 8071568 FOR INGRESS, EGRESS AND PARKING OVER, ALONG AND UPON THAT PORTION OF LOT 3 IN BURR RIDGE MARKET RESUBDIVISION, AFORESAID, UPON WHICH DRIVEWAYS, WALKWAYS AND PARKING AREAS ARE THEN OR THEREAFTER CONSTRUCTED.

COMMONLY KNOWN AS COUNTY LINE SQUARE  
74-326 BURR RIDGE PARKWAY, BURR RIDGE, ILLINOIS





## EXHIBIT B



[illegible]



## **BURR RIDGE ZONING ORDINANCE**

### **SECTION VIII BUSINESS DISTRICTS**

#### **A. GENERAL PROVISIONS**

##### **1. Permitted Uses**

- a. No building, structure, or tract of land shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building, structure, or tract of land shall be located, with the exception of the following:
  - (1) Uses lawfully established on the effective date of this Ordinance. Uses already lawfully established on the effective date of this Ordinance and rendered non-conforming by the provisions shall be subject to the regulations of Section XII.
  - (2) Special uses as allowed in each district.
- b. All business establishments shall be retail trade, office or service establishments dealing directly with consumers and all goods produced on the premises shall be sold on the premises where produced; provided, however, if the premises are less than 3,000 square feet in size and both sells and produces such goods on the premises, such goods may also be sold off-premises as well.

##### **2. Bulk Requirements**

Bulk requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development. In addition, no building or structure shall be converted so as to conflict with, or further conflict with, the bulk requirements of the district in which such building or structure is located.

##### **3. Yard Requirements**

Yard requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development.

##### **4. Operation Within Enclosed Buildings**

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

- a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, car washes, or recreation areas for child care centers and nurseries.
- b. Outdoor activities listed as special uses, such as outdoor dining areas, drive-through windows, and outdoor displays of merchandise, may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to Section XIII, herein.



- c. Temporary (for a limited duration of time) outdoor activities may be permitted subject to written approval by the Community Development Director. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

**5. Outdoor Dining**

Restaurant outdoor dining areas, when permitted as a special use, shall be subject, at a minimum, to the following:

- a. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;
- b. Door to the dining area shall be self-closing;
- c. Tables shall be cleaned promptly following use;
- d. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- e. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- f. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;
- g. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
- h. Outdoor food preparation, storage or display is prohibited;
- i. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

**6. Nuisances**

Processes and equipment employed, and goods processed or sold, shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste, or any other environmental reason. All activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products, shall conform with the performance standards established in this Ordinance for Manufacturing Districts, provided that performance standards shall in every case be applied at the boundaries of the lot on which such activity takes place.

**7. Parking and Loading**

- a. With the exception stated below regarding delivery trucks of a business establishment, parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.
- b. Delivery trucks for a business establishment may be parked overnight on a property within the B-1 or B-2 Districts subject to the following:
  - 1. Parking of delivery trucks shall be limited to two per business





establishment.

2. A delivery truck as defined for purposes of these regulations shall not exceed 24,000 pounds.
3. Delivery trucks shall be parked in an employee parking lot designated at the time of the site plan approval or in the rear of the business establishment. However, if the rear of the business establishment adjoins a residential district, said delivery trucks shall be screened from view from the residential district or parked to the side of the principal building. Under no circumstances shall a delivery truck be parked between the principal building and the front or corner side property line.

- c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.

**8. Signs**

All signs shall comply with the applicable provisions of the sign regulations of the Burr Ridge Municipal Code (such Sign Ordinance shall not be construed as being incorporated herein).

**9. Building and Site Plan Review**

- a. Due to the need to protect valued natural resources and the integrity and environment of the Village's residential neighborhoods, traffic congestion and safety conditions and the land-use character of key intersections, areas containing unique natural features, transition areas adjacent to residential districts and areas at or near major intersections are identified as being of significant impact to the Village. Therefore, all petitions for rezoning to the B-1 or B-2 Districts, all requests for special use approval pursuant to Sections VIII.B.2 and VIII.C.2 herein, and all applications for building permits for the construction of new buildings, building additions, structures, parking lots, and fences within the B-1 or B-2 Districts, shall be subject to building and site plan review and approval. Any building, structure, and site development must comply strictly with the approved site plan, and any building or occupancy permit will not be issued, or will be revoked if already issued, if the development does not strictly comply with the approved site plan.
- b. The site plan shall indicate the locations of proposed and existing buildings and structures and any proposed new additions to the existing buildings and structures, properly arranged facilities, water detention and drainage facilities, landscaping, buffering to adjacent residential areas, and such other buffering or features as are necessary or appropriate to fit harmoniously with the character, use and zoning of adjoining and surrounding properties and to avoid any appreciable adverse effect upon such properties. Such site plan shall also include and/or be accompanied by the documents and information required under Section XIII of this Ordinance. The Plan Commission, in its discretion, may waive the requirement of submitting any or all such information in connection with applications for approval of site plans for uses in the Business Districts.
- c. Such building and site plan and any accompanying documents or information, shall be filed with the Community Development Director. The Community Development Director shall schedule the building and site plan for review by the Plan Commission and shall provide notice of the Plan Commission's scheduled review in compliance with established procedures



for notice of Plan Commission public hearings.

- d. The Community Development Director shall refer such building and site plan and documents to the Plan Commission and the Village Engineer, Village Forester, and Building Commissioner for review. The Plan Commission shall review the report of the Community Development Director and the findings of the Village Engineer, Village Forester and Building Commissioner at the first meeting following receipt of a report of their findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed site plan, or approve it with modification, or shall refer the site plan back to the Plan Commission for reconsideration or modification. The Plan Commission's recommendation to approve and the Board's approval of building and site plans may be conditioned on future approval of revised landscaping plans or engineering, as may be needed due to required site plan modification.
- e. All exterior building facades in the Business Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels, or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as "Dryvit" or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Business Districts. Traditional cement based stucco may be used as an exterior building material subject to the following restrictions:
  - 1. The majority of a building's façade should be brick, natural stone, pre-cast stone architectural pre-cast panels, or glass.
  - 2. The first 8 feet from the top of the building's foundation should be brick, natural stone, pre-cast stone, or architectural pre-cast panels with the intent of creating the appearance of a strong building foundation.
  - 3. Stucco shall be installed as per the manufacturer's specifications. (9e added by Ordinance A-834-01-12).

#### **10. Landscaping and Buffering**

- a. All required parking areas, yards or other required open spaces shall be appropriately landscaped in accordance with Section XI.C.11 and with landscaping plans submitted to and approved by the Village, and thereafter shall be maintained in such a manner as to retain the intended standards of the approved landscaping plan and to conform to the landscaping requirements of the Village. As part of Subsection VIII.A.9, Site Plan Review will include the review of proposed landscape design and improvements. The proposed landscaping plan shall be filed with the Community Development Director, who shall then refer it to the Plan Commission and the Village Forester for review. The Plan Commission shall review the report of the Community Development Director and the findings of the Village Forester at the first meeting following receipt of said report and findings. After such review, the Plan Commission shall submit its recommendation to the Village Board of Trustees, who shall either approve or disapprove the proposed plan, or approve it with modifications, or shall refer the plan back to the Plan Commission for reconsideration or modification.





- b. For any development of a property within a Business District which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations. No occupancy permit shall be issued until the required screening has been completed in strict accordance with the approved plan.

**11. Hours of Operation for Business Uses**

- a. The hours of operation for all uses within the B-1 and B-2 Districts shall not exceed 7 A.M. to 10 P.M. except as otherwise allowed herein.
- b. Any business use in the B-1 or B-2 District may request special use approval in accordance with the procedures and requirements outlined in Section XIII of this Ordinance.
- c. The hours of operation for restaurants with liquor licenses shall be as follows and subject to the terms and conditions as follows:
  - 1) The closing time for restaurants with liquor licenses shall be 12:00 Midnight on Sundays, Mondays, Tuesdays, and Wednesdays; 1:00 AM on Thursdays (i.e. Friday at 1:00 AM); and 2:00 AM on Fridays and Saturdays (i.e. Saturday and Sunday at 2:00 AM). Except however, on December 31 of each year the permitted closing time shall be extended to 2:00 AM regardless of the day of the week (i.e. 2:00 AM on January 1).
  - 2) Restaurants with liquor licenses shall provide service of food prepared on-site up to a minimum of one hour before closing.
  - 3) Nothing herein shall supersede the requirements for such uses to obtain special use approval as required by Sections VIII.B.2 and VIII.C.2, herein.  
(Amended by Ordinance A-834-03-12).



## **BURR RIDGE ZONING ORDINANCE**

### **SECTION VIII.B B-1 BUSINESS DISTRICT**

#### **B. B-1 RETAIL BUSINESS DISTRICT**

The B-1 District is intended to provide a location suitable to accommodate a combination of retail, service, and office uses in a commercial and business district.

##### **1. Permitted Uses**

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. Antique shops with less than 7000 square feet of floor area
- b. Art galleries
- c. Art and school supplies
- d. Bakeries (retail sales and not more than 70 percent of the floor area may be devoted to the production or processing of bakery goods)
- e. Barber shops
- f. Beauty and Health Services
- g. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- h. Book stores and stationery shops
- i. Camera and photographic supply stores
- j. Candy stores
- k. Card and gift shops
- l. Carpet and rug stores (retail only)
- m. China, glassware and household goods stores
- n. Clothing, clothing rental, and clothing accessory stores
- o. Coin and philatelic stores
- p. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales and with less than 7,000 square feet of floor area
- q. Craft, fabric, and sewing stores



- r. Delicatessens (packaged and/or prepared food for consumption on or off premises)
- s. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- t. Florist shops
- u. Food Stores, including grocery stores, supermarkets, meat markets, health food stores, fruit and vegetable stores, bulk food stores, and other similar establishments
- v. Furniture stores with less than 7,000 square feet of floor area
- w. Furrier shops
- x. Hardware stores with less than 7,000 square feet of floor area
- y. Health and Athletic Club with less than 7,000 square feet of floor area (Amended by Ordinance A-834-25-15)
- z. Hobby shops (not including video game parlors or arcades)
- aa. Interior decorating shops
- bb. Jewelry stores, including watch repairs, design and production of custom jewelry
- cc. Leather goods and luggage stores
- dd. Locksmith shops
- ee. Music stores including sheet music, recorded music, and musical instrument sales and repair
- ff. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- gg. Paint and wallpaper stores with less than 7,000 square feet of floor area
- hh. Pharmacies and Drug Stores
- ii. Photography studios
- jj. Picture framing, when conducted for retail sales on the premises only
- kk. Post Offices accessory to a permitted or special use
- ll. Restaurants in multi-tenant buildings (including specialty restaurants such as donut shops and ice cream shops) and without any of the following: live entertainment, dancing, or sales of alcoholic beverages
- mm. Studios for teaching of art, martial arts, music, dance, and gymnastics
- nn. Shoe sales and shoe repair stores with less than 7,000 square feet of floor area
- oo. Sporting goods stores with less than 7,000 square feet of floor area
- pp. Tailor and dressmaking shops
- qq. Toy stores with less than 7,000 square feet of floor area
- rr. Video rental stores



- ss. Accessory uses customarily incidental to the above including but not limited to off-street parking and loading as regulated in Section XI of this Ordinance

**2. Special Uses**

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of this Ordinance, as appropriate:

- a. Antique shops with more than 7000 square feet of floor area
- b. Banks and Financial Institutions (Amended by Ordinance A-834-06-09)
- c. Banquet Halls
- d. Catering establishments
- e. Child care centers and nursery schools
- f. Clubs or Lodges, private, fraternal, or religious
- g. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales, with more than 7,000 square feet of floor area
- h. Convenience Food Stores
- i. Custom art studio (Amended by Ordinance A-834-08-18)
- j. Department Stores
- k. Drive through facilities accessory to a permitted or special use
- l. Dry cleaners with on-site equipment for dry cleaning
- m. Financial Services Offices (Amended by Ordinance A-834-06-09)
- n. Funeral parlors
- o. Furniture stores with more than 7,000 square feet of floor area
- p. Gun sales and gun clubs (Amended by Ordinance A-834-18-18)
- q. Hardware stores with more than 7,000 square feet of floor area
- r. Hours of operation exceeding 7 A.M. to 10 P.M. for any business listed as a permitted or special use except as otherwise permitted by Section VIII.A.11 (Amended by Ordinance A-834-03-12).
- s. Household appliance and electronics stores including repair and service functions where incidental to retail sales
- t. Insurance Offices (Amended by Ordinance A-834-06-09)
- u. Laundromats
- v. Liquor stores (package goods sales only)
- w. Medical, Dental, and Optical Offices and Clinics (Amended by Ordinance A-834-06-09)
- x. Office Supply and Service Stores including copying and package delivery services, with more than 7000 square feet of floor area



- w. Orthopedic and Medical Appliance Stores
- x. Outside dining area for a restaurant subject to compliance with Section VIII.A.5 herein
- y. Outside sales display accessory to a permitted or special use
- z. Paint and wallpaper stores with more than 7,000 square feet of floor area
- aa. Parking lots and structures where such uses are the principal use on a lot
- bb. Pet shops and pet service stores
- cc. Planned unit developments
- dd. Post offices, Federal Government
- ee. Real Estate Offices (Amended by Ordinance A-834-06-09)
- ff. Restaurants in single tenant buildings or with any one of the following: live entertainment, dancing, or sales of alcoholic beverages (Amended by Ordinance A-834-6-99).
- gg. Shoe sales and shoe repair stores with more than 7,000 square feet of floor area
- hh. Shopping centers (containing stores listed as permitted or special uses in this B-1 District) with less than 100,000 square feet of floor area
- ii. Sporting goods stores with more than 7,000 square feet of floor area
- jj. Theaters, performing arts, indoor only
- kk. Toy stores with more than 7,000 square feet of floor area
- ll. Travel Agencies (Amended by Ordinance A-834-06-09)
- mm. Tutoring center for pre-school, primary, and secondary education (Amended by Ordinance A-834-31-11).
- nn. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site (Amended by Ordinance A-834-01-11)

3. **Lot Size Requirements:**

	<b><u>Minimum Lot Area</u></b>	<b><u>Minimum Lot Width</u></b>
a. <b><u>Permitted Uses</u></b>	10,000 square feet	80 feet
b. <b><u>Special Uses</u></b>		
(1) All special uses except those listed below	10,000 square feet	80 feet



(2) Convents, monasteries, and theological schools	10 Acres	500 feet
(3) Child care centers and nursery schools	As approved by the Village	
(4) Funeral Parlors	30,000 square feet	150 feet
(5) Parking lots or Structures (as principal use)	10,000 square feet	100 feet
(6) Planned Unit Developments	6 acres	350 feet
(7) Post Offices	10,000 square feet	150 feet
(8) Shopping Centers	3 acres	250 feet

**4. Floor Area Ratio:**

Not to exceed 0.40.

**5. Building Height:**

Not to exceed two and one-half stories or 35 feet, whichever is less.

**6. Yard Requirements:**

- a. Front yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- b. Corner side yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- c. Interior side yard: None required, however, if a yard is provided, it must be at least 20 feet in width.
- d. Rear yard: 40 feet
- e. Transitional rear and side yards: all lots with rear or side lot lines abutting a residential district shall provide a 50 foot yard along such abutting lot line, with landscaping in accordance with Subsection VIII.A.10.



# **VILLAGE OF BURR RIDGE**

## **MEMORANDUM**

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

**FROM:** Evan Walter – Village Administrator

**DATE:** August 9, 2021

**RE:** Board Report

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At its August 9, 2021 meeting, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

**Z-10-2021: 6547 County Line Road (Klein)** – The Board approved an Ordinance re-zoning the subject property on the consent agenda.

**Z-06-2021: 114 Burr Ridge Parkway (Salamone)** – The Board tabled final consideration of an Ordinance for an amended special use to the August 23 meeting.