



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
SEPTEMBER 20, 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 16, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

A. V-04-2021: 6100 Grant Street (Toland); Variation and Findings of Fact; continued from August 2, 2021

Requests 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 in excess of 20%.

B. Z-11-2021: Zoning Ordinance Amendments (Village of Burr Ridge); Text Amendments and Findings of Fact; continued from August 2, 2021 and August 16, 2021

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

C. 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 and August 16, 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. September 13, 2021 – Board Report

B. July 2021 – Building Report

V. OTHER CONSIDERATIONS

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

September 27, 2021 Board of Trustees

Commissioner Parella is the scheduled Plan Commission representative.

October 4, 2021 Plan Commission

A. V-04-2021: 6100 Grant Street (Toland); Variation and Findings of Fact; continued from August 2, 2021

Requests 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 in excess of 20%.

October 11, 2021 Board of Trustees

Chairman Trzupek is the scheduled Plan Commission representative.

October 18, 2021 Plan Commission

Staff anticipates several public hearings to be scheduled for this meeting.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF AUGUST 16, 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 Vice Chairperson Farrell.

ROLL CALL was noted as follows:

PRESENT: 6 – Broline, Petrich, Irwin, Stratis, Parella, and Farrell

ABSENT: 1 – Trzupek

Interim Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Irwin to approve the amended minutes of the August 2, 2021 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 6 – Petrich, Irwin, Broline, Stratis, Parella, and Farrell

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

III. PUBLIC HEARINGS

Vice Chairperson Farrell conducted the swearing in of all those wishing to speak during the public hearings on the agenda for the meeting.

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

Mr. Walter said that the petition had been continued from August 2, 2021. Mr. Walter said that several revisions had been made to the petition's core elements, including renaming the standard "Excessively Audible" from "Plainly Audible," incorporating a property line mechanism for measurement purposes, several additional exceptions to the rule added, as well as a staff-monitored special event permit which could be obtained once every six months by property owners.

Vice Chairperson Farrell asked for public comment. No public comment was given.

Commissioner Irwin asked for clarification regarding the difference in measurement between a noise being heard from either a property line or a linear footage from the noise itself, but otherwise

supported the language in general form. Mr. Walter said that the language was written upon staff's understanding of previous Plan Commission feedback to provide an either/or approach to measurement. Commissioner Irwin requested that all measurements be made at the property line so as to preclude the need for agents of the Village to enter private property if no violation was witnessed. Mr. Walter agreed with the assertion.

Vice Chairperson Farrell agreed with Commissioner Irwin's assertion about the basic measurement being taken at the property line in all cases. Mr. Walter said that without the linear footage measurement, there would be almost no distinction between day and night hours (10p-7a being defined as night hours). Mr. Walter suggested that a more universal approach might be preferred, with the difference between day and night hours being that exceptions are more permissible during day hours. The Plan Commission agreed with Mr. Walter's suggestion.

Commissioner Stratis compared the measurement of noise to light, saying that light is not permitted to breach the property line just as unreasonable noise would not be in this proposal.

Vice Chairperson Farrell asked how the proposal would impact businesses who operate 24 hours a day. Mr. Walter said that it would be a discretionary issue.

Commissioner Irwin asked if the ordinance would be stronger if there was a lack of a continuously-present regulation; that is, the 60-second minimum be removed. Mr. Walter said that such a revision would be considered by staff.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to continue the public hearing for Z-11-2021 to September 20, 2021.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 6-0.

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

Mr. Walter said that the petition had been continued from July 19, 2021. Mr. Walter said that several revisions had been made to the petition's language, including the provision of a redlined copy of any changes made from standard B-1 Business District zoning, the inclusion of more permitted uses compared to special uses, as well as employee parking and valet parking plans being required for all tenants and certain uses, respectively.

Commissioner Petrich asked staff for clarification on a few items as follows. Temporary outdoor activities administratively approved by the Village will be limited to durations of up to 72 hours. The new requirements for Signs for County Line Square (CLS) are proposed to be the same as currently allowed for the Village Center. The Landscaping and Buffering requirements adjacent to

CLS are applicable only to Ambiance residents, and not to the Village Center residents or Chasemoor residents. The 479 available parking spaces at CLS include the 85 employee parking spaces at the rear of the CLS storefronts. Outdoor music, performances, etc. would be approved by the Village on a one-time permit basis, and adjacent residents would be notified in accordance with the requirements of the noise ordinance. Commissioner Petrich was concerned with possible saturation of restaurants at CLS, and suggested that the permitted restaurants with or without liquor be limited to less than 3,500 square feet instead of the proposed 5,000 square feet, and agreed with other Commissioners and staff that a shared parking space of 1/200 sf or 1/225 sf is more appropriate than the proposed 1/250 sf. Commissioner Petrich was also not comfortable with permitting outdoor dining and outdoor dining hours, and thought that these should remain as a special use. In addition, massage parlors should remain a special use and not be permitted.

Commissioner Irwin asked if any additional spaces could be added near Patti's Sunrise Café. Mr. Walter said that adding additional spaces would preclude semi-truck traffic from being able to practically maneuver the drive aisle from the front to the back of the building.

Vice Chairperson Farrell asked for public comment.

Mark Thoma, 7515 Drew Avenue, asked for clarification of the valet parking requirement. Mr. Walter said that staff's proposal was to require that any restaurant over 3,500 gross square feet must provide valet parking services from Thursday-Saturday after 5:00pm. Mr. Walter said that a threshold needed to be made to require valet going forward; the Village had, to that point, required valet from all restaurants over 3,500 square feet in County Line Square to have valet, with no restaurant under 3,500 square feet being required to have valet, thus the decision to recommend 3,500 square feet as the threshold for valet parking services being required.

Alice Krampits, 7515 Drew Avenue, said that if valet services were not mandated, valet would park all of the cars up close, and she preferred having zones be made in which valet cars would be required to be parked. Mr. Walter said that he had considered such an approach, but ultimately opted not to make that recommendation to the Plan Commission, but felt that a PUD that is over-regulated in this manner would be difficult to enforce and have much greater need to have constant revisions in the future, thus defeating the general premise of the PUD. Mr. Walter said that after speaking with restaurant operators, their feedback was that patrons either would have the option of parking their own vehicle or obtaining valet parking, and that in either case, it would not matter where the cars went, as both types of patrons would remain satisfied with the parking situation. Ms. Krampits asked if businesses were incentivized to have reserved parking under the Zoning Ordinance. Mr. Walter said that businesses had never been promised a certain set of spaces; they were simply required to provide a certain number of spaces under the zoning regulations.

Commissioner Irwin thanked staff for the redline copy of the PUD's regulations. Commissioner Irwin asked why some special uses were struck but others remained, including some of which he found objectionable. Mr. Walter said that some of the more controversial uses which remained in the proposal, such as gun sales with shooting ranges and liquor stores, were strategically kept in the regulation to allow the Village a more secure legal footing to stand on should any such petitions be encountered for said uses. Under the findings of fact for special uses, there are many more standards which must be met that are not necessarily present under a text amendment, thus

allowing the Village greater opportunity to deny possibly objectionable uses than if they were not listed at all. Commissioner Irwin said that he was very concerned about the presence of pet service shops in the PUD. Mr. Walter said that use was specifically left in to allow the Village the opportunity to review the petition, as stated previously. Commissioner Irwin said that while he understood the rationale for the parking regulations being amended, he preferred a regulation that was closer to the 479 spaces. Mr. Walter said that moving to 1 space per 200 square feet would move the regulation to 450 spaces. Commissioner Irwin agreed with the proposed revision. Mr. Walter said that the petitioner could not add any commercial square footage due to the PUD being approved in accordance to a specific site plan.

Commissioner Petrich requested that the cap of 5,000 square foot restaurants be permitted be reduced to 3,500 square feet to align with the valet requirement. Commissioner Petrich said that he preferred not to have outdoor dining be a permitted use, acknowledging that the use was always approved by the Village. Commissioner Petrich asked that “professional massage” uses be struck as a permitted use.

The Plan Commission recommended that the permitted hours of operation be 7am-10pm for all uses, with special uses required for any hours of operation outside of this timeframe.

Commissioner Broline preferred to have less parking regulation than more.

Commissioner Stratis said that he preferred more overregulation regarding hours of operation, and did not have an objection to the standard hours of 7am-10pm. Commissioner Stratis said he would be supportive of placing restrictions on certain uses being permitted only if the use has a minimum number of locations outside of the Village.

Vice Chairperson Farrell supported the reduction of the permitted restaurant use cap. Vice Chairperson Farrell asked if the parking calculation accounted for outdoor dining. Mr. Walter said that outdoor dining was not considered. Vice Chairperson Farrell asked about the additional spaces that were proposed for Lincolnshire Drive. Mr. Walter said that staff wanted to suggest the creation of those spaces to aid in assuaging any parking concerns near the property.

Commissioner Irwin asked how outdoor dining would be permitted near the building. Mr. Walter said that outdoor dining would be permitted within the frontage of a restaurant, with a fence around the dining area and a door leading back into the restaurant, with a 48” gap between the edge of the fence and the curbline.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to continue the public hearing for Z-08-2021 to September 20, 2021.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Stratis, Petrich, Broline, Parella, and Farrell
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 four considerations scheduled for the September 20, 2021 meeting.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to adjourn the meeting at 8:38 pm.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, Irwin, Petrich, Broline, Parella, and Farrell

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted:

Evan Walter – Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-04-2021: 6100 Grant Street (Toland); Requests 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 in excess of 20%.

HEARING:

September 20, 2021; continued
from August 2, 2021

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Evan Walter
Village Administrator

PETITIONER:

Judith Toland

PETITIONER STATUS:

Prospective Property Owner

EXISTING ZONING:

R-3 Residential

LAND USE PLAN:

Recommends Single-Family
Residential Uses

EXISTING LAND USE:

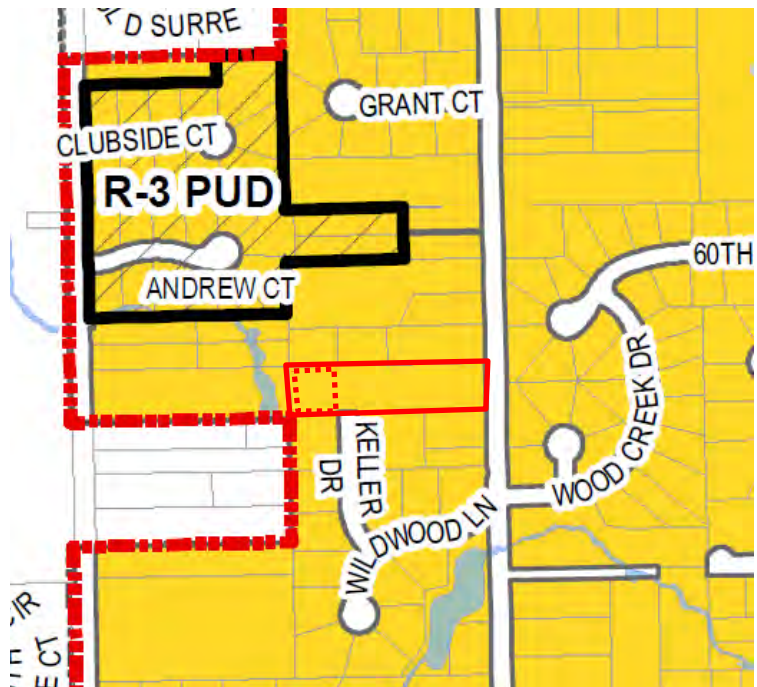
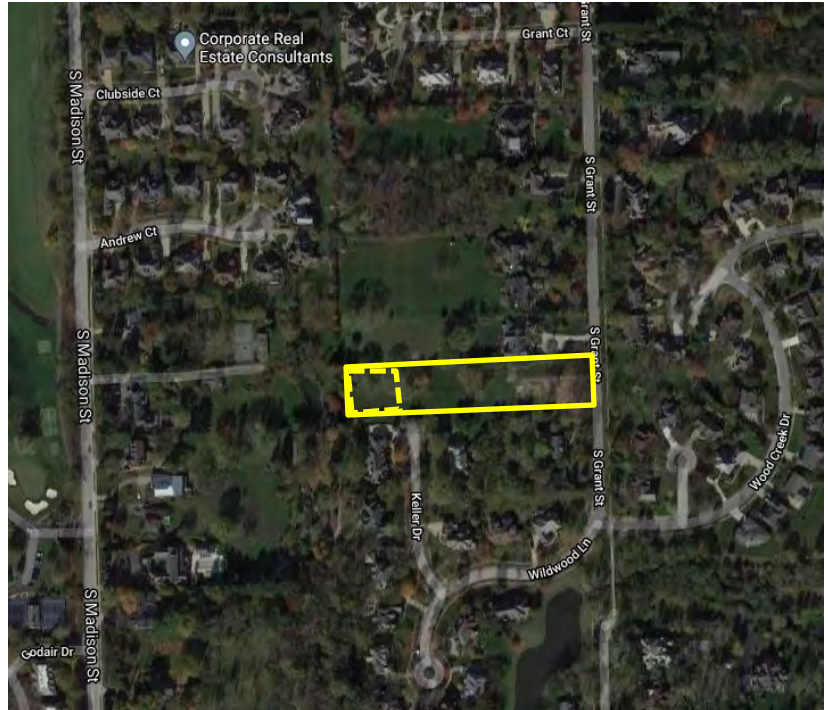
Single-Family Residence

SITE AREA:

0.51 Acres

SUBDIVISION:

Grant Street



Staff Report

V-04-2021: 6100 Grant Street (Toland); Variation and Findings of Fact; continued from August 2, 2021

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The petitioner has requested that this petition be continued to October 4, 2021 to allow for additional time to finalize plans for the proposed home, which would include full-set elevations, grading plans, etc. that will be required for final consideration as per Plan Commission direction. Staff recommends the hearing be continued to October 4, 2021.



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: September 20, 2021; continued from August 16, 2021 and August 2, 2021

This petition was continued from August 16 and 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 revise its performance standards related to the emission of noise from one property to another.

Proposed Zoning Amendments

At the previous public hearings, a revised noise standard entitled “Excessively Audible” was discussed. Staff has revised the initial amendments 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.

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 use of property or with any lawful business activity.

Sound. An oscillation in pressure in air.

Noise Pollution Prohibited

No person may cause or allow Noise Pollution to become Excessively Audible 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

No person may cause or allow the emission of sound from any property in such a manner so as to cause Noise Pollution which is Excessively Audible with a determination taken from the property line on the property on which the noise is received.

Exceptions

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

- A. Trains on rails or safety mechanisms associated with railways.*
- B. Emergency related sounds, such as any type of sound rendered on an intermittent, emergency basis, including but not limited to sounds associated with police/fire/emergency medical vehicles, snow removal, flood water removal, and/or storm debris removal, emergency generators that are used during electrical storms, as well as alarms and other emergency warning sounds.*
- C. Landscaping equipment during Day Hours as also permitted by the Municipal Code.*
- D. Noises associated with religious activities or places of worship, such as bells and chimes.*
- E. Events occurring in public spaces or rights-of-way, such as concerts, that are approved by either the Village Administrator or Board of Trustees.*
- F. Noise emitting from generators in Residential Districts are specifically governed by Section IV.I.21 of the Zoning Ordinance.*
- G. Construction activity during Day Hours as also permitted by the Municipal Code.*
- H. Garbage and recycling trucks.*
- I. Government, utility, and other such vehicles or equipment in operation.*

- J. Educational institutions, public or private, operating during Day Hours, 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 calendar 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 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.*
- F. No exceptions will be given if the activities listed in which the noise will be generated are found to be in violation of any local, state, or federal law.*

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



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.

HEARING:

September 20, 2021; continued
from August 16, 2021 and 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:

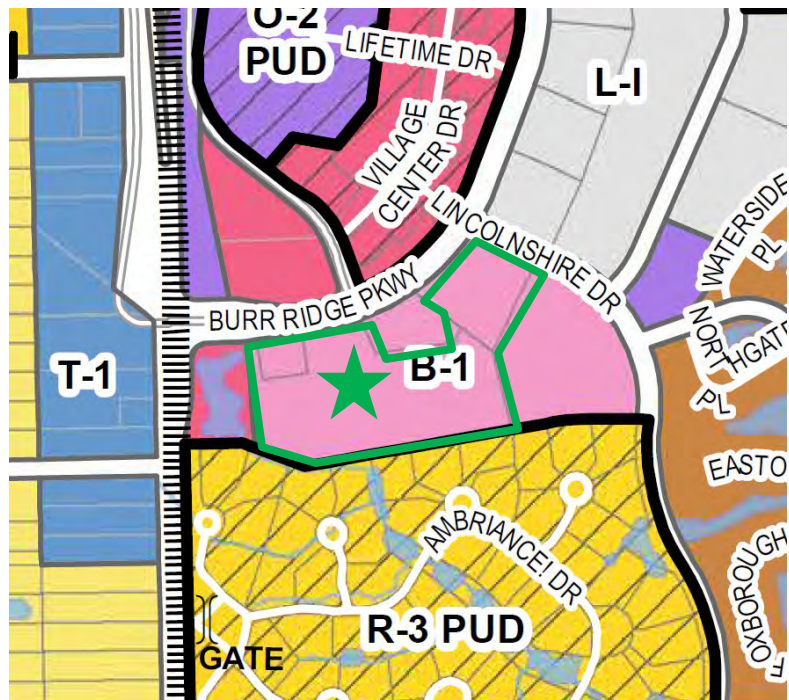
7.2 Acres

SUBDIVISION:

County Line Square

AVAILABLE PARKING:

499 Total Spaces



This petition was continued from August 16, 2021 and 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 4,000 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 4,000 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. 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.

Finally, staff has included a basic hours of operation provision which would limit all future uses to a 7:00am-10:00pm regulation, with special uses being required for any desired operation outside of these hours.

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 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

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 August 16, 2021 and July 19, 2021

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 200 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, which would require a PUD amendment regardless of the parking regulations in place. Under a 1/200 square feet rule, 450 parking spaces would be required to be provided at the subject property.

Staff has included a clause in the draft PUD regulations which would require any restaurant use over 4,000 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.

Finally, staff proposes that the curbline along the tenant space be a permitted 5-minute loading zone. Currently, the entire curbline is defined as a “no parking” zone; under this revision, temporary loading would be permitted, but parking would remain prohibited. The curbline would be painted an alternate color to yellow (likely blue) and signed every 100 feet throughout the property.

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

**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 (less than or equal to 72 hours in total duration) 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. on a permitted basis.
- b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance to exceed these permitted hours.
- c. Any previously-approved special use shall be considered a use's permitted hours of operation until and unless revisions are specifically made to this extent.

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 physical therapy offices, excluding fortune-telling or psychic and tattoo or body piercing establishments
- x. Pharmacies and drug stores
- y. Photography and picture framing studios
- z. Post offices or business service stores without outdoor parking or storage
- aa. Restaurants under 4,000 square feet (including specialty restaurants such as donut shops and ice cream shops), with or without sales of alcoholic beverages
- bb. Studios for teaching of art, martial arts, music, dance, gymnastics, etc.
- cc. Sporting goods stores, excluding uses whose primary functions are related to gun and ammo sales and/or shooting ranges
- dd. Temporary outside sales display accessory to a permitted or special use
- ee. Travel agencies
- ff. Tutoring centers for pre-school, primary, and secondary education
- gg. 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. Gun and ammo sales, including shooting ranges
- h. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
- i. Liquor stores
- j. Live entertainment and dancing accessory to any permitted or special use
- k. Professional massage services
- 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 4,000 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 must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- 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;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- 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 also approved 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 200 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:

- a. There shall be one island for every 15 parking spaces and one shade tree for each island.
- b. Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.
- c. Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
- d. 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.
- e. 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

The area immediately adjacent to the curblane shall be permitted to be used as a loading zone. It shall be unlawful for the driver of a vehicle to stand a passenger vehicle for a period of time longer than is necessary for the loading or unloading of passengers, groceries, or freight in any place along the curblane. It is prohibited to park a vehicle, whether occupied or not, along the curblane at the subject property. Parking or excessive standing/loading shall be defined as five (5) consecutive minutes. Signs shall be erected every 100 feet along the curblane to this effect.

All restaurant uses over 4,000 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 (**less than or equal to 72 hours in total duration**) 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. on a permitted basis.
- b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance to exceed these permitted hours.
- c. Any previously-approved special use shall be considered a use's permitted hours of operation until and unless revisions are specifically made to this extent.

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

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

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

- 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 physical therapy offices, 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 4,000 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 [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. Massage establishments deleted.

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 4,000 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

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- 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 curblane 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;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- 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 also approved 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 200 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

The area immediately adjacent to the curblin shall be permitted to be used as a loading zone. It shall be unlawful for the driver of a vehicle to stand a passenger vehicle for a period of time longer than is necessary for the loading or unloading of passengers, groceries, or freight in any place

along the curblin. It is prohibited to park a vehicle, whether occupied or not, along the curblin at the subject property. Parking or excessive standing/loading shall be defined as five (5) consecutive minutes. Signs shall be erected every 100 feet along the curblin to this effect.

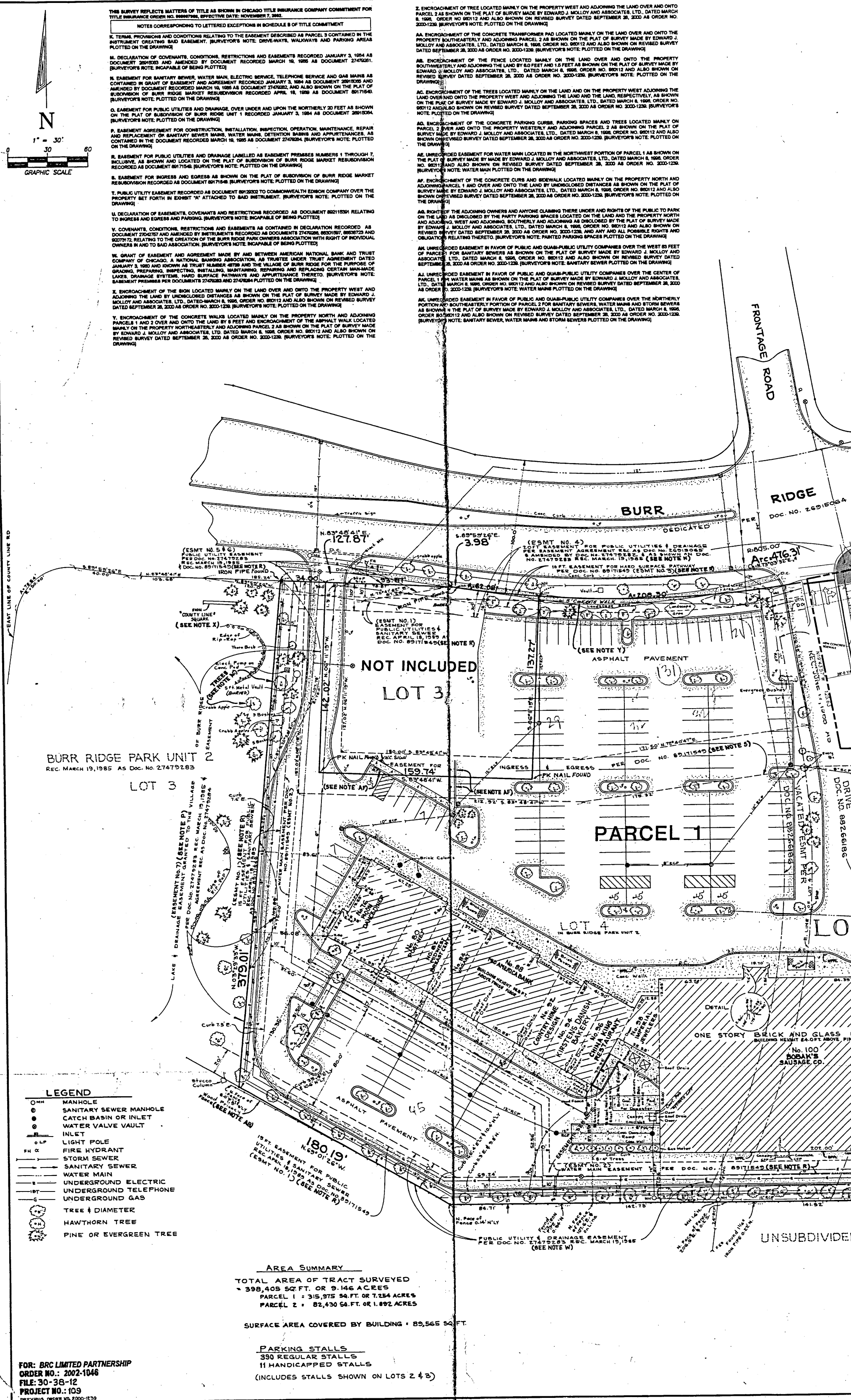
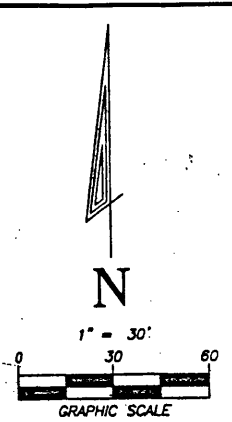
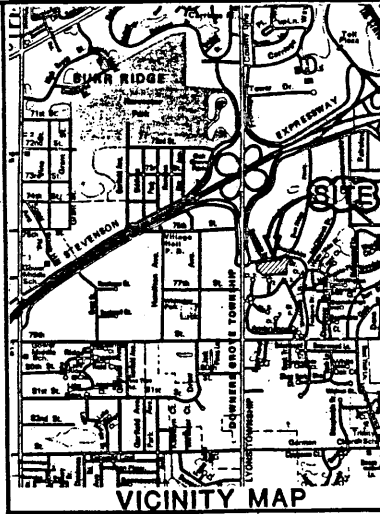
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Employees at all businesses shall park behind the primary building (articulated in Exhibit B), except when cases when all legally permitted spaces behind the building are occupied.

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) 595-2600 Fax (630) 595-4700

PLAT OF SURVEY



- LEGEND**
- MANHOLE
 - SANITARY SEWER MANHOLE
 - CATCH BASIN OR INLET
 - WATER VALVE VAULT
 - INLET
 - LIGHT POLE
 - FIRE HYDRANT
 - STORM SEWER
 - SANITARY SEWER
 - WATER MAIN
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND GAS
 - TREE - DIAMETER
 - HAWTHORN TREE
 - PINE OR EVERGREEN TREE

AREA SUMMARY
TOTAL AREA OF TRACT SURVEYED
398,405 SQ. FT. OR 9.146 ACRES
PARCEL 1 : 315,975 SQ. FT. OR 7.234 ACRES
PARCEL 2 : 82,430 SQ. FT. OR 1.892 ACRES

SURFACE AREA COVERED BY BUILDING : 83,565 SQ. FT.

PARKING STALLS
390 REGULAR STALLS
11 HANDICAPPED STALLS
(INCLUDES STALLS SHOWN ON LOTS 2 & 3)

FOR: BRC LIMITED PARTNERSHIP
ORDER NO.: 2072-1048
FILE: 30-39-12
PROJECT NO.: 109

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

SURVEYOR'S NOTES CORRESPONDING TO NUMBERED ITEMS IN TABLE "A" - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS FOR ALTA/ACSM LAND TITLE SURVEY:

1. MONUMENTS OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY. (SHOWN)
2. VICINITY MAP. (SHOWN)
3. FLOOD ZONE DESIGNATION. (SHOWN)
4. LAND AREA. (SHOWN)
5. ZONING CLASSIFICATION AND APPLICABLE SETBACK, HEIGHT AND FLOOR AREA RESTRICTIONS. (SHOWN)
6. EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (SHOWN)
7. TOTAL SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. (SHOWN)
8. SUBSTANTIAL VISIBLE IMPROVEMENTS. (SHOWN)
9. PARKING AREAS AND STOPPING. (SHOWN)
10. LOCATION OF ACCESS TO PUBLIC HIGHWAY. (SHOWN)
11. LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE AND PLANS PROVIDED. (SHOWN)
12. NAMES OF ADJOINING OWNERS. (NOT PROVIDED)
13. OBSERVABLE EVIDENCE OF EARTHWORK OR CONSTRUCTION. (NONE FOUND)
14. ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTINGENT UPON PROPOSED. (SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES)
15. OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. (NONE FOUND)

FLOOD MAP NOTATION:
AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170004-0146-B, EFFECTIVE DATE: APRIL 18, 1981 SHOWS THAT THE PROPERTY SURVEYED HEREON IS NOT SUBJECT TO FLOOD RISK AND THAT SAID PROPERTY FALLS WITHIN ZONE "X" (AREA OF MINIMAL FLOODING).

ZONING CLASSIFICATION: THE PROPERTY SURVEYED HEREON IS CLASSIFIED "B-1" RETAIL BUSINESS DISTRICT IN THE VILLAGE OF BURR RIDGE WHICH REPORTS THAT THE FOLLOWING APPLY: FRONT YARD SETBACK, 40 FEET; SIDE YARD SETBACK, 20 FEET; REAR YARD SETBACK, 40 FEET; FLOOR AREA RATIO (FAR), 0.40; BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.

ALTA/ACSM LAND TITLE SURVEY

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

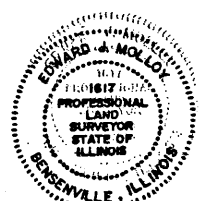
I, EDWARD J. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO:

GREAT BANK, ITS SUCCESSORS AND/OR ASSIGNS;
CHICAGO TITLE INSURANCE COMPANY;

THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE (i) IN ACCORDANCE WITH ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA), THE AMERICAN CONGRESS ON SURVEYING & MAPPING (ACSM) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 1986, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16 OF TABLE "A" THEREOF, AND (ii) IN ACCORDANCE WITH THE ALTA/ACSM SURVEYING STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

RENSVILLE, ILLINOIS. DATED THIS 27TH DAY OF DECEMBER, A.D. 2002.

Edward J. Molloy
EDWARD J. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1617



PLAT OF SURVEY

COMMONLY KNOWN AS COUNTY LINE SQUARE
14211 BURN RIDGE PARKWAY, BURN RIDGE, ILLINOIS

1. The following information was obtained from a review of the files of the Federal Bureau of Investigation, Department of Justice, and the Central Intelligence Agency, Office of the Director of Central Intelligence, regarding the activities of the following individuals:

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

9. [REDACTED]

10. [REDACTED]

11. [REDACTED]

12. [REDACTED]

13. [REDACTED]

14. [REDACTED]

15. [REDACTED]

16. [REDACTED]

17. [REDACTED]

18. [REDACTED]

19. [REDACTED]

20. [REDACTED]

21. [REDACTED]

22. [REDACTED]

23. [REDACTED]

24. [REDACTED]

25. [REDACTED]

26. [REDACTED]

27. [REDACTED]

28. [REDACTED]

29. [REDACTED]

30. [REDACTED]

31. [REDACTED]

32. [REDACTED]

33. [REDACTED]

34. [REDACTED]

35. [REDACTED]

36. [REDACTED]

37. [REDACTED]

38. [REDACTED]

39. [REDACTED]

40. [REDACTED]

41. [REDACTED]

42. [REDACTED]

43. [REDACTED]

44. [REDACTED]

45. [REDACTED]

46. [REDACTED]

47. [REDACTED]

48. [REDACTED]

49. [REDACTED]

50. [REDACTED]

51. [REDACTED]

52. [REDACTED]

53. [REDACTED]

54. [REDACTED]

55. [REDACTED]

56. [REDACTED]

57. [REDACTED]

58. [REDACTED]

59. [REDACTED]

60. [REDACTED]

61. [REDACTED]

62. [REDACTED]

63. [REDACTED]

64. [REDACTED]

65. [REDACTED]

66. [REDACTED]

67. [REDACTED]

68. [REDACTED]

69. [REDACTED]

70. [REDACTED]

71. [REDACTED]

72. [REDACTED]

73. [REDACTED]

74. [REDACTED]

75. [REDACTED]

76. [REDACTED]

77. [REDACTED]

78. [REDACTED]

79. [REDACTED]

80. [REDACTED]

81. [REDACTED]

82. [REDACTED]

83. [REDACTED]

84. [REDACTED]

85. [REDACTED]

86. [REDACTED]

87. [REDACTED]

88. [REDACTED]

89. [REDACTED]

90. [REDACTED]

91. [REDACTED]

92. [REDACTED]

93. [REDACTED]

94. [REDACTED]

95. [REDACTED]

96. [REDACTED]

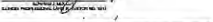
97. [REDACTED]

98. [REDACTED]

99. [REDACTED]

100. [REDACTED]

VICINITY MAP



[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:**

	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
a. <u>Permitted Uses</u>	10,000 square feet	80 feet
b. <u>Special Uses</u>		
(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: September 20, 2021

RE: Board Report

At its August 23 and September 13 meetings, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

Z-09-2021: 720-730 Village Center Drive (Kostandinov); The Board of Trustees approved ordinances granting a PUD amendment and related special uses to accommodate a new restaurant at the subject property. All recommended conditions were included in the final approvals.

Z-06-2021: 114 Burr Ridge Parkway (Salamone); The Board of Trustees tabled final approval of this ordinance to October 11 to gather more information related to parking enforcement.

08/18/2021

Permits Applied For July 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-21-255	07/13/2021	16W 30 83RD ST	Key Construction Group, Inc	215 N. Church St Newark IL 60541	Com Alteration
JCA-21-262	07/15/2021	411 Rockwell Ct.	Ward Commercial Constructio	653 S. 8th St Dundee IL 60118	Com Alteration
JCA-21-263	07/15/2021	565 Village Center Dr.	Beechen & Dill Homes Inc	Lemont IL 60439	Com Alteration
JCMSC-21-272	07/20/2021	701 Village Center Dr.	TBD		Commercial Miscellaneous
JDEK-21-266	07/16/2021	177 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-267	07/16/2021	198 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-268	07/16/2021	153 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-21-269	07/16/2021	151 Pheasant Hollow Dr	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JGEN-21-254	07/13/2021	7230 Hamilton Ave	Saturn Heating Cooling & Elec	924 Central Ave Roselle IL 60172	Generator
JPAT-21-249	07/07/2021	319 94th St.	Alvarez Pavingstone Inc	8562 Plainfield Rd Lyons IL 60534	Patio
JPAT-21-257	07/13/2021	6117 Woodcreek Dr	Grant & Power Landscaping In	700 E. Roosevelt Rd. West Chicago IL 60185	Patio
JPAT-21-259	07/13/2021	89 Cabernet Ct	Grant & Power Landscaping In	700 E. Roosevelt Rd. West Chicago IL 60185	Patio
JPAT-21-276	07/22/2021	11320 W 73rd Pl	Webster Property Maintenance	1029 Spring Beach Way Cary IL 60013	Patio
JPAT-21-278	07/28/2021	10S 420 GLENN DR	Voightmann Services	P O Box 3331 Lisle IL 60532	Patio
JPF-21-245	07/02/2021	6 Todor Ct	TBD		Fence Permit
JPF-21-248	07/07/2021	8336 Dolfor Cove	SP Fence	20W030 Warrenville Rd Warrenville IL 60555	Fence Permit
JPF-21-252	07/08/2021	628 Camelot Dr	Suburban Fence	P.O. Box 368 Lyons IL 60534	Fence Permit

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Permits Applied For July 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JPF-21-264	07/15/2021	351 Highland Ct	On Guard Fence LLC	12097 Blackthorne Rd Mokena IL 60448	Fence Permit
JPF-21-275	07/22/2021	8425 Clyndervan Rd	Cedar Rustic Fence Co.	99 Republic Av. Joliet IL 60435	Fence Permit
JPF-21-280	07/29/2021	468 Kirkwood Cove	Express Fence Inc		Fence Permit
JPPL-21-253	07/12/2021	90 Sedgley Rd	Quantus Pools Corp		Pool
JRAD-21-279	07/28/2021	8025 Bucktrail Dr	McNaughton Brothers Constr	16W347 83rd St. Burr Ridge IL 60527	Residential Addition
JRAL-21-219	07/06/2021	11737 Woodside Ct	Shamrock Custom Builders	7S204 Wild Cherry Rd Naperville IL 60540	Residential Alteration
JRAL-21-244	07/01/2021	ROWs Ck Cty Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-21-250	07/02/2021	351 Highland Ct	Vincent Priest	628 S. Lincoln Hinsdale IL 60521	Residential Alteration
JRAL-21-256	07/13/2021	1493 Garywood Dr	Crystal Concrete, Inc	300 Prestwicke Blvd Algonquin IL 60102	Right-of-Way
JRAL-21-258	07/14/2021	8638 Johnston Rd	County Wide Landscaping	42W891 Beith Rd. Elburn IL 60119	Right-of-Way
JRAL-21-270	07/16/2021	8564 Wedgewood Dr	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way
JRAL-21-271	07/20/2021	227 93rd Pl	Dressler Block Concrete	13152 Meadow Lane Plainfield IL 60544	Right-of-Way
JRAL-21-273	07/20/2021	700 Tomlin Dr	Alpha Concrete	14N897 French Rd Hampshire IL 60140	Right-of-Way
JRAL-21-274	07/22/2021	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRDB-21-247	07/02/2021	6503 Hillcrest Dr.	American Bluegrass	286 Commonwealth Dr Carol Stream IL 60188	Residential Detached Building
JRES-21-260	07/14/2021	348 Tamerton Pkwy	Bright Planet Solar	2400 Davey Rd Woodridge IL 60517	Residential Miscellaneous
JRES-21-261	07/15/2021	8601 Wedgewood	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Miscellaneous

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Permits Applied For July 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRES-21-277	07/27/2021	11351 W 79Th St	Summit Solar Solution LLC	101 North Main Street Greenville SC 29601	Residential Miscellaneous
JRPE-21-251	07/07/2021	717 Gregford Rd	Meany Electrical	17401 S. Laflin Ave Hazel Crest IL 60429	Res Electrical Permit
JRSF-21-246	07/02/2021	7381 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family
JRSF-21-265	07/15/2021	8322 County Line Rd	Ken Overstreet Homes, LLC	272 Sunbury DR Saint Charles IL 60175	Residential New Single Family
TOTAL:	38				

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Permits Issued July 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-21-160	07/30/2021	212 Burr Ridge Pkwy	AMZ Construction Group	10115 S 81st ST Palos Hills IL 60465	Com Alteration \$750,000	5,000
JCA-21-225	07/30/2021	1333 Burr Ridge Pkwy	Siebert Construction	1440 Huntington Dr Calumet City IL 60409	Com Alteration \$260,000	12,096
JDEK-21-207	07/12/2021	91 Trent Ct	American Decorating, Inc.	361 Renner Dr. Elgin IL 60123	Deck	
JDEK-21-233	07/16/2021	102 Buttercup Bank	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck \$8,000	
JDEK-21-234	07/16/2021	104 Buttercup Bank	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck \$8,000	
JDEK-21-235	07/16/2021	106 Buttercup Bank	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck \$8,000	
JDEK-21-236	07/16/2021	108 Buttercup Bank	CEW Construction	260 Saint Andrews Dr Bolingbrook IL 60440	Deck \$8,000	
JDEK-21-238	07/22/2021	129 Oak Ridge Dr	Gable Enterprises & Properties	7245 Flagg Creek Dr La Grange IL 60525	Deck \$28,000	107
JDEK-21-241	07/26/2021	7276 Lakeside Cir	Design-A-Deck Inc.	254 Ian Ave New Lenox IL 60451	Deck \$21,000	210
JELV-21-208	07/06/2021	850 Village Center Dr.	Colley Elevator Co.	226 William St. Bensenville IL 60106	Elevator \$10,452	
JODK-21-212	07/09/2021	7980 Wolf Rd	KD Landscape, Inc	2128 Gould Ct Rockdale IL 60436	Outdoor Kitchen \$98,000	798
JPAT-21-113	07/19/2021	8150 Ridgpointe Dr	Outdoor Masters Inc	329 Marion Ave Aurora IL 60505	Patio	
JPAT-21-214	07/09/2021	124 Oak Ridge Dr	Rabine Paving	900 National Pkwy Schaumburg IL 60173	Patio \$16,900	
JPAT-21-226	07/19/2021	69 Deer Path Tr	P&S Concrete Plus	2027 S. 14th Ave Broadview IL 60155	Patio \$15,000	
JPAT-21-237	07/26/2021	11681 Shag Bark Ln	D&M Outdoor Living Spaces	P.O. Box 54 Western Springs IL 60558	Patio	
JPAT-21-249	07/30/2021	319 94th St.	Alvarez Pavingstone Inc	8562 Plainfield Rd Lyons IL 60534	Patio \$30,000	

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Permits Issued July 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JPCT-21-141	07/15/2021	7101 Garfield Av	TBD		Cell Tower \$40,000
JPCT-21-155	07/15/2021	16W 50 83rd ST	SAC Wireless	540 W. Madison ST Chicago IL 60661	Cell Tower \$25,000
JPF-21-221	07/12/2021	7350 Giddings Ave	Dutch Barn Landscaping	22013 S. Schoolhouse Road New Lenox IL 60451	Fence Permit \$8,000
JPF-21-245	07/30/2021	6 Todor Ct	TBD		Fence Permit
JPF-21-248	07/30/2021	8336 Dolfor Cove	SP Fence	20W030 Warrenville Rd Warrenville IL 60555	Fence Permit \$5,400
JPF-21-252	07/29/2021	628 Camelot Dr	Suburban Fence	P.O. Box 368 Lyons IL 60534	Fence Permit \$6,880
JPPL-20-274	07/27/2021	6750 County Line Ln	Quantus Pools Corp.	3701 Berdnick St Rolling Meadows IL 60008	Pool \$60,000
JPPL-21-161	07/19/2021	7350 Giddings Ave	Dutch Barn Landscaping	22013 S. Schoolhouse Road New Lenox IL 60451	Pool \$114,040
JPS-21-242	07/27/2021	7512 County Line Rd	Plainfield Signs, Inc	23838 W. Main St Plainfield IL 60544	Sign
JRAL-20-100	07/15/2021	7965 Woodside Ln	Irish Castle Paving	7701 W 99TH ST Hickory Hills IL 60457	Right-of-Way \$4,850
JRAL-21-210	07/07/2021	11364 W 77th St	Robert E Lee & Sons	5721 Bohlander Ave Berkeley IL 60163	Right-of-Way \$12,600
JRAL-21-219	07/30/2021	11737 Woodside Ct	Shamrock Custom Builders	7S204 Wild Cherry Rd Naperville IL 60540	Residential Alteration \$22,000 199
JRAL-21-229	07/19/2021	323 79th St	Wilson Paving & Sealcoat Com	508 Oakwood Ave. Lemont IL 60439	Right-of-Way \$6,750
JRAL-21-232	07/19/2021	11444 Burr Oak Ln	Hunter Paving & Excavating	751 N Bolingbrook Dr Bolingbrook IL 60440	Right-of-Way \$5,350
JRAL-21-240	07/26/2021	9101 Garfield Ave.	American Bluegrass	286 Commonwealth Dr Carol Stream IL 60188	Right-of-Way
JRAL-21-244	07/09/2021	ROWs Ck Cty Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way \$4,318

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Permits Issued July 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description
					Value & Sq Ftg
JRDB-21-035	07/06/2021	16W 371 94 PL	Mach 1, Inc.	602 Academy Dr. Northbrook IL 60065	Residential Detached Building \$26,800 600
JRDB-21-209	07/26/2021	7512 Drew Ave	TBD		Residential Detached Building \$2,500
JRDB-21-247	07/29/2021	6503 Hillcrest Dr.	American Bluegrass	286 Commonwealth Dr Carol Stream IL 60188	Residential Detached Building \$20,000
JRES-21-014	05/14/2021	6965 Fieldstone Dr	Tesla Inc	2201 Arthur Ave Elk Grove Village IL 60007	Residential Miscellaneous \$10,000
JRES-21-217	07/12/2021	8601 Dolfor Cove	Sunrun Installation Service	2309 S. Mount Prospect Rd Des Plaines IL 60018	Residential Miscellaneous
JRPE-21-215	07/28/2021	1141 S Woodview Rd	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Res Electrical Permit \$1,600
JRPF-21-196	07/30/2021	6 Todor Ct	AsureNet LLC	50 S. Main Street Naperville IL 60540	Pool and Fence \$108,000
JRPF-21-223	07/12/2021	777 Cambridge Dr	All Seasons Pools and Spas	9135 W 135th Street Orland Park IL 60462	Pool and Fence \$118,000 733
JRSF-21-246	07/29/2021	7381 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential New Single Family \$366,300 2,442
TOTAL:	41				

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Occupancy Certificates Issued July 2021



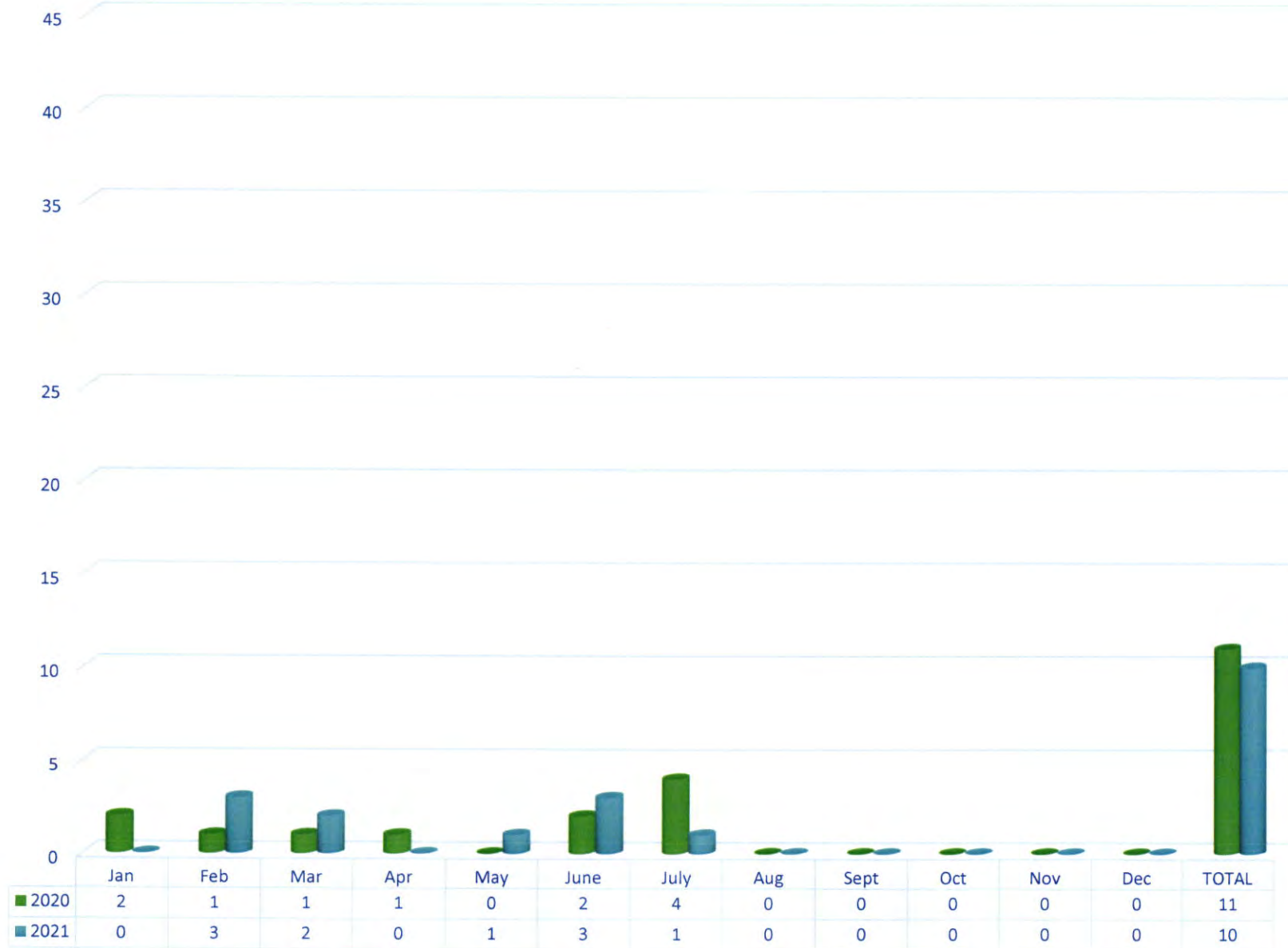
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF21019	07/07/21	BMO Harris Bank, NA and Kathleen	7215 Lakeside CIR
OF21021	07/08/21	James & Therese Coghlan	7233 Lakeside Cir
OF21022	07/12/21	Mark & Jill Wojack	7266 Lakeside CIR
OF21023	07/23/21	Harvester Veterinary Clinic of Burr R	807 Village Center Dr

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2021

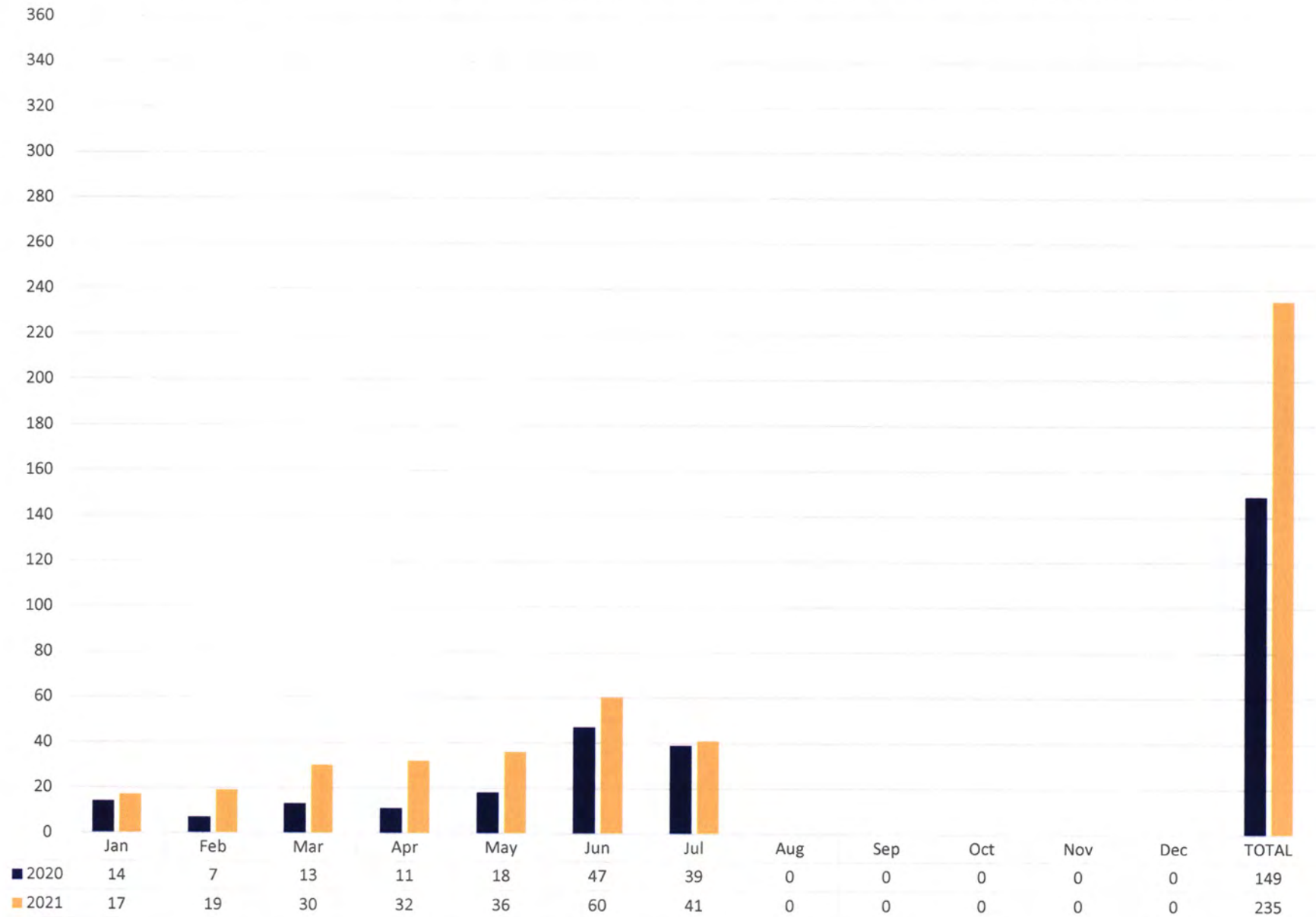
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY		\$536,512		\$200,000	\$736,512
		[5]		[1]	
FEBRUARY	\$1,418,400	\$32,064			\$1,450,464
	[3]	[2]			
MARCH	\$1,450,300	\$1,108,590		\$1,640,295	\$4,199,185
	[2]	[5]		[3]	
APRIL		\$150,113	\$625,000	\$552,243	\$1,327,356
	[]	[4]	[1]	[2]	
MAY	\$575,000	\$38,969		\$526,200	\$1,140,169
	[1]	[1]		[1]	
JUNE	\$1,670,250	\$1,168,382		\$3,305,028	\$6,143,660
	[3]	[7]		[5]	
JULY	\$366,300	\$22,000		\$1,010,000	\$1,398,300
	[1]	[1]		[2]	
AUGUST					\$0
	[]	[]			
SEPTEMBER					\$0
	[]	[]		[]	
OCTOBER					\$0
	[]	[]			
NOVEMBER					\$0
	[]	[]		[]	
DECEMBER					\$0
	[]	[]		[]	
2021 TOTAL	\$5,480,250	\$3,056,630	\$625,000	\$7,233,766	\$16,395,646
	[10]	[25]	[1]	[14]	

Village of Burr Ridge New Housing Permits 2020 Compared to 2021



Village of Burr Ridge Building Permits Issued 2020 Compared to 2021



Breakdown of Projects by Project Type

Permits Issued July 2021

