



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
FEBRUARY 7, 2022 - 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 NOVEMBER 15, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

- A. Z-01-2022: 308-312 Burr Ridge Parkway (Rovito); Special Use Amendments, Text Amendment, and Findings of Fact [THIS PETITION HAS BEEN WITHDRAWN BY THE APPLICANT AND WILL NOT BE HEARD]**

Requested three (3) special uses to expand the interior floorplan, to amend the indoor hours of operation, and to permit “live entertainment”; and a text amendment to define “live entertainment.” [THIS PETITION HAS BEEN WITHDRAWN BY THE APPLICANT AND WILL NOT BE HEARD]

- B. Z-02-2022: 324 Burr Ridge Parkway (Rovito); Special Use Amendment, Text Amendment, and Findings of Fact [THIS PETITION HAS BEEN WITHDRAWN BY THE APPLICANT AND WILL NOT BE HEARD]**

Requested a special use to permit “live entertainment” and a text amendment to define “live entertainment.” [THIS PETITION HAS BEEN WITHDRAWN BY THE APPLICANT AND WILL NOT BE HEARD]

- C. Z-03-2022: 15W776 North Frontage Road (Criscione); Special Uses and Findings of Fact**

Requests permanent special uses subject to Section X.F of the Zoning Ordinance to permit (1) an automobile and truck and equipment sales, rental, and service use and (2) outdoor, overnight storage of retail vehicles ancillary to a permitted or special use at the subject property.

IV. CORRESPONDENCE

- A. Board Reports
November 22, 2021
December 13, 2021
January 10, 2022
January 24, 2022**

**B. Building Reports
November 2021
December 2021**

V. OTHER CONSIDERATIONS

A. PC-01-2022: Annual Zoning Review

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

February 14, 2022 Board of Trustees

Commissioner Petrich is the scheduled representative for this meeting.

February 21, 2022 Plan Commission

No business is currently scheduled.

February 28, 2021 Board of Trustees

Commissioner Broline is the scheduled representative for this meeting.

March 7, 2022 Plan Commission

No business is currently scheduled.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF NOVEMBER 15, 2021

I. ROLL CALL

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

ROLL CALL was noted as follows:

PRESENT: 5 – Broline, Petrich, Irwin, Farrell, and Trzupek

ABSENT: 2 – Stratis and Parrella

Village Administrator Evan Walter was also present.

II. APPROVAL OF PRIOR MEETING MINUTES

Commissioner Farrell noted an incorrect date at the conclusion of the petition discussion for 7508 County Line Road.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to approve the amended minutes of the November 1, 2021 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Farrell, Broline, Irwin, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

III. PUBLIC HEARINGS

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

Z-13-2021: Zoning Ordinance Amendments (Chappel); Text Amendment and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Don Chappel, property owner and resident of 7901 County Line Road. The petitioner requests a text amendment to Section VI.A.4 and VI.A.5 of the Zoning Ordinance to revise the permitted maximum overhead door height on principal residential buildings to a value of greater than 9 feet and other design regulations as necessary. The petitioner states in the petition that their motivation is to park a large, permitted personal vehicle (Mercedes Sprinter van) indoors in an attached garage; the Zoning Ordinance restricts overhead garage door height on both attached and detached garage doors on residential properties to 9 feet, which is not sufficiently tall to accommodate the

overhead height of the petitioner's van. In 2007, the Village established an overhead garage door height regulation of 9 feet, with the primary motivation for establishing such a restriction to preclude commercial vehicles from being parked in residential areas, even indoors. The Village established such a height along with precluding commercial vehicles from being parked indoors in residential districts at this time.

Don Chappel, petitioner at 7908 County Line Road, said that the purpose of the request was to allow indoor parking of their personal van, which measured about 9 ½ feet tall.

Chairman Trzupek asked for public comment. None was given.

Commissioner Farrell asked if detached garages were held to the same 9-foot height restriction. Mr. Walter said they were. Commissioner Farrell asked if detached structures had roof height restrictions. Mr. Walter said that such structures were limited to 15 feet in overall height. Commissioner Farrell said she would support an amendment if the amendments were limited in scope, including a 10' height restriction on one door as well as limited to their load direction.

Commissioner Broline asked why the request was made via an amendment instead of a variation. Mr. Walter said that the petitioner made the request for an amendment while staff would have advised a similar course of action.

Commissioner Petrich generally agreed with Commissioner Farrell's proposals. Commissioner Petrich said that certain commercial vehicles would remain prohibited at residential lots, even indoors, if the height restriction was raised to 10'.

Commissioner Irwin asked for clarification as to where the garage door was proposed. Mr. Chappel identified the location as being generally north-facing towards 79th Street. Commissioner Irwin said it was challenging to identify where certain items were located on some of the documents. Commissioner Irwin said he would support limited amendments for front-loading doors but would support taller heights for a larger height.

Chairman Trzupek asked if the Village has received many requests for garage doors over 9' tall. Mr. Walter said that staff does get an occasional request for a garage door taller than 9' but these matters are usually resolved through the permit review process. Chairman Trzupek said that the geometry of an RV parking in an attached structure was unlikely and would be more likely to be parked in a detached garage.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to close the public hearing for Z-13-2021.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Petrich, Broline, Farrell, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend that the Board approve text amendments to Section VI.A.4 and VI.A.5 of the Zoning Ordinance to allow one attached garage door (less than 10' wide) to extend to 10' in height.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Petrich, Farrell, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

Mr. Walter briefly reviewed the November 8, 2021 Board Report.

V. OTHER PETITIONS

PC-05-2021: Appointment of 2022 Vice Chairperson

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Irwin to recommend that Commissioner Petrich serve as the Vice Chairperson for the 2022 calendar year.

ROLL CALL VOTE was as follows:

AYES: 4 – Farrell, Irwin, Broline, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Petrich

MOTION CARRIED by a vote of 4-0.

PC-06-2021: Approval of 2022 Plan Commission Calendar

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to recommend that the Board approve the 2022 Plan Commission calendar as shown in the packet.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Petrich, Farrell, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

S-01-2021: 7508 County Line Road (Guidepost Montessori); Special Uses, Variations and Findings of Fact

Chairman Trzupek asked for a summary of the petition. Mr. Walter said that the petitioner is Guidepost Montessori, tenant of the building at 7508 County Line Road. The petitioner is seeking conditional approval as per Section 55.05 of the Sign Ordinance for a wall sign at a non-residential lot in the T-1 Transitional District. Section 55.05 of the Sign Ordinance permits each non-residential lot in Transitional Districts to have one wall sign not exceeding 16 square feet in area. The petitioner has rescinded their original request for a ground sign on the subject property and has reduced the scope of the wall sign to 16 square feet as is prescribed by the Sign Ordinance.

Chairman Trzupek asked for public comment. None was given.

Brief discussion occurred, with all Plan Commissioners supporting the revised request.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to recommend that the Board approve a conditional wall sign at 7508 County Line Road, subject to the petitioner's submitted plans.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Broline, Farrell, Petrich, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

While an item of business was shown as scheduled for the December 6 agenda, Mr. Walter noted that the item had been postponed to January 2022 to allow for time re-do the legal notice and account for additional issues identified in the petition.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Farrell to cancel the December 6 Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Irwin, Farrell, Broline, Petrich, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

VII. ADJOURNMENT

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Farrell to adjourn the meeting at 7:32 pm.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Farrell, Irwin, Broline, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Respectfully Submitted:

Evan Walter – Village Administrator



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-03-2022: 15W776 North Frontage Road (Criscione); Requests permanent special uses for (1) automobile and truck and equipment sales, rental, and service; and (2) outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.

HEARING:

February 7, 2022

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Janine Farrell, AICP
Community Development Director

PETITIONER:

Michael Criscione

PETITIONER STATUS:

Tenant

PROPERTY OWNER:

Flex Capital, LLC

EXISTING ZONING:

G-I General Industrial District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

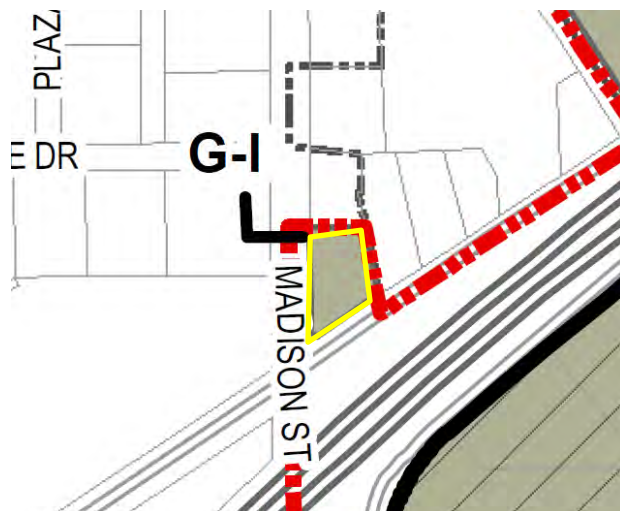
Commercial building with semi-truck sales and outdoor storage

SITE AREA:

0.83 Acres

PARKING:

28 semi-truck spaces
4 automobile spaces



The petitioner is Michael Criscione, owner of M&T Trucking located at 15W776 North Frontage Rd. On September 14, 2020, the petitioner was approved for two special uses to permit (1) an automobile and truck and equipment sales, rental, and service use and (2) outdoor, overnight storage of retail vehicles ancillary to a permitted or special use at the subject site. An excerpt from the August 17, 2020 Plan Commission meeting minutes and approving ordinances A-834-13-20 (truck sales) and A-834-14-20 (outdoor storage) are attached for reference.

Condition #8 of ordinance A-834-14-20 stated that “the special use shall be temporary in nature, expiring one year after final ordinance approval is granted by the Board of Trustees.” While this condition was only related to the outdoor storage use, the special use for the truck sales is also included in this new petition since the conditions may need to be modified. The applicant is requesting to permit the uses on a permanent basis.

The hours of operation and business plan have not changed since the prior requests. The petitioner states that the business will be open Monday through Friday, 9:00am to 5:00pm, Saturday from 9:00am to 12:00pm, and closed on Sundays. The petitioner purchases semi-trucks for clients which are transported to the petitioner’s other facility located at 7545 Madison St. After the semi-trucks have been reconditioned, inspected, and detailed, they are taken to the subject site which serves as the sales office. There is no maintenance performed at the subject site.

A detailed analysis of the approved special uses and conditions is below.

Special Use - Automobile and Truck and Equipment Sales, Rental, and Service

The petitioner is requesting a permanent special use to continue the sale of semi-trucks from the subject site. The list of conditions from the prior special use are detailed below. From site visits, aerial imagery, and Google Street View, staff found the business complying with #2, 8, 9, 10, 11, and 12. Additionally, staff has not received complaints about the petitioner’s operations. For conditions #4, 5, and 6, these have been satisfied and may be removed from the permanent special use request if the Commission wishes. Regarding condition #7, while DuPage County Division of Transportation permitted the closure of the Madison St. entrance, they did not recommend the extension of the curb. DuPage County was concerned about elimination of this ingress/egress and how it may impact future users of the property. A metal fence and bollards have been installed, but the curb cut remains. Aerial imagery and Google Street View show vehicles parking in this driveway apron area.

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan included as Exhibit A.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No ramps/ balloons/ copy-changing signs, signs on or inside any part of a truck stored on the subject property/ or other attention-getting devices not otherwise permitted by the Burr Ridge Sign Ordinance are permitted on the subject property. These conditions shall supersede any otherwise permitted exemptions provided by Chapter 55 of the Burr Ridge Municipal Code (Sign Ordinance).
4. A black metal fence included as Exhibit B shall be installed along Madison Street. **Staff comment - Completed. May be removed from 2022 special use.**

5. A black metal swinging gate generally matching that of the fence included in Condition #4 shall be installed across the Frontage Road property entrance. **Staff comment - Completed. May be removed from 2022 special use.**
6. A landscaping plan shall be prepared and approved by both staff and the Chairman of the Plan Commission at a later date/ and shall include both a hedgerow and complimenting trees along Madison Street. **Staff comment - Small shrubs and deciduous trees have been provided along Madison St.**
7. The curb along Madison Street shall be extended across the entirety of the Madison Street entrance, with the adjoining space between the street and sidewalk to be landscaped with dirt, grass/ and other landscaping as permitted and required by DuPage County/ all within 12 months of Board approval of the special use. **Staff comment - Not completed/ not recommended by DuPage County Division of Transportation.**
8. No maintenance of trucks shall be performed on the subject property.
9. No rental of vehicles of any kind may be advertised or occur on the subject property.
10. No trailers or other accessories may be parked or stored at any time on the subject property.
11. The business hours shall be 9:00am-5:00pm from Monday-Friday; 9:00am-12:00pm on Saturday; and closed on Sunday.
12. No storage of vehicles not owned by either M&T Trucks or a secured buyer for a vehicle is permitted on the subject property.

Special Use - Outdoor, Overnight Storage of Retail Vehicles

The petitioner is requesting to continue the outdoor and overnight storage of semi-trucks on the subject property on a permanent basis. The list of conditions from the prior special use are detailed below. From site visits, aerial imagery, and Google Street View, staff found the business complying with #5, 6, and 7. Additionally, staff has not received complaints about the petitioner's operations. Regarding condition #4, compliance is difficult to determine without performing a daily site visit of the inventory on the property. Regarding condition #3, DuPage County 2021 GIS aerial imagery shows 27 semi-trucks parked on the property. A Google aerial map dated 2022 shows 29 semi-trucks on the property. A July 2021 Goggle Street View image shows at least 25 semi-trucks parked on the property. A site visit performed in January 2022 found no semi-trucks parked on the property.

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan included as Exhibit A.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No more than fourteen (14) semi-truck cabs shall be stored on site at any one time/ and all trucks stored overnight shall be parked in a striped parking space. **Staff comment - Not in compliance. Tri-State Fire Protection District also requests that semi-trucks be limited on the site to allow for emergency vehicle access on the property since the Madison St. ingress/egress is closed.**
4. Individual trucks may not be stored on the subject property for more than seven (7) consecutive days.
5. Any truck stored overnight on the subject property shall be in good working condition.
6. No maintenance of trucks shall be performed on the subject property.
7. No trailers or other accessories may be parked or stored at any time on the subject property.

8. The special use shall be temporary in nature/ expiring one year after final ordinance approval is granted by the Board of Trustees. **Staff comment - Completed. Should be removed if the Commission recommends approval for the use to continue permanently.**

Public Hearing History

Three public hearings were held for the subject property:

- 1998 – Variation for a handicap ramp within a required setback. Approved.
- 2009 – Special use for a full service restaurant with sales of alcoholic beverages. Approved.
- 2020 – Rezoning from B-2 to G-I; text amendment to permit outdoor, overnight storage of retail vehicles ancillary to a permitted or special use as a special use in G-I; special use for automobile and truck and equipment sales, rental, and service; special use for outdoor, overnight storage of retail vehicles ancillary to a permitted or special use. – Approved.

Public Comment

No public comment was received.

Findings of Fact and Recommendation

If the Plan Commission desires to recommend permanent approval of a special use for automobile and truck and equipment sales, rental, and service, staff recommends it be made subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan included as Exhibit A.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No ramps/ balloons/ copy-changing signs, signs on or inside any part of a truck stored on the subject property/ or other attention-getting devices not otherwise permitted by the Burr Ridge Sign Ordinance are permitted on the subject property. These conditions shall supersede any otherwise permitted exemptions provided by Chapter 55 of the Burr Ridge Municipal Code (Sign Ordinance).
4. No maintenance of trucks shall be performed on the subject property.
5. No rental of vehicles of any kind may be advertised or occur on the subject property.
6. No trailers or other accessories may be parked or stored at any time on the subject property.
7. The business hours shall be 9:00am-5:00pm from Monday-Friday; 9:00am-12:00pm on Saturday; and closed on Sunday.
8. No storage of vehicles not owned by either M&T Trucks or a secured buyer for a vehicle is permitted on the subject property.

If the Plan Commission desires to recommend permanent approval of a special use for outdoor, overnight storage of retail vehicles ancillary to a permitted or special use, staff recommends it be made subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan included as Exhibit A.

2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No more than fourteen (14) semi-truck cabs shall be stored on site at any one time/ and all trucks stored overnight shall be parked in a striped parking space.
4. Individual trucks may not be stored on the subject property for more than seven (7) consecutive days.
5. Any truck stored overnight on the subject property shall be in good working condition.
6. No maintenance of trucks shall be performed on the subject property.
7. No trailers or other accessories may be parked or stored at any time on the subject property.

Appendix

Exhibit A – Petitioner’s Materials

Exhibit B – Plan Commission meeting minutes from August 17, 2020

Exhibit C – Village Board approving ordinances from September 14, 2020



M & T TRUCK SALES
7545 S. MADISON ST.
BURR RIDGE, IL 60527
P: 630-756-2616

SPECIAL USE BURR RIDGE APPLICATION

Address – 15W776 N Frontage

DESCRIPTION OF USE

15W776 will be utilized as an attractive outdoor showroom for M & T Truck Sales, an existing auto dealer in Burr Ridge. We are currently located one block north of 15W776 at 7545 S. Madison Street. The corner parcel of 15W776 will be a high-end office for clients to do paperwork and take delivery of their finished product. The office space will also serve as a meeting point for other services we provide, which are listed in the business model below. My goal for this location is to give our customers a convenient, high-class sales experience.

Business hours are as follows:

Monday to Friday, 9 AM – 5 PM.

Saturday, 9 AM – 12 PM.

Sunday CLOSED

BUSINESS MODEL

Our business is simple and straight-forward. We buy and sell tractor trucks in an efficient and safe manner. The process begins by taking orders from clients who need vehicles with particular specifications for their business application. M & T Truck Sales will find the equipment and hire a transport company to deliver the vehicles to 7545 S Madison Street. From this point the reconditioning process begins. This generally includes safety inspections, mechanical/paint repairs, and a complete auto detail to bring the vehicle to like new condition. We also sell new model equipment, which goes through a similar but less involved process. Generally, new vehicles only receive a safety inspection to verify a safe vehicle to be sold. After this process is completed, the vehicle will be transported to the satellite store at 15W776 where it will be showcased in it's like new condition. Clients will then sign their paperwork and take delivery of their purchases in a high-end, opulent environment. The satellite store will also serve as our brokerage office. In these instances, we are not physically buying and selling vehicles but serving as a middleman to connect a client with a finance company.

The upscale office at 15W776 will serve as a great gathering point for our customer base. In summation, this process serves as an extremely functional and prudent model for a highly successful business in Burr Ridge.

REASON FOR SPECIAL USE

The location of 15W776 is nestled on the corner of an industrial corridor of Burr Ridge. The neighboring businesses within 1 block include

(Listed in order of closest proximity)

- B & E Towing & Auto Repair – 15W760 N Frontage Rd
- U-Haul Neighborhood Dealer - 15W760 N Frontage Rd
- Highline Auto Repair - 15W760 N Frontage Rd
- Madison's Pub and Grill – 7611 S Madison St
- Complete Truck Services Corporation – 15W740 N Frontage Rd
- Route 66 Auto Services - 15W740 N Frontage Rd
- Troy Water and Fire Restoration - 15W740 N Frontage Rd
- Midwest Helicopter Airways – 525 Executive Dr
- A1 Auto Sales – 7585 S Madison St
- Burr Ridge Motor Sales – 7585 S Madison St.
- Naz' Auto Garage – 7555 S Madison St.
- Allied Waterproofing – 520 Executive Dr
- ETI School of Skilled Trades – 500 Joliet Rd.
- Burr Ridge Truck Repair – 7545 S Madison St.
- P2Z Trucking – 7545 S Madison St.
- GTS Transportation Company – 7545 S Madison St.
- Mars Chocolate – 15W660 79th St
- United Food Ingredients – 15W700 S Frontage Rd

Based on the neighboring businesses and our business model, M & T Truck Sales is a great addition to the community.

M& T Truck Sales

- Will not be detrimental to the general welfare of the public
- Will not impair or diminish property values. In contrast the investment in our high-end office space will increase neighboring property values significantly
- Will not impede normal and orderly development of surrounding properties

Utilities at the property are adequate.

Extensive investments in exterior lighting, roofing, interior office space, pavement, and landscaping will be made.

Adequate measures of ingress and egress were taken.

Adequate fire safety and security measures were taken.

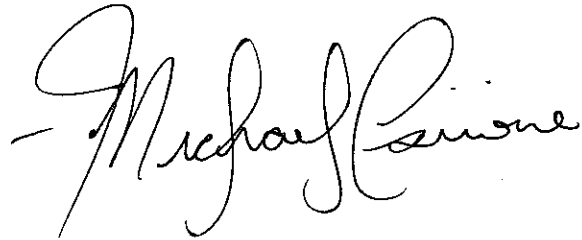
The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.

The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

The amendment to the zoning is compatible with other standard and uses of the Zoning Ordinance.

This amendment fulfills the purpose and intent of the Zoning Ordinance.

M & T Truck Sales is owned and operated by a resident of Burr Ridge who cares about the appearance of his business and his city. 15W776 will certainly be the cleanest and most attractive commercial space on the block. We look forward to showcasing the business spirit of the Village of Burr Ridge proudly.

A handwritten signature in black ink, reading "Michael Simone". The signature is written in a cursive, flowing style. The first name "Michael" is written with a large, looped 'M' and the last name "Simone" is written with a large, looped 'S'.



Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

154776 N Frontage Rd

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

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.

The uses involved in the petition are common to the area and are critical to the economic well-being of the region. Other such truck sales uses are presently permitted in the Village and operate with minimal impact on neighboring properties.

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

The use is presently listed as a special use while the Village has recently allowed for much expansion of “outdoor storage” as both a permitted and special use in the G-I General Industrial District. No such detriments could be assigned to this use.

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

The special use will not diminish the property values of any adjacent or nearby parcel.

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

The special use will not impede development as the neighborhood is already built out.

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

Affirmed; no such issues are present at the subject property.

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Affirmed; the petition seeks to close one ingress/egress option to the site, limiting traffic along the main entrance to Burr Ridge, while landscaping will be added along the area to mitigate any visual impacts.

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

Affirmed; this use presently exists in the Zoning Ordinance as does elements of the text amendment/special use.

- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

Affirmed. The special use will work in harmony with the G-I General Industrial District.



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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Farrell and **SECONDED** by Commissioner Petrich to recommend that the Board approve a special use for a site plan and building elevation review for the purpose of erecting a 9,500-square foot, 2-story office building in the T-1 Transitional District as well as the following variations from the Zoning Ordinance: a principal building that exceeds the maximum FAR requirements; insufficient setbacks for a principal building in the corner and rear yards; a trash dumpster located nonadjacent to the rear wall of the principal building; an insufficient number of parking spaces for the specified building usage; an off-street loading berth in a side yard adjoining a street; insufficient setbacks for off-street parking; and off-street parking located in the front yard of the subject property, all subject to the following conditions:

1. The special use and variations be made subject to the business and site plan submitted by the petitioner.
2. The special use shall be limited to John Bobak and his business partners.
3. The loading dock be used not more than 12 times per calendar year.
4. The garage door on the loading dock shall reflect a residential character.
5. Landscaping shall be added along the eastern property line as well as screening all north-facing parking spaces, all to be approved by staff.
6. A 6' fence matching that; which is included in the petition's submittal, be erected along the entirety of the northern property line.
7. All rooftop mechanical units must be screened with metal and matching brick.
8. All lighting shall be screened with light shields to prevent light spillage.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

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

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

to a permitted or special use” per the aforementioned amendment, all in the G-I General Industrial District. Mr. Walter said the current petition replaced Z-08-2020, which was withdrawn due to a lack of support to permit truck sale uses in the B-2 Business District. Mr. Walter reviewed each of the four requests by the petitioner.

Chairman Trzupek asked for public comment. There was none.

Commissioner Stratis said that he liked the flagpole that was proposed for the southwest side of the property, and preferred a non-wooden fence.

Commissioner Farrell asked where employees of the business would park. Michael Criscione, petitioner, said that four to five employees and four customers at a time would park along the rear of the principal building. Commissioner Farrell said that in review of the PermaSeal approval, she liked the condition which limited the outdoor parking to those owned by PermaSeal, but understood that the same arrangement was not feasible in this petition due to the nature of the sales business. Commissioner Farrell said that she would want to include a condition that precluded the ability to store trucks that were not owned by the business or in process of being sold. Commissioner Farrell asked about the style of fences in the area. Mr. Walter said that there were not many fences nearby, except for a white vinyl fence at Madison’s Pub and a rail fence at Tameling’s.

Commissioner Broline said that he had no real concerns about the truck use.

Commissioner Petrich asked how many issues had occurred at the petitioner’s existing business. Mr. Criscione said that he had not experienced a criminal issue on his present property in six years. Commissioner Petrich asked if the proposed swing gate would provide any security. Mr. Criscione said that he would like to have a military-style swing gate that would match the fence placed on the western property line. Commissioner Petrich requested that the business’ hours and a prohibition on rentals be added to the proposed conditions.

Commissioner Parrella said that the landscape plan remained lacking, and felt that an iron bar fence would be appropriate at the site.

Commissioner Irwin said that nothing presented in the petition changed his mind that the business and G-I zoning was inappropriate for the corner.

Commissioner Hoch said she was not motivated to have additional truck sales in Burr Ridge, but also said that there is not always perfect uses for every corner. Commissioner Hoch said that she would not want to see a solid fence along Madison Street. Commissioner Hoch said that this was a higher quality truck use compared to other such uses in town, but did not feel it was completely appropriate. Mr. Criscione said that he did not have any concerns about crime occurring at the subject property, but since there was diverging feedback from the Plan Commission about the style of the fence they wanted, he wanted to offer several options, being open to their suggestions.

Chairman Trzupek said that he wanted to have more of a hard proposal from the petitioner regarding fences and landscaping. Mr. Criscione said that he wanted to have a black metal fence with a flat top. Mr. Criscione apologized for the lack of quality in the landscape plan, but felt that he was not given clear feedback from the Plan Commission at past meetings about whether there was a desire for larger or smaller vegetation, etc.

Commissioner Stratis said that he felt that the subject property's past uses as restaurants were relics of the past, and that Madison Street should not be considered a major arterial from a planning or economic development perspective. Commissioner Stratis said that the rezoning petition was obvious on its merits.

Chairman Trzupek said that he preferred that the Plan Commission retain some level of control over the final landscape plan, even after closing the public hearing.

Commissioner Hoch said that the landscaping plan was irrelevant to her thinking, noting that it was simply the use itself to which she objected.

Commissioner Farrell asked if it were possible to permit truck sales without overnight parking. Mr. Walter said that was possible. Commissioner Farrell felt that the precedent of overnight parking was a big step that the Village should be careful not to cross. Mr. Criscione said that Lyons Truck Sales already set a precedent for the Village. Mr. Walter said that Lyons was granted outdoor parking permission for trucks, etc. in 1980 as a condition of a truck sales use.

Chairman Trzupek asked if it were more palatable to condition the truck sales special use to permit outdoor parking. Mr. Walter said that would be legally feasible. Mr. Walter said that the Plan Commission could partially control setting precedent by creating revised Findings of Fact, such as denoting that the property was located adjacent to a highway and not located adjacent to any other parcels in the Village or near any homes. Commissioner Farrell supported further consideration of this concept.

Commissioner Irwin said that overnight parking was not necessary to accommodate the sales office use. Mr. Criscione disputed Commissioner Irwin's characterization of the business. Chairman Trzupek said that he expected trucks to be kept on the property overnight.

Mr. Criscione said that he had a letter from Madison's Pub who strongly endorsed his business locating at the subject property.

At 9:02pm, a **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close the public hearing.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to recommend that the Board approve a request by Michael Criscione to re-zone the subject property from the B-2 Business District to G-I General Industrial, subject to the Findings of Fact submitted by the petitioner.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Petrich, Broline, Farrell, and Trzupek

NAYS: 2 – Irwin and Hoch

MOTION CARRIED by a vote of 5-2.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to recommend that the Board approve a request by Michael Criscione for a special use for “automobile and truck and equipment sales, rental, and service”, subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No ramps, balloons, copy-changing signs, signs on or inside any part of a truck stored on the subject property, or other attention-getting devices not otherwise permitted by the Burr Ridge Sign Ordinance are permitted on the subject property. These conditions shall supersede any otherwise permitted exemptions provided by Chapter 55 of the Burr Ridge Municipal Code (Sign Ordinance).
4. A black metal fence shall be installed along Madison Street.
5. A black metal swinging gate shall be installed across the Frontage Road property entrance.
6. A landscaping plan shall be prepared and approved by both staff and the Chairman of the Plan Commission at a later date, and shall include both a hedgerow and complimenting trees along Madison Street.
7. The curb along Madison Street shall be extended across the entirety of the Madison Street entrance, with the adjoining space between the street and sidewalk to be landscaped with dirt, grass, and other landscaping as permitted and required by DuPage County. This action shall be completed within 12 months of Board approval of the special use.
8. No maintenance of trucks shall be performed on the subject property.
9. No rental of vehicles of any kind may be advertised or occur on the subject property.
10. No trailers or other accessories may be parked or stored at any time on the subject property.
11. The business hours shall be 9:00am-5:00pm from Monday-Friday, 9:00am-12:00pm on Saturday, and closed on Sunday.
12. No storage of vehicles not owned by either M&T Trucks or a secured buyer for a vehicle is permitted on the subject property.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Broline, Petrich, and Trzupek

NAYS: 3 – Irwin, Hoch, and Farrell

MOTION CARRIED by a vote of 4-3.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to recommend that the Board approve a request by Michael Criscione to add “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use in the G-I General Industrial District, subject to the Findings of Fact submitted by the petitioner.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Broline, Petrich, and Trzupek

NAYS: 3 – Irwin, Hoch, and Farrell

MOTION CARRIED by a vote of 4-3.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to recommend that the Board approve a request by Michael Criscione for a special use for an “outdoor, overnight storage of retail vehicles ancillary to a permitted or special use” as a special use in the G-I General Industrial District as per the amended Zoning Ordinance, subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No more than fourteen (14) semi-truck cabs shall be stored on site at any one time, and all trucks stored overnight shall be parked in a striped parking space.
4. Individual trucks may not be stored on the subject property for more than seven (7) consecutive days.
5. Any truck stored overnight on the subject property shall be in good working condition.
6. No maintenance of trucks shall be performed on the subject property.
7. No trailers or other accessories may be parked or stored at any time on the subject property.
8. The special use shall be temporary in nature, expiring one year after final ordinance approval is granted by the Board of Trustees.

Commissioner Stratis said that it was important to note that the Findings of Fact reflect the unique location of the subject property. Commissioner Broline concurred with Commissioner Stratis’ statements.

ROLL CALL VOTE was as follows:

AYES: 4 – Stratis, Broline, Petrich, and Trzupek
NAYS: 3 – Irwin, Hoch, and Farrell

MOTION CARRIED by a vote of 4-3.

IV. CORRESPONDENCE

V. OTHER PETITIONS

PC-03-2020: 16W415 99th Street (American Castle); Extraterritorial Review of Preliminary Plat of Subdivision

Chairman Trzupek requested an overview of the petition. Mr. Walter said that the petitioner is American Estate Development of Willowbrook, who is petitioning DuPage County for a 20-unit townhome development at the southern terminus of Jackson Street just east of Route 83. The subject property is located outside of the Village's corporate boundaries; however, the State of Illinois grants the Village legal authority to enforce its subdivision regulations beyond the Village boundaries up to a distance of one and one-half miles. Such a review would allow for an understanding as to the developer's investment in half-street improvements, including a half-street resurfacing, curb, sidewalk, and other items required by the Village Subdivision Ordinance. The Village does not have any rights of review regarding the zoning of said property. Where conflicts or inconsistencies arise between the subdivision code of a Village and the adjacent County, the Illinois Municipal Code provides that such conflicts be resolved by deferring to the most restrictive subdivision ordinance or code in place at the time of review. Therefore, if a municipality has adopted a comprehensive plan extending into those unincorporated areas within one-and-one-half-miles of the Village, the subdivision of such property is legally exempted from "the application of any less restrictive rules or regulations". In summary, the property owner must comply with the most restrictive standards and requirements set forth by both the Village and the County, which in this case, is the Village of Burr Ridge. Staff has reviewed the petition and has found that the subdivision's entire proposed infrastructure meets the standards imposed by the Village's Subdivision Ordinance. Mr. Walter recommended that the Plan Commission retain its right to review and approve the proposed subdivision for compliance with the Village's Subdivision Ordinance, as Village approval of the proposed subdivision will permit collection of school and park impact fees. The Plan Commission may also recommend waiver of said right at any time and allow the development to continue as proposed with no further review or enforcement, including waiving the Village's right to collect any impact fees.

Chairman Trzupek asked for public comment. There was none.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Farrell to recommend that the Board approve a request by American Estate Development for extraterritorial review and preliminary plat of subdivision at 16W415 99th Street, subject to the submitted site plans.

ROLL CALL VOTE was as follows:

ORDINANCE NO. A-834-13-20

AN ORDINANCE GRANTING A SPECIAL USE FOR AN AUTOMOBILE AND TRUCK AND EQUIPMENT SALES, RENTAL, AND SERVICE USE IN THE G-I GENERAL INDUSTRIAL DISTRICT.

(Z-09-2020: 15W776 North Frontage Road - Criscione)

WHEREAS, an application for a special use for certain real estate has been filed with the Assistant Village Administrator of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on August 3, 2020 and August 17, 2020, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in The Doings Weekly, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for the special use, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of Trustees has duly

considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This Mayor and Board of Trustees find that the granting of the special use indicated herein is in the public good, in the best interests of the Village of Burr Ridge and its residents, and is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this Mayor and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 15W776 North Frontage Road, Burr Ridge, Illinois, is Michael Criscione (hereinafter "Petitioner"). The Petitioner requests a special use for an automobile and truck and equipment sales, rental, and service use in the G-I General Industrial District.
- B. That the amendment will not detract from the public health, safety, morals, comfort, or general welfare.
- C. That the special use is appropriate in that the property is located non-adjacent to other Village parcels, and is not considered being in a strategic location relative to the Village's overall Comprehensive Plan.
- D. That the amendment will allow the petitioner to bring a necessary service to the residents of the Village.

- E. That the site plan of the property is adequate for the use.
- F. That adequate traffic facilities are present on or adjacent to the property, as the petitioner has agreed to close a point of access on Madison Street, thus limiting traffic access on this thoroughfare.
- G. That the use is not contrary to the objectives of the Official Comprehensive Plan.
- H. That the amendment will otherwise conform to the applicable regulations of the Zoning Ordinance.

Section 3: That the special use to permit an automobile and truck and equipment sales, rental, and service is **hereby granted** for the property commonly known as 15W776 North Frontage Road and identified by the Permanent Real Estate Index Number of: **09-25-300-015.**

Section 4: That approval of the special use shall be subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan included as **Exhibit A.**
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No ramps, balloons, copy-changing signs, signs on or inside any part of a truck stored on the subject property, or other attention-getting devices not otherwise permitted by the Burr Ridge Sign Ordinance are permitted on the subject property. These conditions shall supersede any otherwise permitted exemptions provided by Chapter 55 of the Burr Ridge Municipal Code (Sign Ordinance).
4. A black metal fence included as **Exhibit B** shall be installed along Madison Street.
5. A black metal swinging gate generally matching that of the fence included in Condition #4 shall be installed across the Frontage Road property entrance.

6. A landscaping plan shall be prepared and approved by both staff and the Chairman of the Plan Commission at a later date, and shall include both a hedgerow and complimenting trees along Madison Street.
7. The curb along Madison Street shall be extended across the entirety of the Madison Street entrance, with the adjoining space between the street and sidewalk to be landscaped with dirt, grass, and other landscaping as permitted and required by DuPage County, all within 12 months of Board approval of the special use.
8. No maintenance of trucks shall be performed on the subject property.
9. No rental of vehicles of any kind may be advertised or occur on the subject property.
10. No trailers or other accessories may be parked or stored at any time on the subject property.
11. The business hours shall be 9:00am-5:00pm from Monday-Friday; 9:00am-12:00pm on Saturday; and closed on Sunday.
12. No storage of vehicles not owned by either M&T Trucks or a secured buyer for a vehicle is permitted on the subject property.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Deputy Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 14th day of September, 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:


AYES: 5 - Trustees Schiappa, Snyder, Paveza, Franzese, Mital


NAYS: 0 - None

ABSENT: 1 - Trustee Mottl

APPROVED by the Mayor of the Village of Burr Ridge on this
14th day of September, 2020.

ATTEST


Deputy Village Clerk


Mayor

ORDINANCE NO. A-834-14-20

AN ORDINANCE GRANTING A SPECIAL USE FOR OUTDOOR, OVERNIGHT
STORAGE OF RETAIL VEHICLES ANCILLARY TO A PERMITTED OR SPECIAL
USE IN THE G-I GENERAL INDUSTRIAL DISTRICT.

(Z-09-2020: 15W776 North Frontage Road - Criscione)

WHEREAS, an application for a special use for certain real estate has been filed with the Assistant Village Administrator of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on August 3, 2020 and August 17, 2020, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was provided for said public hearing not more than 30 nor less than 15 days prior to said public hearing by publication in The Doings Weekly, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for the special use, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of Trustees has duly

considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the Mayor and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, as follows:

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This Mayor and Board of Trustees find that the granting of the special use indicated herein is in the public good, in the best interests of the Village of Burr Ridge and its residents, and is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this Mayor and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 15W776 North Frontage Road, Burr Ridge, Illinois, is Michael Criscione (hereinafter "Petitioner"). The Petitioner requests a special use for outdoor, overnight storage of retail vehicles ancillary to a permitted or special use in the G-I General Industrial District.
- B. That the amendment will not detract from the public health, safety, morals, comfort, or general welfare.
- C. That the special use is appropriate in that the property is located non-adjacent to other Village parcels, and is not considered being in a strategic location relative to the Village's overall Comprehensive Plan.
- D. That the amendment will allow the petitioner to bring a necessary service to the residents of the Village.

- E. That the site plan of the property is adequate for the use.
- F. That adequate traffic facilities are present on or adjacent to the property, as the petitioner has agreed to close a point of access on Madison Street, thus limiting traffic access on this thoroughfare.
- G. That the use is not contrary to the objectives of the Official Comprehensive Plan.
- H. That the amendment will otherwise conform to the applicable regulations of the Zoning Ordinance.

Section 3: That the special use to permit outdoor, overnight storage of retail vehicles ancillary to a permitted or special use in the G-I General Industrial District is **hereby granted** for the property commonly known as 15W776 North Frontage Road and identified by the Permanent Real Estate Index Number of: 09-25-300-015.

Section 4: That approval of the special use shall be subject to the following conditions:

1. The special use shall be limited to Michael Criscione and his business partners at M&T Trucks, subject to the submitted business and site plan included as Exhibit A.
2. The special use shall expire if M&T Trucks ceases operations at 15W776 North Frontage Road.
3. No more than fourteen (14) semi-truck cabs shall be stored on site at any one time, and all trucks stored overnight shall be parked in a striped parking space.
4. Individual trucks may not be stored on the subject property for more than seven (7) consecutive days.
5. Any truck stored overnight on the subject property shall be in good working condition.
6. No maintenance of trucks shall be performed on the subject property.
7. No trailers or other accessories may be parked or stored at any time on the subject property.
8. The special use shall be temporary in nature, expiring one year after final ordinance approval is granted by

the Board of Trustees.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Deputy Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 14th day of September, 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:


AYES: 5 - Trustees Snyder, Mital, Paveza, Franzese, Schiappa

NAYS: 0 - None

ABSENT: 1 - Trustee Mottl

APPROVED by the Mayor of the Village of Burr Ridge on this 14th day of September, 2020.

ATTEST:



Deputy Village Clerk



Mayor



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: February 7, 2022

RE: PC-01-2022; Annual Zoning Review

Listed below are summaries of all actions considered by the Plan Commission in 2021. Staff is presenting this information for the annual Zoning Ordinance review. The annual zoning review is an opportunity to identify areas where the Zoning Ordinance may need to be updated to remain consistent with the Village's Comprehensive Plan, to keep up with property trends, to resolve conflicts, or address unintended consequences of zoning regulations.

Petition	Address	Type	Use	Result	Plan	Board
Z-01-2021	312 Burr Ridge Parkway	Spec. Use	Restaurant with alcohol sales; outdoor dining	App.	7-0	6-0
		Variation	Reduce required parking	App.	6-1	
				App.	6-0	6-0
Are We Live, a restaurant with alcohol sales and outdoor dining, and a variation for not providing required parking.						

Z-02-2021	N/A	Text Am.	Residential fence	Denied	7-0	W/D
Fences permitted within the interior side yards in residential districts.						

Z-03-2021	80 Burr Ridge Parkway	Spec. Use	Restaurant expansion with alcohol sales	App.	7-0	5-0
		Variation	Reduce required parking	App.	7-0	5-0
Expansion of Patti's Sunrise Café, a restaurant with alcohol sales, and a variation for not providing the required parking.						

Z-04-2021 Z-09-2021	720-730 Village Center	Spec. Use	Restaurant with alcohol sales; outdoor dining; extended hours	App.	6-1	6-0
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		PUD Amend.	Amending outdoor space/addition	App.	6-1	6-0
Pella, a restaurant with alcohol sales, an enclosed outdoor dining patio, and extended hours of operation.						

Z-05-2021	15W351 87 th St.	Rezoning	R-3 to R-2A	Denied	7-0	W/D
Rezoning to R-2A to permit a larger attached and detached garage. Village Board remanded the request back to Plan Commission, but then it was withdrawn.						

Z-06-2021	114 Burr Ridge Parkway	Spec. Use	Amending outdoor dining	App.	7-0	6-0
Capri Express, a restaurant with outdoor dining, amending their plan to permit a new awning.						

Z-07-2021	N/A	Text Amend.	Detached garages	Denied	6-0 1 ab.	W/D
To allow detached garages in the interior side yards.						

Z-08-2021	County Line Square	PUD Amend.	Create a PUD	App.	6-0	6-0
Establish a PUD to regulate parking and other land use regulations at County Line Square.						

Z-10-2021	6547 County Line Rd.	Rezoning	R-1 to R-2A	App.	6-1	6-0
Rezoning to R-2A to comply with zoning district standards for lot area and width.						

Z-11-2021	N/A	Text Amend.	Noise Ordinance	App.	5-0	6-0
Amending the regulations pertaining to noise standards.						

Z-12-2021	Downtown Business Development District	Other	Downtown moratorium	App.	6-0	5-0
Imposing a temporary moratorium on new development projects in the Downtown Business Development District.						

Z-13-2021	N/A	Text Amend.	Garage door height	App.	5-0	6-0
Amending attached garage door height from 9 ft. to 10 ft. in residential districts.						

V-02-2021	7875 Wolf Rd.	Variation	Private sanitary sewer	App.	6-0	6-0
Construction of a new home with a private sanitary sewer on a lot less than 150 ft. in width.						

V-03-2021	16W361 95 th Place	Variation	Side yard fence	Denied	7-0	5-0
Fence located within the side yards of a residential lot.						

V-04-2021	6100 Grant St.	Variation	FAR	App.	5-1	6-0
FAR increase from 20% to permit construction of a new home.						

S-01-2021	7508 County Line Rd.	Sign	Conditional sign approval	App.	5-0	6-0
Guidepost, a Montessori School, conditional sign approval for a T-1 lot.						

PC-02-2021	Village Center	PUD Amend.	Streetscape	App.	7-0	6-0
Final review of plans for streetscape improvements of the entertainment district at the Village Center - phase one engineering and infrastructure.						

PC-04-2021	6100 Grant St.	Plat	Final Plat of Subdivision	App.	6-0	5-0
Bak Subdivision, a two-lot subdivision.						

Throughout 2021, the Board of Trustees and Plan Commission requested several items be brought forward again at the 2022 annual zoning review for further consideration and direction. Staff has also identified several matters requiring additional Plan Commission consideration.

Attached Garages

At the July 19th meeting, the Plan Commission considered a text amendment to allow detached garages into side yards. There was some discussion about what constituted an “attached” garage and how that was defined in the Zoning Ordinance. Under current Zoning Ordinance regulations, a garage is considered attached if it is connected by a permanent structure, such as a porte cochere.

Short-Term Rentals

At the August 5, 2019 meeting, the Plan Commission considered a text amendment to the Zoning Ordinance related to short-term home rentals (Z-10-2019). At that time, the Plan Commission opted to explore the topic at a later date. At the November 22nd Village Board meeting, the Board directed the Plan Commission to hold a public hearing to consider amendments to the Zoning Ordinance regulating short-term residential rentals.

Under current Zoning Ordinance regulations, the use of single-family residential homes as short-term rentals does not qualify as a “home occupation” and the “short-term home rental” use is not specifically defined. It is not uncommon for a property owner to rent their home to a tenant for a one-year term, although this use of the property is not legally distinct from a one-night rental under the current language of the Zoning Ordinance. Staff believes that additional clarification as to the definition of “short-term home rental” will be beneficial to both staff and property owners, who would then have a clear and common understanding as to if and when such a use is permitted or prohibited, as well as if any additional zoning regulations are necessary to mitigate the impact of these uses if they are desired.

Right-of-Way Signs

At the June 28th Village Board meeting, the Board approved a request by staff to direct the Plan Commission to hold a public hearing to consider text amendments to Chapter 55 of the municipal code related to right-of-way signs. Section 55.09.E of the Sign Ordinance lists “Right-of-Way” signs as Temporary Signs. Temporary signs do not require permission to be placed so long as they comply with several conditions. Enforcement proceedings against signs violating the provisions is complicated. Staff recommends that the Village simplify the regulations so that education and enforcement are clearer.

Commercial Vehicle Parking in Residential Districts

At the June 28th Village Board meeting, the Board approved a request to direct the Plan Commission to hold a public hearing to consider text amendments to the Zoning Ordinance related to commercial vehicle parking in residential districts. Section IV of the Zoning Ordinance details regulations for “boats, trucks, commercial vehicles and buses.” Overnight, outside parking of commercial vehicles is prohibited. No more than two commercial vehicles may be parked indoors on a residential property and only one for multi-family or attached residential properties. A summarized definition of a commercial vehicle is one that advertises a business, has auxiliary equipment such as racks or boxes, contains equipment or materials intended for commercial use, and has up to a Class D license plate. Vehicles displaying a Class F or greater plate are prohibited in residential districts. Staff recommends that the Commission review what constitutes a commercial vehicle since certain items, like a storage box in a truck bed, may not necessarily indicate commercial use.



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: February 7, 2022

RE: Board Report

Since the Commission last met on November 15, 2021, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission.

November 22, 2021

- **Z-12-2021: Downtown Moratorium (Village of Burr Ridge);** The Board approved an ordinance approving a land use moratorium in the Downtown Business Development District subject to the Plan Commission's recommendation.
- **PC-04-2021: Bak Subdivision;** The Board approved a resolution approving the Final Plat of the Bak Subdivision.
- **PC-05-2021: 2022 Vice Chairperson;** The Board approved the Plan Commission recommendation to appoint Commissioner Joe Petrich as Plan Commission Vice Chairperson.

December 13, 2021

- **Z-13-2021: Garage Door Height;** The Board approved an ordinance approving a text amendment regarding the height of residential attached garage overhead doors.
- **S-01-2021: 7508 County Line Rd. (Guidepost);** The Board approved the Plan Commission recommendation to approve a conditional wall sign.

January 10, 2022

- **Farrell Resignation:** The Board received and filed the resignation of Commissioner Janine Farrell.

January 24, 2022 – Cancelled

01/03/2022

Permits Applied For November 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCMSC-21-398	11/10/2021	6101 County Line Rd	Pepper Construction	411 Lake Zurich Rd. Barrington IL 60010	Commercial Miscellaneous
JCPE-21-399	11/10/2021	6101 County Line Rd	Pepper Construction	411 Lake Zurich Rd. Barrington IL 60010	Com Electrical Permit
JDEK-21-396	11/05/2021	8035 Savoy Club Ct.	DM Outdoor Living Spaces	PO Box 54 Western Springs IL 60558	Deck
JELV-21-393	11/04/2021	8250 County Line Rd	Battaglia Homes	15 Salt Creek LN Hinsdale IL 60521	Elevator
JGEN-21-397	11/05/2021	8425 Omaha DR	TCI Contractors, LLC	7061 Willow Springs Road Countryside IL 60525	Generator
JPAT-21-402	11/16/2021	1339 Laurie Ln	Topiarius, Inc	5030 W. Lake Street Chicago IL 60644	Patio
JPPL-21-392	11/04/2021	7719 Drew Ave	Sunset Pools and Spas	1675 Hicks Road Rolling Meadows IL 60008	Pool
JPPL-21-401	11/16/2021	1339 Laurie Ln	Topiarius, Inc	5030 W. Lake Street Chicago IL 60644	Pool
JRAL-21-394	11/04/2021	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-21-395	11/04/2021	163 Foxborough Pl	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRAL-21-400	11/10/2021	11740 Woodside Ct	Hollywood Contractors LLC	747 Boughton Rd. Suite 236 Bolingbrook IL 60440	Residential Alteration
JRAL-21-405	11/17/2021	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way
JRAL-21-406	11/23/2021	101 Kraml Dr	Paul Davis Restoration	433 Spring Ave Naperville IL 60540	Residential Alteration
JRAL-21-407	11/30/2021	2 TARTAN RIDGE RD	Euro Professionals	2924 Stonewall Ave Woodridge IL 60517	Residential Alteration
JRAL-21-409	11/30/2021	3 Tori Ct	Homeowner	Burr Ridge IL 60527	Residential Alteration
JRAL-21-410	11/30/2021	ROWs DuPage Locations	ComEd	1 Lincoln Centre Oak Brook Terrace IL 60181	Right-of-Way
JRDB-21-403	11/16/2021	1339 Laurie Ln	Topiarius, Inc	5030 W. Lake Street Chicago IL 60644	Residential Detached Building

01/03/2022

Permits Applied For November 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRES-21-406	11/19/2021	8200 Kathryn Ct	Atlas Restoration	11441 Melrose Av Franklin Park IL 60131	Residential Miscellaneous
JRES-21-408	11/30/2021	11740 Woodside Ct	Blue Whale Plumbing	110 Kirkland Circle Aurora IL 60504	Residential Miscellaneous
JRSF-21-404	11/16/2021	1170 Secret Forest Dr	Mora Builders Inc	12145 W. 159th St Homer Glen IL 60491	Residential New Single Family
TOTAL:	20				

01/04/2022

Permits Issued November 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JCA-21-343	11/23/2021	6101 County Line Rd	Sequoia General Contracting C	1585 Beverly Ct. Aurora IL 60502	Com Alteration \$1,050,000	4,915
JCA-21-366	11/03/2021	6860 North Frontage Road	Action Behavior Centers LLC	111 Congress Ave, Ste 1600 Austin TX 78701	Com Alteration \$250,000	6,572
JCMSC-21-384	11/30/2021	601 Burr Ridge Pkwy	NSS Exteriors	4650 W. 120th Street Alsip IL 60803	Commercial Miscellaneous \$169,460	
JCMSC-21-385	11/30/2021	7501 Brush Hill Rd	Nexius	2595 North Dallas PKWY, Suite 300 Frisco TX 75034	Commercial Miscellaneous \$42,000	
JCPE-21-399	11/22/2021	6101 County Line Rd	Pepper Construction	411 Lake Zurich Rd. Barrington IL 60010	Com Electrical Permit \$275,000	
JCPM-21-333	11/04/2021	601 Burr Ridge Pkwy	Progressive Mechanical Servic	650 W. Grand Ave #306 Elmhurst IL 60126	Com Mechanical Permit \$0	
JDEK-21-396	11/30/2021	8035 Savoy Club Ct.	DM Outdoor Living Spaces	PO Box 54 Western Springs IL 60558	Deck \$20,500	
JENG-21-360	11/03/2021	91st St.	EarthWerks	1240 Lyon Road Batavia IL 60510	Engineering Permit \$244,108	
JGEN-21-356	11/09/2021	5 Regent Ct	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Generator	
JPAT-21-373	11/17/2021	2 Norris Dr	TBD		Patio \$8,000	
JPF-21-364	11/10/2021	8124 Park Ave	Northwest Cedar Products	15537 S. Weber Road Lockport IL 60441	Fence Permit \$9,500	
JPF-21-391	11/30/2021	86 Cabernet Ct	Ameri Dream Fence & Deck, I	1419 E. Cass St. Joliet IL 60432	Fence Permit \$10,000	
JPS-21-383	11/12/2021	310 Burr Ridge Pkwy	Leon's Signs	5310 W. 26th Street Cicero IL 60804	Sign	
JPTR-21-365	11/05/2021	6140 Park Ave	Homeowner	Burr Ridge IL 60527	Tree Removal	
JRAD-21-292	11/23/2021	717 Gregford Rd	Grilli Construction, Inc	19229 Henry Dr Mokena IL 60448	Residential Addition \$275,000	1,404
JRAL-21-354	11/10/2021	129 Carriage Way Dr	Broadway Construction	706 W. Buena, Unit 2W Chicago IL 60613	Residential Alteration \$25,000	1,088

01/03/2022

Permits Issued November 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg	
JRAL-21-355	11/02/2021	6026 Woodcreek Dr	Rich Concrete	12120 W. 167th St. Homer Glen IL 60491	Right-of-Way \$25,670	
JRAL-21-358	11/03/2021	7220 Hamilton Ave	Homeowner	Burr Ridge IL 60527	Right-of-Way	
JRAL-21-361	11/05/2021	7252 Lakeside Cir	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential Alteration \$174,450	2,326
JRAL-21-362	11/10/2021	11554 Ridgewood Ln	Michael Joseph Homes	5639 Peck Ave Countryside IL 60525	Residential Alteration \$59,000	750
JRAL-21-376	11/18/2021	9390 Cascade Cir	Bledsoe Handyman & Constr	9525 S. 79th Ave Suite 201D Hickory Hills IL 60457	Residential Alteration \$5,000	181
JRAL-21-377	11/24/2021	468 Kirkwood Cove	Noble Blacktop Corp	3 Grant Sq., Ste 162 Hinsdale IL 60521	Right-of-Way \$4,300	
JRAL-21-378	11/22/2021	6529 Manor Dr	G.A. Paving, LLC	3705 Warren Ave3 Bellwood IL 60104	Right-of-Way \$28,081	
JRAL-21-379	11/22/2021	6530 Manor Drive	G.A. Paving, LLC	3705 Warren Ave3 Bellwood IL 60104	Right-of-Way \$2,340	
JRAL-21-380	11/24/2021	77 Tomlin Cir	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration \$73,600	512
JRAL-21-388	11/30/2021	7227 Lakeside CIR	McNaughton Development	11S220 Jackson St. Burr Ridge IL 60527	Residential Alteration \$175,875	2,345
JRAL-21-390	11/30/2021	ROWs Ck Cty Locations	TBD		Right-of-Way	
JRAL-21-394	11/30/2021	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way \$954	
JRAL-21-405	11/30/2021	ROWs DuPage Locations	Directional Construction Servic	440 S Dartmoor Dr Crystal Lake IL 60014	Right-of-Way \$1,520	
JRES-21-367	11/24/2021	400 Kirkwood Cove	Sunrun Installation Services, In	1 Territorial Ct Bolingbrook IL 60440	Residential Miscellaneous \$15,257	
JRES-21-368	11/17/2021	4 Circle Ridge Ct	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Residential Miscellaneous \$9,000	
JRES-21-375	11/29/2021	6113 Woodcreek Dr	Reficiency, LLC		Residential Miscellaneous \$16,243	

01/03/2022

Permits Issued November 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	Value & Sq Ftg
JRES-21-406	11/30/2021	8200 Kathryn Ct	Atlas Restoration	11441 Melrose Av Franklin Park IL 60131	Residential Miscellaneous \$20,478
TOTAL:	33				

01/03/22

Occupancy Certificates Issued November 2021



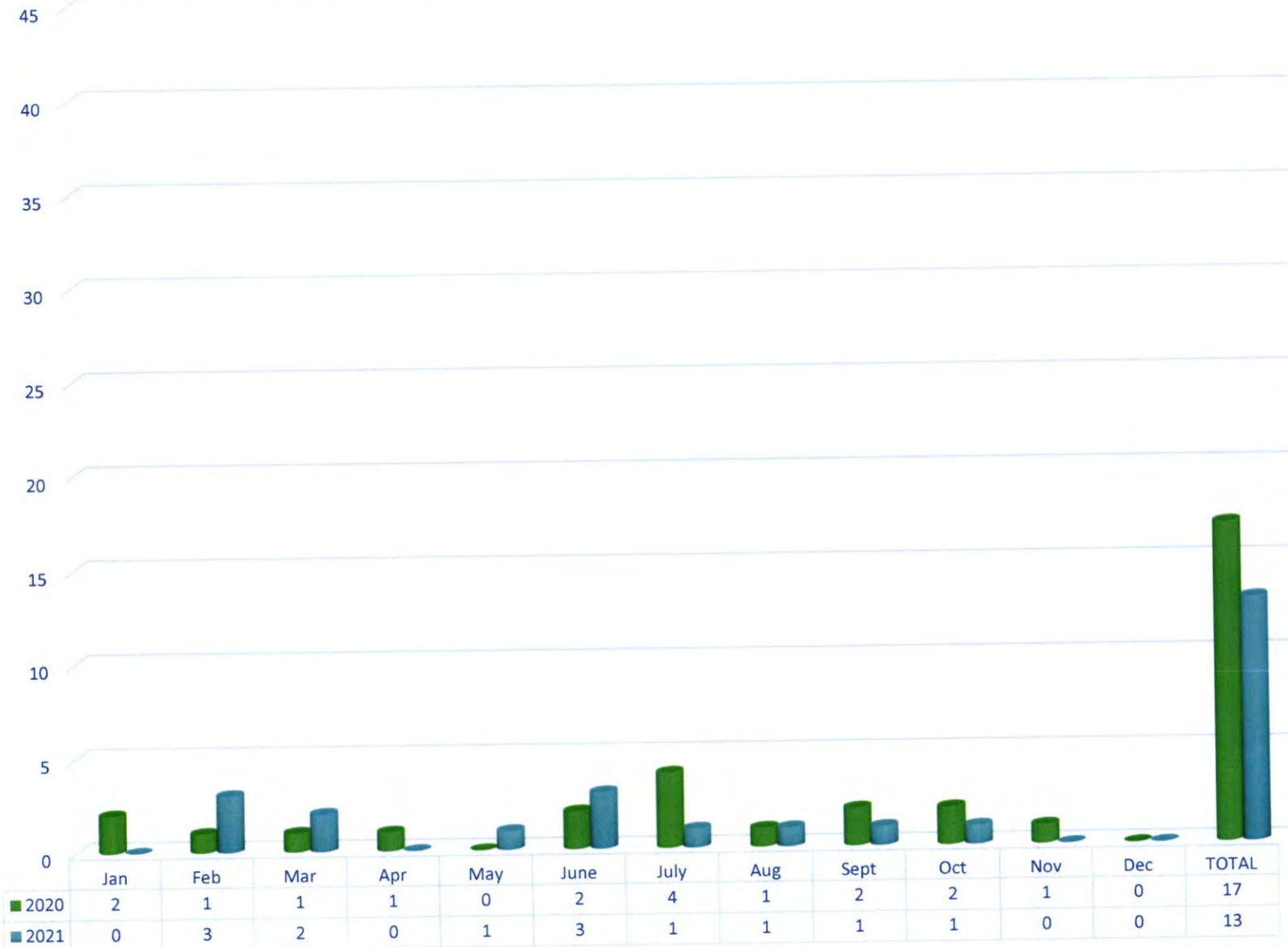
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF21029	11/18/21	Guidepost Montessori	7508 County Line Rd
OF21030	11/08/21	Robert & Patricia Harrington	7204 Lakeside CIR
OF21031	11/22/21	Elizabeth Puchalski	7229 Hamilton Ave
OF21033	11/30/21	Enespro PPE	411 Rockwell Ct.
OF21034	11/23/21	Centene Illinicare	1333 Burr Ridge Pkwy

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2021

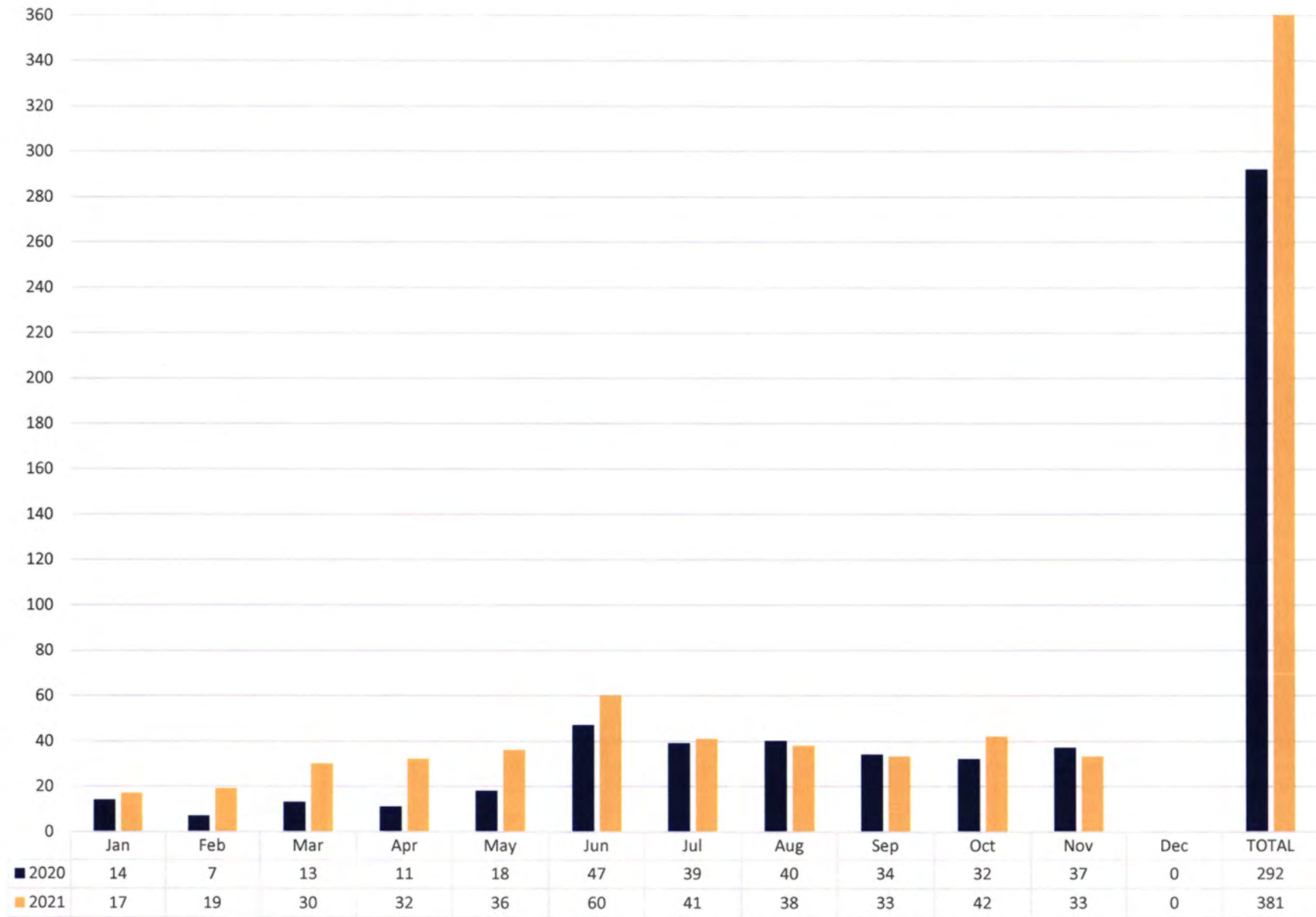
(Does not include miscellaneous Permits)

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	\$350,000	\$865,775		\$224,620	\$1,440,395
	[1]	[5]		[3]	
SEPTEMBER	\$1,650,000	\$840,450		\$646,455	\$3,136,905
	[1]	[4]		[3]	
OCTOBER	\$615,450	\$214,000		\$292,000	\$1,121,450
	[1]	[2]		[2]	
NOVEMBER		\$787,925		\$1,300,000	\$2,087,925
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DECEMBER					\$0
	[]	[]		[]	
2021 TOTAL	\$8,095,700	\$5,764,780	\$625,000	\$9,696,841	\$24,182,321
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Village of Burr Ridge New Housing Permits 2020 Compared to 2021

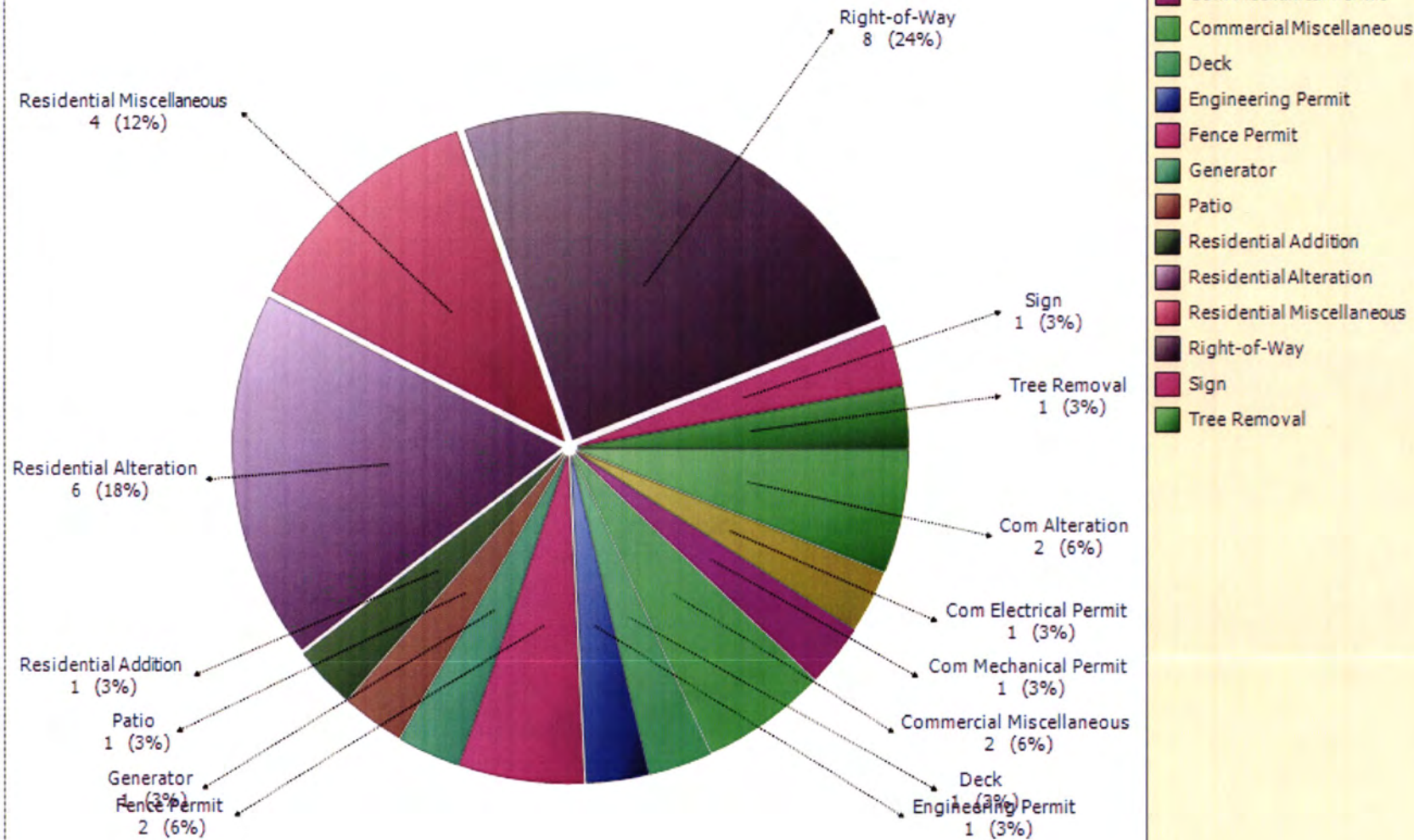


Village of Burr Ridge Building Permits Issued 2020 Compared to 2021



Breakdown of Permits by Project Type

Permits Issued November 2021



01/10/2022

Permits Applied For December 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JCA-21-411	12/01/2021	460 Village Center Dr.	Schenk, Tim	1120 E. 80th St Suite 211 Minneapolis MN 55420	Com Alteration
JCPE-21-412	12/02/2021	515 Village Center Dr.	SMJ International	49030 Pontiac Trail, Suite 100 Wixom MI 48393	Com Electrical Permit
JCPE-21-421	12/08/2021	16W 361 South Frontage RD	FBG Corporation	1015 S. Route 83 Elmhurst IL 60126	Com Electrical Permit
JELV-21-418	12/03/2021	1333 Burr Ridge Pkwy	Fujitec America Inc	1225 Greenbrar Drive, Unit G Addison IL 60101	Elevator
JGEN-21-414	12/02/2021	11580 Circle Dr	ABT Electronics	1200 N Milwaukee Av. Glen View IL 60025	Generator
JPF-21-424	12/15/2021	8673 Dolfor Cove	Northwest Fence	15537 Weber Rd. Lockport IL 60441	Fence Permit
JPS-21-413	12/02/2021	112 Burr Ridge Pkwy	Van Bruggen Signs	13401 Southwest Hwy. Orland Park IL 60462	Sign
JPS-21-417	12/03/2021	7508 County Line Rd	Olympik Signs, Inc	1130 N. Garfield Lombard IL 60148	Sign
JPS-21-420	12/08/2021	503 Village Center Dr.	Creative Led Signs	12560 S. Holiday Dr #B Alsip IL 60803	Sign
JPS-21-422	12/14/2021	6860 North Frontage Road	Legacy Sign Group	7933 W. Hwy 6 Westville IN 46391	Sign
JPS-21-423	12/14/2021	212 Burr Ridge Pkwy	Central States Sign	221 King St Elk Grove Village IL 60007	Sign
JRAD-21-429	12/21/2021	7208 Central Ave	Homeowner	Burr Ridge IL 60527	Residential Addition
JRAL-21-419	12/03/2021	1206 Kenmare Dr	Tate Enterprises, Inc	113 Iroquois Dr Clarendon Hills IL 60514	Residential Alteration
JRAL-21-428	12/21/2021	8738 Aintree Ln	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration
JRDB-21-415	12/02/2021	8473 Carlisle Ct	Ed Page Jr	204 60th Street Downers Grove IL 60515	Residential Detached Building
JRES-21-425	12/15/2021	7980 Savoy Club Ct.	Western Red Cedar Pergolas	2323 S. 3rd Avenue North Riverside IL 60546	Residential Miscellaneous
JRES-21-426	12/15/2021	11423 75th St	Sunrun Installation Services, In	1 Territorial Ct Bolingbrook IL 60440	Residential Miscellaneous

01/10/2022

Permits Applied For December 2021



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info		Description
JRES-21-427	12/21/2021	6271 Grant St	Oakwood Electric & Generator	237 N. Cass Av Westmont IL 60559	Residential Miscellaneous
JRSF-21-430	12/23/2021	6061 Keller Dr	Oakley Home Builders	5216 Main St Downers Grove IL 60515	Residential New Single Family
TOTAL:	19				

01/10/2022

Permits Issued December 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info		Description	Value & Sq Ftg	
JCMSC-21-398	12/03/2021	6101 County Line Rd	Pepper Construction	411 Lake Zurich Rd. Barrington IL 60010	Commercial Miscellaneous	\$500,000	
JDS-21-359	12/03/2021	7703 Hamilton Ave	Donegal Services	P.O. Box 699 Lemont IL 60439	Demolition Structure		
JELV-21-393	12/08/2021	8250 County Line Rd	Battaglia Homes	15 Salt Creek LN Hinsdale IL 60521	Elevator		
JGEN-21-397	12/08/2021	8425 Omaha DR	TCI Contractors, LLC	7061 Willow Springs Road Countryside IL 60525	Generator		
JPAT-21-402	12/13/2021	1339 Laurie Ln	Topiarius, Inc	5030 W. Lake Street Chicago IL 60644	Patio	\$75,000	
JPPL-21-401	12/13/2021	1339 Laurie Ln	Topiarius, Inc	5030 W. Lake Street Chicago IL 60644	Pool	\$34,000	65
JPS-21-413	12/16/2021	112 Burr Ridge Pkwy	Van Bruggen Signs	13401 Southwest Hwy. Orland Park IL 60462	Sign		
JPS-21-417	12/16/2021	7508 County Line Rd	Olympik Signs, Inc	1130 N. Garfield Lombard IL 60148	Sign		
JRAL-21-327	12/13/2021	132 Post Rd.	Sone5 Group	1060 Hillgrove Avenue Western Springs IL 60558	Residential Alteration	\$134,850	1,798
JRAL-21-353	12/03/2021	8614 Meadowbrook Dr	Eclipse Design & Construction	12741 S. 82nd Ave Palos Park IL 60464	Residential Alteration	\$125,000	625
JRAL-21-386	12/08/2021	116 Circle Ridge Dr	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration	\$52,375	395
JRAL-21-389	12/16/2021	739 W 82nd St	Mills Street Construction, Inc	544 67th Place Willowbrook IL 60527	Residential Alteration	\$23,250	310
JRAL-21-395	12/08/2021	163 Foxborough Pl	Normandy Construction	440 E. Ogden Avenue Hinsdale IL 60521	Residential Alteration	\$22,200	44
JRAL-21-406	12/09/2021	101 Kraml Dr	Paul Davis Restoration	433 Spring Ave Naperville IL 60540	Residential Alteration	\$500,000	5,000
JRAL-21-419	12/16/2021	1206 Kenmare Dr	Tate Enterprises, Inc	113 Iroquois Dr Clarendon Hills IL 60514	Residential Alteration	\$78,000	150
JRDB-21-403	12/13/2021	1339 Laurie Ln	Topiarius, Inc	5030 W. Lake Street Chicago IL 60644	Residential Detached Building	\$30,000	253

01/10/2022

Permits Issued December 2021



Permit Number	Date Issued	Property Address	Applicant Name & Contact Info	Description	
				Value & Sq Ftg	
JRSF-21-187	12/07/2021	15W 351 87th St	Provencal Building & Develop	7668 Plaza Court Willowbrook IL 60527	Residential New Single Family \$2,100,000 14,077
TOTAL:	17				

01/10/22

Occupancy Certificates Issued December 2021



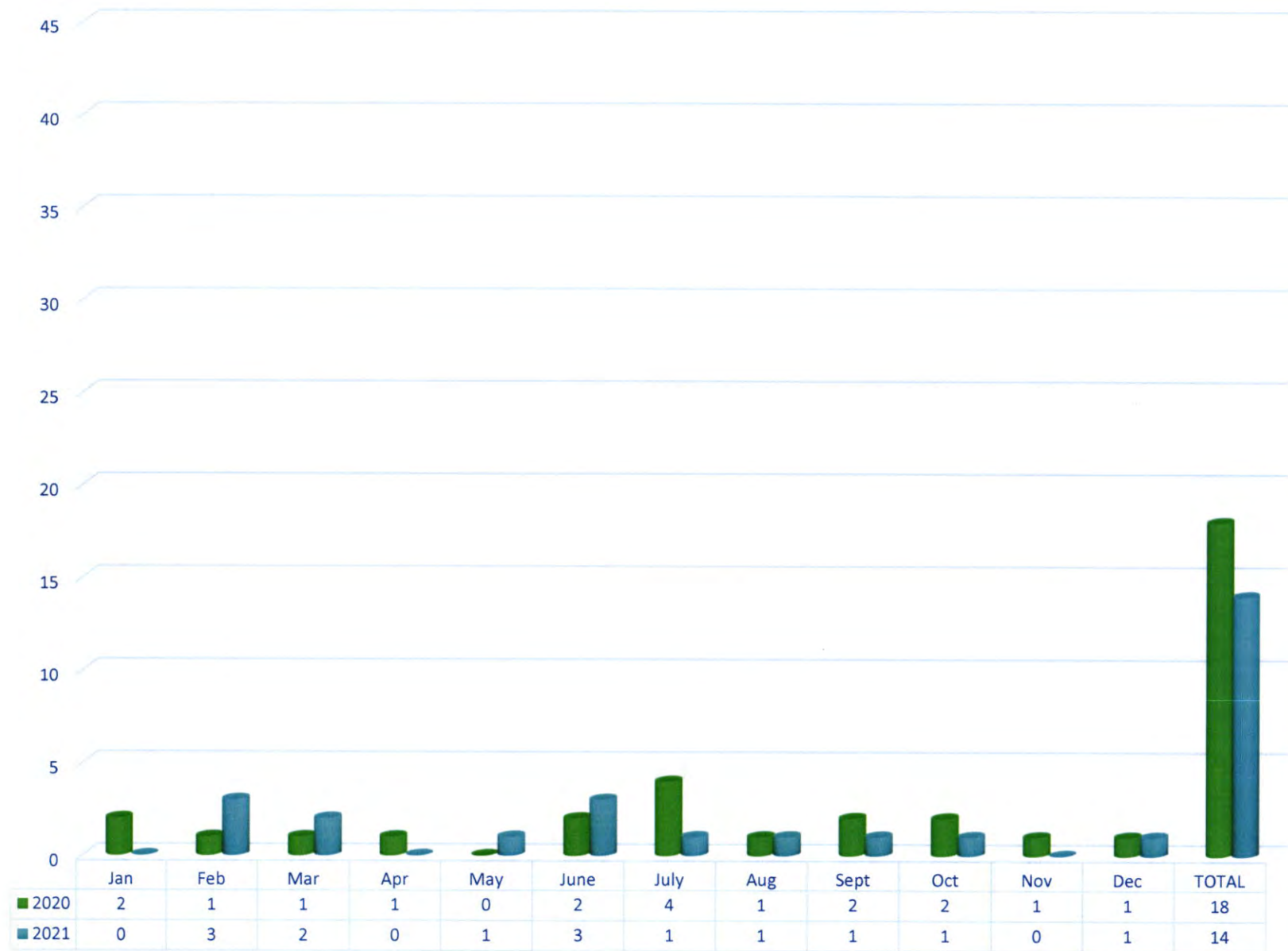
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF21035	12/10/21	Guidepost Montessori	7508 County Line Rd

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2021

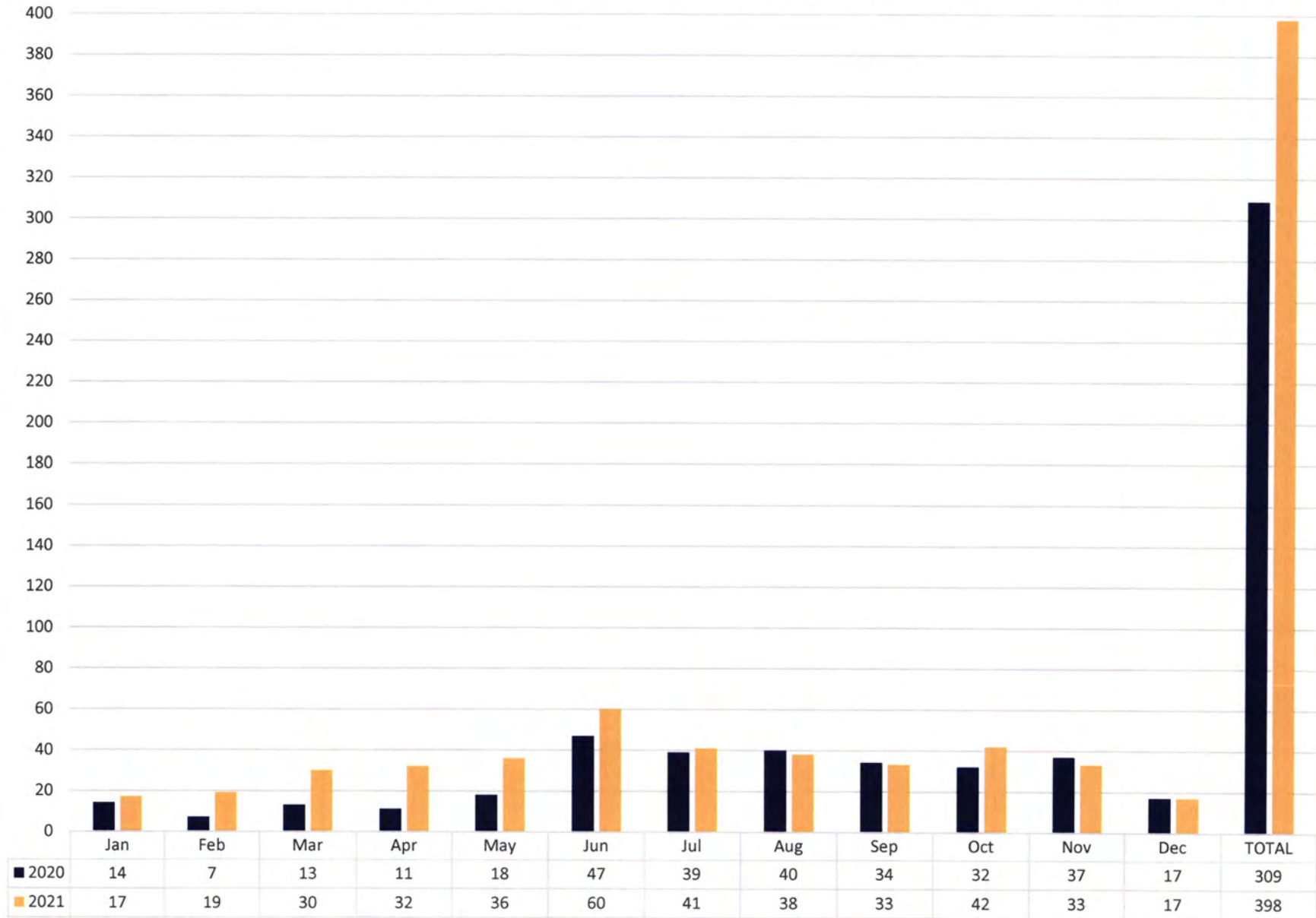
(Does not include miscellaneous Permits)

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
	[1]	[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	\$350,000	\$865,775		\$224,620	\$1,440,395
	[1]	[5]		[3]	
SEPTEMBER	\$1,650,000	\$840,450		\$646,455	\$3,136,905
	[1]	[4]		[3]	
OCTOBER	\$615,450	\$214,000		\$292,000	\$1,121,450
	[1]	[2]		[2]	
NOVEMBER		\$787,925		\$1,300,000	\$2,087,925
	[1]	[7]		[2]	
DECEMBER	\$2,100,000	\$935,675			\$3,035,675
	[1]	[7]		[1]	
2021 TOTAL	\$10,195,700	\$6,700,455	\$625,000	\$9,696,841	\$27,217,996
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Village of Burr Ridge New Housing Permits 2020 Compared to 2021



Village of Burr Ridge Building Permits Issued 2020 Compared to 2021



Breakdown of Permits by Project Type

Permits Issued December 2021

