



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
AUGUST 21, 2023 - 7:00 PM
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 7, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

A. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [CONTINUED FROM JULY 17, 2023]

REQUEST BY PETITIONER TO CONTINUE UNTIL SEPTEMBER 18, 2023

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback; and one (1) variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback. The petitioner seeks to build a driveway gate and fence along County Line Rd. and build a deck on the south side of the property.

B. V-02-2023: 16W122 91st Street (Leon); Variations and Findings of Fact

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, (2) a driveway gate within the minimum 30' front yard setback, (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, and (4) wing walls of architectural entrance structures exceeding 4' in height and 3' in length. The petitioner seeks to construct a driveway entrance gate.

IV. CORRESPONDENCE

A. Board Report

No report - August 14, 2023 Board meeting canceled.

B. Building Reports

July 2023

V. OTHER CONSIDERATIONS

A. PC-07-2023 Village Center Entertainment District

Review of final streetscape designs in accordance with Ordinance A-834-15-20.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

August 28 Village Board

Commissioner Morton is the scheduled representative.

September 4 Plan Commission/Zoning Board of Appeals – NO MEETING DUE TO HOLIDAY

September 11 Village Board

Commissioner Irwin is the scheduled representative.

September 18 Plan Commission/Zoning Board of Appeals

A. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact [REMANDED FROM BOARD OF TRUSTEES MAY 22, 2023 & CONTINUED JUNE 5 & JULY 17, 2023]

Requests to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., and an additional special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F.

B. Z-07-2023: Zoning Ordinance Amendments for Short-Term Rentals (Village of Burr Ridge) [CONTINUED FROM AUGUST 7, 2023]

Request to consider text amendments to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to regulate short-term rental use.

C. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [CONTINUED FROM JULY 17 AND AUGUST 21, 2023]

Requests for four (4) variations from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback; and one (1) variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback. The petitioner seeks to build a driveway gate and fence along County Line Rd. and build a deck on the south side of the property.

D. V-03-2023: 7703 Hamilton Ave. (Iwanetz); Variation and Findings of Fact

Requests for a variation from Zoning Ordinance Section VI.D to permit a corner side yard setback of

30 ft. instead of the minimum 40 ft. required. The petitioner seeks to build a new single-family residence.

September 25 Village Board

Commissioner Stratis is the scheduled representative.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF AUGUST 7, 2023

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 Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 7 – Irwin, Parrella, Petrich, Broline, Stratis, Morton, and Trzupek

ABSENT: 1 – McCollian

Community Development Director Janine Farrell and Planner Ella Stern were also present.

II. APPROVAL OF PRIOR MEETING MINUTES – JULY 17, 2023

Commissioner Petrich requested that his comments on page 7 be changed to reflect that instead of 10 units, he stated between 8-12 but did not know until a plan was provided.

Commissioner Irwin requested that his comments on page 15 be revised due to a spelling error.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to approve the minutes of the July 17, 2023 meeting as amended.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Stratis

MOTION CARRIED by a vote of 6-0 with one abstention.

III. PUBLIC HEARINGS

Chairman Trzupek requested to swear in all of those wishing to speak during the public hearings on the agenda for the meeting. None of the members of the public stated that they wished to speak on a public hearing.

A. Z-06-2023: Zoning Ordinance Amendments for Swimming Pool Fences (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 1, JUNE 5, & JUNE 19, 2023]

Chairman Trzupek introduced the case and asked for a summary. Director Farrell noted that case Z-06-2023 is a continuation from May 1, June 5, & June 19, 2023. At the last meeting, the Commission discussed the potential for two forms of protection in lieu of a fence, such as a powered safety cover and an alarm. Director Farrell stated she added two different alternative draft languages in Exhibit B, one requiring a fence and one for the two forms of protection without a fence. Director Farrell researched House Bill 1009 from the Illinois 90th general assembly. The act was introduced in 1990 but never formally adopted. Director Farrell discussed the two languages for fences and no fences.

Chairman Trzupek asked for public comment. There was none.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton stated he previously asked about two options for protection. From his vantage point, a fence is a once-done means of controlling access to the pool. Commissioner Morton is in support of all the findings of fact and Exhibit B, to either allow a fence or a motorized powered safety cover.

Commissioner Stratis agreed with Commissioner Morton's comments. He questioned Director Farrell about the possibility of a solid wall. Director Farrell stated that solid walls are permitted for decorative gardens or estate walls for certain size lot and would not be permitted in an average-sized lot with a swimming pool.

Commissioner Broline sees barriers to keep people from coming into the area while an underwater detector is meant to save the life of someone already in the water. The detector is an active system that needs to be maintained and inspected. Commissioner Broline prefers passive barriers like a fence that are different from active barriers.

Commissioner Petrich agreed with Commissioner Broline. Commissioner Petrich is in favor of maintaining the fence requirement. It is a passive system while an active system relies on a human to activate. Commissioner Petrich stated that when the public petition came out, it was not to eliminate fences. As far as the public is aware, it was to change the Zoning Ordinance to include a fence; to match the Building Code for the village. Commissioner Petrich stated if the Plan Commission wants to remove fences, there should be a public hearing and notification to residents.

Commissioner Parrella agrees with everything that has been said and is in favor of keeping fences.

Commissioner Irwin is in favor of eliminating the fence requirement if other safety measures are in place. Commissioner Petrich stated that DuPage County mandates a fence, and if that is true, we may not want to have two standards. Commissioner Irwin stated if he had a pool, he would have a fence.

Chairman Trzupek summarized Commissioners Petrich's solicitude, that this began to require a fence around a pool and the text amendments would permit the Zoning Ordinance to align with the Building Ordinance. We expanded the topic to include active measures and covers in lieu of a fence. Chairman Trzupek asked if DuPage County has a regulation for fences. Director Farrell stated she would research that. Chairman Trzupek stated that dependent on liability, he would support not requiring fences.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Morton, Parrella, Petrich, Broline, Stratis, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Stratis to approve Z-06-2023, a request for text amendments to Section IV.J of the Zoning Ordinance to amend regulations for “fences for swimming pools” so that no fence is required, the specific language as detailed below, with Findings of Fact.

A hot tub or spa does not require a fence but must adhere to Building Code barrier regulations including but not limited to requiring a safety cover which complies with ASTM F1346. In-ground or on-ground swimming pools with a powered safety cover that complies with ASTM F1346 and with an alarm are not required to have a fence. An above-ground swimming pool which is at least 48” in height or where the barrier is mounted on top of the pool must secured, locked, or removable ladder to prevent access. An outdoor in-ground or on-ground swimming pool which does not have a powered safety cover and alarm shall be surrounded by a permanent fence, wall, building wall, or combination thereof that completely surrounds and obstructs the access to the swimming pool. The fence shall also comply with Building Ordinance regulations including but not limited to height, openings, and access gates.

Commissioner Broline mentioned requiring annual inspections or affidavits signed by the property owners regarding their alarm detection system. He would like to see language about devices in lieu of a fence, Village inspection right, code, release of liability to the Village, and an affidavit.

Director Farrell clarified from a staff perspective, it is challenging to track and enforce annual inspections. The Commissioners agreed to not include that requirement.

ROLL CALL VOTE was as follows:

AYES: 4 – Morton, Stratis, Irwin, and Trzupek

NAYS: 3 – Parrella, Petrich, and Broline

MOTION CARRIED by a vote of 4-3.

B. Z-07-2023: Zoning Ordinance Amendments for Short-Term Rentals (Village of Burr Ridge)

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the Commission was directed by the Board to hold a public hearing regarding potential text amendments regarding short-term rental use in the Village. This first meeting is a preliminary discussion to get direction from the Plan Commission to permit or prohibit short-term rentals. Then based upon permitting or prohibiting, amendments can be made to the specific sections. Director Farrell loosely defined short-term rentals as renting out a residential property for less than 30 days. There are currently no short-term rental regulations, although short-term rentals are prohibited under the existing Zoning Ordinance interpretation. Short-term rentals do not fit the regulations for home occupations, and they are typically classified as hotel or motel use which is prohibited in single-family residential districts. Regardless to permit or prohibit, the zoning use should be defined in Section XIV.B. Director Farrell proposed two different options for where language may be added.

Chairman Trzupek clarified there is no formal language proposed, tonight is finding a general consciousness to permit or prohibit.

Chairman Trzupek asked for public comment.

Ashley Hill questioned how the definition of 30 days or less was proposed. Director Farrell stated it came from Darien. Hill asked if Illinois had any regulations. Director Farrell stated the State does not. Chairman Trzupek clarified this is for the Commission's consideration and discussion, the number can always change to fewer or more days. Hill states that 30 days is great.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin is in favor of prohibiting short-term rentals and does not know if 30 days is the right amount of time or longer.

Commissioner Parrella agreed with Commissioner Irwin.

Commissioner Petrich agreed to prohibit short-term rentals but is unsure what the rental duration would be.

Commissioner Broline favors prohibiting short-term rentals but is uncertain of the rental duration. Commissioner Broline notes that anyone who has been a real estate agent for a decade, or more is aware there have been times when people need short-term rentals for

legal processes, including circumstances where houses have burned down, and people need to find a new home to purchase and move into. In some circumstances, people may need relief from short-term rental for less than 30 days.

Commissioner Stratis agrees to prohibit and agrees with 30 days.

Commissioner Morton believes short-term rentals should be discouraged but is undecided on the rental duration. Commissioner Morton states that there are types of housing called CILA homes, community integrated living accommodations, that are recognized by the state and federal government. CILA homes are used for developmentally disabled adults. Commissioner Morton mentioned lawsuits with other municipalities including Alsip where they have been prohibited. Commissioner Morton stated he wants to make sure we are aware and that CILA homes are not put in jeopardy. Commissioner Morton sees regulations for Z-07-2223 and Z-08-2023 as related.

Chairman Truzpek was concerned about a kind of action that would prohibit CILA homes. Chairman Truzpek agreed with limiting short-term rentals, although he is uncertain what the proper duration would be. Chairman Trzupek noted that the consensus is to prohibit short-term rentals.

Commissioner Broline stated that 30 days goes along with most contract law without a written lease, and he agreed.

Commissioner Stratis asked if we define group homes in our code. Director Farrell stated no. Commissioner Stratis stated that the Village is always subject to the Americans with Disabilities Act, so we cannot prohibit something that is protected. Director Farrell agreed and stated that there is not a definition for group homes. Other municipalities communicate short-term rentals are not group homes, and this is the language that we may include in the short-term rental definition.

Chairman Truzpek stated that 30 days is appropriate and supports a definition with language that would not prohibit group homes. Chairman Truzpek noted the consensus is to allow group homes and find potential language that addresses group homes.

Director Farrell asked if putting the prohibitions in Section IV under home occupations is appropriate or if the Commission has another suggestion as to where it may be more appropriate. The consensus was to have it go under the General Regulations.

Chairman Trzupek read a public comment received from Linda Dorminey, received via email after the packet was distributed. "I believe vacation home and condo rentals should be allowed only for a minimum of four (4) consecutive weeks and no more than three (3) separate rental agreements in a year. Separately, all homes, condos, apartments long term must have a minimum one (1) year lease. Our condo in Florida has these two stipulations which take a lot of steam out of the AirBNB and VRBO type agencies and overzealous rental agents. Keeping the community whole and not overrun by weekly rentals."

Commissioner Irwin supported the concept of not having more than three lessees over the course of one year.

Chairman Trzupsek stated the language should include a 30-day minimum and no more than three separate lessees. Chairman Trzupsek notes the case hearing will be continued. Director Farrell suggested September 18th to permit additional research.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to continue the public hearing to September 18, 2023.

ROLL CALL VOTE was as follows:

AYES: 7 – Morton, Irwin, Parrella, Petrich, Broline, Stratis, and Trzupsek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

C. Z-08-2023: Zoning Ordinance Amendment for Unrelated Persons (Village of Burr Ridge)

Chairman Trzupsek introduced the case. Director Farrell noted this was directed by the Board back in May to consider text amendments to the definition of family to reduce the number of unrelated persons residing together in a single-family dwelling unit. The current regulations allow not more than five unrelated persons to live together as a single housekeeping unit. Someone may rent out a home to five separate individuals who are not related or married to one another which has been the code enforcement issue seen. Director Farrell reviewed the regulations in neighboring municipalities where the average is three unrelated individuals. Director Farrell noted that the Plan Commission may wish to consider amending the section of the definition with “roomers and guests.” Roomers indicate someone paying for a room, a room for rent. Director Farrell clarified guests and suggested potentially changing the language to gratuitous guests, which means people who are not paying a fee to stay at the house. Director Farrell stated the proposed draft language for three unrelated people and modified the gratuitous guest section to remove “roomers” and allow families to have non-paying guests.

Chairman Trzupsek asked under the draft regulations if this limits your guests if they are not paying. Director Farrell clarified if you are not paying, there is no limit. Director Farrell clarified you can rent a house for up to three persons; currently, it is five. Chairman Trzupsek asked if there are definitions or regulations for lodging houses or boarding houses. Director Farrell stated there are only definitions; we do not have the use classified as a permitted or special use in any of the zoning districts. Director Farrell stated it is hard to prove a rooming or boarding house from a code enforcement standpoint if there is no lease, but by indicating the number of people living under one roof, the Police Department can further investigate. Chairman Trzupsek asked why we are motioning it through the definition of family instead of rooming and boarding homes.

Director Farrell stated we can add regulations for rooming houses and boarding houses but recommends reducing the number of unrelated individuals in the definitions because that prohibits it on two fronts.

Chairman Trzupke asked for public comment.

Jen McConahy, 651 Camelot Dr, stated this issue has gone on in her neighborhood over the past year. It is apparent to herself and neighbors across the street, that people are running a flop house. McConahy has seen many different men come and go that are not family. The owner owns other properties, and she believes he does the same thing, renting rooms out to middle-aged men. A sex offender resides there, which is a hard challenge for the neighborhood. The neighborhood has made phone calls to the police multiple times about fighting, illegally parked cars, etc. McConahy knows they could be grandfathered under the old ordinance but believes it is predatory behavior for this homeowner and would hate to see another family or neighborhood have this situation come up. McConahy hopes the Plan Commission looks closely to view the lack of restrictions.

Chairman Trzupke questioned if the existing ordinance allows one to have five people unrelated in a house renting rooms. Director Farrell states that is correct. There is a definition of boarding and rooming house but often is hard for the police to prove that this man is renting out rooms to specific individuals, but it can be easier to confirm the number of individuals residing in the home. Chairman Trzupke asked if it is more appropriate to redefine family or to look at the definition closely of a boarding house or stop the definition of family at "gratuitous guest." Director Farrell cautioned the Commission on stopping at "gratuitous guests" in the definition since that would prohibit people who are not married from living together.

Chairman Trzupke asked for Commissioner discussion.

Commissioner Morton sympathized with Ms. McConahy. Commissioner Morton asked if this situation is ongoing. Director Farrell stated the situation was brought before adjudication earlier this year and the individual brought down the unrelated individuals to five, what he is permitted. There have been more complaints received about other things going on at the property after this court date, but not about the amount of people. Commissioner Morton asked if we could change the zoning regulations without having the situation being grandfathered in, meaning being effective from the date of adoption. Director Farrell stated the definition is more related to the use and there are high standards to prove a non-conforming use. Over time that non-conforming use would eventually go away- and they would have to meet today's standards. Commissioner Morton asked if a boarding house definition is a better, more effective, and quicker approach. Director Farrell stated further regulating a boarding house is something to investigate. Commissioner Morton was worried about the discrimination of college kids. Commissioner Morton also stated that finding a better definition for domestic servant should be reviewed.

Commissioner Stratis stated Commissioner Morton addressed most of his comments and agreed with Director Farrell that they may not be grandfathered. Commissioner Stratis favors the idea of creating a definition of a boarding house, and for the safety of the community, we need legislation. Commissioner Stratis asked if problems like this have occurred in the past. Director Farrell stated there have been a few properties in the past that have exceeded the renting of rooms to five unrelated persons.

Commissioner Broline supported the three unrelated persons. Commissioner Broline asked what the definition of a dwelling is and raised concerns about an offsite owner and the rotation of tenants. Commissioner Broline also raised questions about the legal positions of the word “Family,” whether tenants and owners would have to have or show equality of the property, and a requirement for the owner to live there.

Commissioner Petrich is in favor of Commissioner Broline’s comments on a requirement for the owner to live there. A gratuitous guest or non-gratuitous guest is hard to define but there should be some limitations. Commissioner Petrich is not in favor of renting out rooms in Burr Ridge.

Commissioner Parrella suggested “caregiver” in the definition of a family instead of a domestic servant. Commissioner Parrella stated that homes should not be rented out to strangers to make money.

Commissioner Irwin asked McConahy how long the situation has gone on. McConahy stated four to five years. Commissioner Irwin suggests moving expeditiously to prevent this and put an end to this conduct.

Chairman Truzpek struggled with the definition of family including even three unrelated persons living together. Chairman Truzpek raised a question of how we differentiate between college kids and other renters.

Lisa Turano stated three college kids living together are supporting each other, but six middle-aged men are not benefiting each other. Turano believes the Village should exercise eminent domain. The Village can recognize there is a clear abuse of residency and this is the definition you are trying to establish.

Chairman Truzpek struggled with the approach of amending the definition of “family” but would like to expedite this by approving language tonight to get this moving. Chairman Truzpek asks if changing the number from five to three unrelated persons would give the Village something to work with.

Director Farrell confirmed. Director Farrell stated that if the Commission were to pursue the boarding house and rooming house uses, we would need to re-notice that in the newspaper. The current notification that went out was to reduce the number of unrelated people from five to an amount to be determined.

Commissioner Parrella asked if we can eliminate the entire last sentence of the definition and if we can review the word “Family” with the Village Attorney.

Director Farrell stated legal concerns and will need to consult with the Village Attorney about eliminating unrelated people from the definition entirely. All definitions of “Family” found through research have a certain number of unrelated persons allowed to live together. Director Farrell stated concerns about potential case law that we are unaware of potentially needing to allow for a certain amount of unrelated people to live together.

Chairman Trzupsek stated that we are not saying unrelated people are not allowed to live together instead, they are just not considered family, and they can have as many gratuitous guests as one may want.

Commissioner Parrella stated that the owner should reside on the premise and suggested getting rid of the word “short-term” and stopping the definition at “guests.”

Commissioner Irwin suggested a text amendment with a definition.

Commissioner Morton stated that he would forgo his concerns to address immediate issues but requests to revisit the text amendment to meet the needs of all the stakeholders.

Chairman Truzpek agreed and will ask the Board to direct the Commission to hold a public hearing regarding boarding houses.

Commissioner Stratis asked if we are going from “gratuitous guests” to “guests.” A guest means a friend coming over and he would like to put a limitation on it. If there is a definition of gratuitous guests, it should state non-paying because it is not a business. The number of gratuitous guests is more important than the amount. Commissioner Stratis suggested having the motion to stop gratuitous guests unless the Village Attorney believes we must have a numerical number for unrelated persons defined.

Director Farrell clarified that the current language states no more than two guests or roomers, so we do not have to remove the “two” from the definition for guests.

The Commissioners agreed with leaving two unrelated persons as it puts a limit on permanent-type guests.

Chairman Truzpek asked if they are ready to close the public hearing.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Parrella, Petrich, Broline, Stratis, Morton and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to approve Z-08-2023, a request for text amendments to Zoning Ordinance Section XIV.B to modify the definition of “family,” with Option A as detailed below the preferred language, subject to Village Attorney approval, and if not approved by the Village Attorney, then the language as detailed in Option B below, with Findings of Fact.

A: An owner or a single lessee and persons related thereto by blood, marriage, domestic partnership, or legal adoption living together as a single housekeeping unit within a dwelling unit, including foster children, domestic employees, and non-paying guests.

B: An owner or a single lessee and persons related thereto by blood, marriage, domestic partnership, or legal adoption living together as a single housekeeping unit within a dwelling unit, including foster children, domestic employees, and non-paying guests. The word "family" shall also include not more than two (2) unrelated persons living together as a single housekeeping unit.

The Plan Commission generally discussed the proposed language, including adding “owner or lessee,” “domestic partnership,” and changing “servant” to “domestic employees.” The Commissioners requested that the Board direct them to review the definition in roughly 6 months and to hold a public hearing on boarding and rooming houses.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Parrella, Petrich, Broline, Stratis, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

There were no comments on the Board report.

V. OTHER CONSIDERATIONS

There were no other considerations.

VI. PUBLIC COMMENT

Ingrid Tepler, 6902 Fieldstone Dr., stated the new development of Costco on CNH is a terrible idea. Costco's potential opening permits invitations to non-Burr Ridge residents

to access and congest the small suburb. Gas stations and parking lots become public meeting spaces, increasing crime, car burglaries, and trash. Tepler believes it is tacky to have a Costco behind her home. Tepler states she wants to prevent this from going to a public hearing. Tepler needs the developers to know Costco is not welcome. Tepler has concerns that Commissioner Stratis sits on the Plan Commission while Costco is his client.

Chairman Truzpek stated there is no formal petition for the property. Chairman Truzpek understood there were plans released with Costco and other industrial buildings, but no formal petition or plans were submitted. If a formal petition is received, there will be a public hearing. Chairman Truzpek noted Commissioner Stratis would not be involved in the discussion or voting.

Lisa Turano, 6916 Fieldstone Dr., was concerned that there was already a plan and a contract with a developer. Turano raised concerns about how far this has gotten and questions what the residents need to do to halt the idea and prevent it from going to a public hearing.

Chairman Truzpek stated an individual cannot prevent someone from signing a contract for a property and submitting a petition. Chairman Truzpek stated many plans and designs that were under contract have never been passed or approved. Chairman Truzpek reiterated everything must go through a public hearing.

Shoba Rajanahally, 7 Mallory Ct., stated there have been several break-ins already in Fieldstone, four in her cul-de-sac, and this plan will worsen the situation. Rajanahally was concerned about increased traffic. Rajanahally questioned if Costco is zoned correctly for the area and the process. Rajanahally questioned how successful a public hearing is when the public does not want something.

Chairman Truzpek stated the site would have to be re-zoned and it is a public hearing process. Chairman Truzpek explained the public hearing process is taken very seriously.

Nicki Janis, 8 Mallory Ct., stated that the neighborhood is riddled with burglaries and break-ins, so alarms are on 24-7. Janis feels their other opportunities are not limited to industrial uses and recommended to consider looking at retail. Janis stated concerns about traffic, security, and home property values.

Peter Tepler, 6902 Fieldstone Dr., stated the rendering showing Veterans Parkway connecting to Commerce Street would increase traffic. Tepler stated concerns about Costco being 50 ft from the residential homes, meaning Costco would be towering into their backyard and be bad for the property values. The increase in traffic, trash, crime, and deliveries of Costco would be terrible for the property values, neighborhoods, and standard of living.

Li Chai, 6852 Fieldstone Dr., stated Costco is too close to his backyard and home. This is his worst nightmare. Chai stated his concerns about property values. Chai wanted to be informed of the steps and facts, to be involved, and to put a stop to the development. Chai asked if residents can put a stop to a petition. Chai stated his frustration on how he received the plans.

Chairman Truzpek stated the Plan Commission cannot stop a petitioner from submitting a petition. If the petitioner comes with a formal submittal, it goes through staff review and then it becomes public notice to everyone in the area for a public hearing. Chairman Truzpek repeated that there is no formal plan, and the Plan Commission cannot comment on something that has not been formally submitted to the Village.

Rajanahally asked what the time frame is.

Director Farrell stated that once there is a completed petition received to schedule for the public hearing, there is a 15-day public notice period. Letters are sent out, a notice published in the newspaper, documents posted on the website, and public notice signs installed on the property. Then a public hearing is held at the Plan Commission, who is a recommending body to the Village Board. Director Farrell stated there are weeks and maybe months of reviewing technical documents prior to scheduling the public hearing.

Chairman Truzpek noted examples of prior proposals, the timeline, and some that ultimately do not go through.

Director Farrell introduced Ella Stern, the new Planner for The Village of Burr Ridge.

VII. FUTURE MEETINGS

Director Farrell noted that the Village Board meeting for August 14 is cancelled, and the cases scheduled for the upcoming Plan Commission meetings. Commissioner Irwin asked Commissioner Morton to switch August 28 and September 11 Village Board meetings. Commissioner Morton agreed.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to adjourn the meeting at 9:06 p.m.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Broline, Morton, Parrella, Petrich, Stratis, and Trzupek
NAYS: 0 - None

MOTION CARRIED by a vote of 7-0

Respectfully Submitted:

Janine Farrell, AICP
Community Development Director



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-02-2023: 16W122 91st Street (Leon); Variations and Findings of Fact; Requests for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, measuring 9'11" in height; (2) a driveway gate within the minimum 30' front yard setback, located at a 4' setback; (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, measuring 29"; and (4) wing walls of architectural entrance structures exceeding 4' in height and 3' in length.

HEARING:

August 21, 2023

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Janine Farrell, AICP
Community Development Director

PETITIONER:

Laura Carrera of Outdoor Master's
Inc.

PETITIONER STATUS:

Contractor

PROPERTY OWNER:

Daniel Leon

EXISTING ZONING:

R-2 Single-Family Residential

LAND USE PLAN:

Recommends single-family
residential

EXISTING LAND USE:

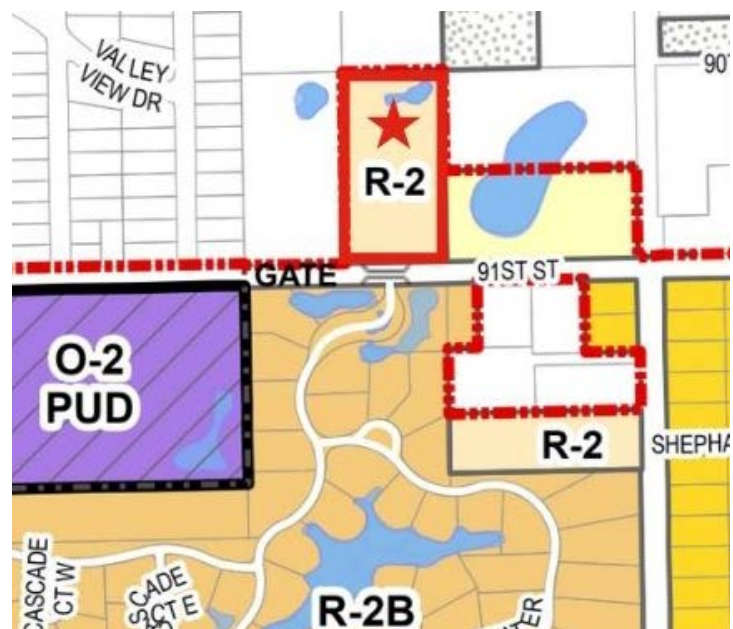
Single-family residence

SITE AREA:

± 215,800 sq. ft./5 acres

SUBDIVISION:

N/A



The petitioner is Laura Carrera of Outdoor Master's, the contractor for the owner, Daniel Leon. The petitioner is requesting four variations from Zoning Ordinance section IV.I as detailed below. The petitioner is requesting to install a wrought iron entrance gate with masonry architectural entrance structures in the front yard. 91st Street serves as the front property line.



Aerial of the property with the property lines or yards and the orientation of the home's main entrance noted.

Variations Requested (existing regulations with the variations detailed in *red italics*)

- Zoning Ordinance Section IV.I:
 - Driveway Gates (IV.I.12):
 - Permitted on parcels that are a minimum of 2 acres in area and have a front or corner side lot line with a minimum of 150 feet of street frontage. *In compliance. The property is 5 acres and has about 330 ft. of frontage.*
 - Driveway gates are permitted in a front buildable area and are also permitted in the required front and corner side yard but not closer to the front or corner side lot line than 30 feet. However, for each 3 feet of lot frontage less than 220 feet, an additional one-foot setback shall be

provided. One gate per driveway is permitted. *While the petitioner is requesting the driveway gate in the front buildable area which is permitted, it does not meet the minimum required setback of 30 ft. The gate is proposed to be setback only 4 ft. from the property line along 91st Street.*

- Driveway gates and related architectural entrance structures may not exceed six feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence. *The driveway gate shown is 9' 11" in height at the tallest point, exceeding the 6' maximum.*
 - The primary materials for driveway gates and related architectural entrance structures are limited to natural stone, masonry, wrought iron, or similar materials. *The gate is wrought iron and complies.*
 - Driveway gates are subject to the issuance of a permit and are subject to access requirements by the Fire District having jurisdiction over the property. *Fire District approval was not received but will be required through the building permit process if the variations are approved.*
- Zoning Ordinance Section IV.I:
 - Architectural Entrance Structures (IV.I.5): *These are the masonry piers and walls adjacent to and supporting the wrought iron gate.*
 - Permitted on lots not less than 40,000 sq. ft. in area. *In compliance, the lot is 5 acres.*
 - Permitted in a front, side, or rear buildable area and are also permitted in the required front yard. *In compliance, proposed to be in the front yard.*
 - Architectural entrance structures shall be located adjacent to driveways and the number of structures shall not exceed two per driveway; one on each side of the driveway. *The architectural entrance structures are located adjacent to the driveway and do not exceed two per driveway with one on each side.*
 - Each architectural entrance structure may not exceed six feet in height measured from the ground level at the lowest grade level within five feet of either side of the structure. A light fixture may be added above the six-foot height limit not exceeding 18 inches. *At the tallest point, the pier measures 6 ft. and complies. The decorative light fixture height is 29" exceeding the 18" allowed.*
 - The footprint of an architectural entrance structure shall not exceed three feet by three feet except that wing walls not exceeding four feet in height and three feet in length shall be permitted. *The piers are each 2'6" by 2'6" and comply. The wing walls exceed 4' in height; the exact dimension was not provided but is about 5' in height at the tallest point. The wing walls exceed 3' in length, measuring 4'6".*
 - The primary materials for architectural entrance structures are limited to masonry brick, natural stone, or similar materials. *The architectural entrance structure is a natural stone, masonry brick, with limestone caps.*
 - Architectural entrance structures are subject to the issuance of a permit and must be provided with a foundation and structural elements as

required by the Village building codes. *This will be reviewed through the building permit process if the variations are approved.*

Public Hearing History

The property was annexed on April 26, 2004 (Ordinance 996, pre-annexation agreement Ordinance 994). Coinciding with the annexation, the property was rezoned to R-2 (Ordinance A-834-09-04). Since 2004, there has been no zoning action on the property.

Public Comment

No public comment was received.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. The Plan Commission may wish to make one motion for all four of the variation requests or separate them into individual motions. If the Plan Commission chooses to recommend approval of V-02-2023, a request for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, measuring 9'11" in height; (2) a driveway gate within the minimum 30' front yard setback, located at a 4' setback; (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, measuring 29"; and (4) wing walls of architectural entrance structures exceeding 4' in height and 3' in length, staff recommends the following condition:

1. The gate and architectural entrance structures shall substantially comply with the plans submitted by the petitioner and included as Exhibit A.

Appendix

Exhibit A - Petitioner's Materials and Public Notifications

- Application
- Findings of Fact
- Proposed site plan and illustrations
- Public Notifications



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): OUTDOOR MASTERS INC
 STATUS OF PETITIONER: Contractor
 PETITIONER'S ADDRESS: 329 MARION Ave Aurora, IL 60505
 ADDRESS OF SUBJECT PROPERTY: 16W122 91ST BURR RIDGE 60527
 PHONE: 331-575-5337 cell 630-730-3343 office
 EMAIL: permitsXLala@gmail.com
 PROPERTY OWNER: Daniel LEON
 PROPERTY OWNER'S ADDRESS: 16W122 91ST Burr Ridge PHONE: _____
 PUBLIC HEARING REQUESTED: _____ Special Use _____ Rezoning _____ Text Amendment ☒ Variation(s)

DESCRIPTION OF REQUEST:

Proposing to Install - Mason Entrance Gate
To be placed Less than the 30' front YARD
SET BACK requirement

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: ± 5 acres EXISTING ZONING: R-2/Single-family
 EXISTING USE/IMPROVEMENTS: Single-family residence
 SUBDIVISION: N/A
 PIN(S) # 10-02-211-002

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

Laura Anna
 Petitioner's Signature

RECEIVED

7-21-23

Date of Filing

JUL 21 2023

VILLAGE OF BURR RIDGE

May 30, 2023

Village of Burr Ridge

Community Development Department

Re: 16 W 122 91st Street Burr Ridge, IL 60527

PROOF OF OWNERSHIP AND AUTHORIZATION

I, DANIEL LEON, am writing this letter as Proof of Ownership of the above-mentioned property. I own the property and would also like to give authorization of representation to Laura Carrera from Outdoor Master's Inc. and Keith Larson the Architect assigned to this project. They will represent me on all documentation needed for the Variance application submitted. Please allow both to communicate on my behalf. If you need any other information from me, please feel free to contact me.

A handwritten signature in black ink, appearing to read "Daniel Leon", written over a horizontal line.

Daniel Leon

16w122 91st Street

Burr Ridge, IL 60527

Tel.773-434-6800



Findings of Fact - Zoning Variation
Burr Ridge Zoning Ordinance

Address:

16 W 122 91st Burr Ridge

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

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out
 - a. Due to the particular shape of the existing driveway and the proposed Front Masonry Gate. Adhering to the front yard set back in place would restrict the proposed Front Gate from opening.
 - b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.
 - b. The front gate is proposed to be Masonry decorative Columns with a Custom Build Iron Gate. We propose to be allowed installation of set Entry Gate to 4 feet from front lot line. Thus, allowing the gate to swing in before hitting the curve in the driveway.
- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.
 - c. The statement is true. The conditions upon which an application for a variation is based are unique to this property and are not applicable, generally to other properties within the same zoning classification. This is due to the shape of the existing driveway and the curvature of the driveway at the point of entry.
- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.
 - d. The application for variance is in no way based on any type of financial gain.
- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.
 - e. Agreed, the difficulty or hardship for this proposed front Entry Gate is caused by this ordinance restriction of 30' front setback and has not been created by any persons presently having an interest in the property.
- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - f. The approval of this Variance will not affect any other property or public area.

- g. The granting of the variation will not alter the essential character of the neighborhood or locality.
- g. Granting of the variance for setback reduction will not alter the character of the neighborhood or locality.
- h. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- h. Agreed, granting of the variance will not impair adequate supply of light and air to adjacent properties or substantially increase the congestion of the public streets, or increase the danger of fire or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety or substantially diminish or impair property values with the neighborhood.
- i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.
- i. The proposed variance is in keeping with the spirit of the Comprehensive Plan.



**VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

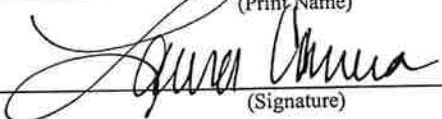
Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

16 W122 91st Street

Property Owner or Petitioner:

Laura Carrera
(Print Name)

(Signature)

2018 IECC RESIDENTIAL ENERGY EFFICIENCY

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 096-0778 AND THE ADOPTED 2015 IECC CODE. THE VALUES LISTED IN THIS BOX ARE THE MINIMUM 2018 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS, FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE 2015 IECC REQUIREMENTS.

THESE PLANS ARE WITHIN IECC COMPLIANCE PER THE USE OF THE "MANDATORY" AND "PRESCRIPTIVE" METHODS OUTLINED IN CHAPTER 4 (RE)

TABLE R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U - FACTOR	WINDOWS SKYLIGHT U- FACTOR	GLAZED FENESTRATION SHGC NR	INSULATION		INSULATION MASS WALL R VALUE	FLOOR R VALUE	FOUNDATION		
				CEILING R VALUE	WOOD FRAMED R VALUE			BASEMENT WALL R VALUE	SLAB R VALUE & DEPTH	CRAWL SPACE WALL VALUE
5	0.30	0.55	NR	49	20	13 /17	30	15 /19 10...2 FT	15/19	

FOLLOW ALL REQUIRED IECC CHAPTER 4 (RE) ITEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

401.2 COMPLIANCE ; THIS PROJECT SHALL COMPLY WITH SECTIONS IDENTIFIED AS MANDATORY AND PRESCRIPTIVE. THE PERFORMANCE APPROACH SHALL NOT APPLY TO THESE PLANS

401.3 CERTIFICATE (MANDATORY) A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED AT THE ELECTRICAL PANEL.

402.1 GENERAL (PRESCRIPTIVE) THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R 402.4.4

402.2 SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE) IN ADDITION TO THE REQUIREMENTS OF SECTION R402 , INSULATION SHALL ALSO MEET THE REQUIREMENTS OF SECTION R402.2.1 THRU R402.2.12.

R402.3 FENESTRATION(PRESCRIPTIVE) IN ADDITION TO THE REQUIREMENTS OF SECTION R402,(FENESTRATION)SHALL ALSO COMPLY WITH SECTIONS R402.3.1THRU R402.3.6

R402.4.1.1 AIRE LEAKAGE (MANDATORY) THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE ,SECTIONS R402.4.1 THRU 402.4.4

R402.4.1 BUILDING THERMAL ENVELOPE, THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1AND R402.4.1.2 THE SEALING MEHTODS BETWEEN DISIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

R406.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 A IRE EXCHANGES IN CLIMATE ZONE 5 ..BLOWER DOOR TEST AND RESULTS SHALL BE REQUIRED PRIOR TO OCCUPANCY IF THE PERFORMACE METHOD OF COMPLIANCE IS SELECTED.

R402.4.2 FIREPLACES. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUTION AIR.

R 402.4.2 MAX FENESTRATION U FACTOR AND SHGC(MANDATORY) THE AREA WEIGHTED AVERAGE MAXIMUM FENESTRATIN U FACTOR PERMITTED USEING TRADEOFFS FROM SECTION R402.14 OR R405 SHALL BE 0.48 INCLIMATE ZONE 5

R403.1 CONTROLS (MANDATORY) AT LEAST ONE THERMOSTATE SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

R403.1.1 PROGRAMMABLE THERMOSTAT..WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR, A DAILYPRGRAMMABLE THERMOSTAT SHALL BE INSTALLED.

R402.2 DUCTS..DUCTS AND AIR HANDLERS SHALL BE IN ACCORDANCE WITH SECTIONS R403.2.1 THROUGH R403.2.3

R403.2.1 INSULATION (PRESCRIPTIVE) SUPPLY DUCTS IN ATTIC SHALL BE MIN R-8. ALL OTHER DUCTS SHALL BE INSULATED TO MIN OF R-8...EXCEPTION..DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE

R403.2.2 SEALING (MANDATORY) DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED , JOINTS AND SEAMS SHALL COMPLY WITH EITHER IMC OR IRC CODE AS APPLICABLE..DUCT TIGHTNESS SHALL BE VERIFIED PER ALLOWABLE TESTING METHODS AS REQUIRED.. EXCEPTON" THE TOTLA LEAKAGE TEST IS NOT REQUIRED FOR DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

R403.3 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY), MECHANICAL SYSTEM PIPING CARRYING HEATING FLUIDS ABOVE 105 105 DEGRESS F OR BELOW 55 DEGRESS F SHALL BE INSULATED TO MINIMUM OF R-3.

R403.4. SERVICE HOT WATER SYSTEMS ..ENERGY CONSERVATIONS MEASURES FOR SERVICE HOT WATER SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS R403.4.1 AND R403.4.2

R402.4.1 CIRCULATION HOT WATER SYSTEM (PER MANDATORY) A CIRULATED HOT WATER SYSTEM SHALL BE PROVIDED.

R403.4.2 HOT WATER PIPE INSULATION (PRESCRIPTIVE) INSULATE HOT WATER PIPING WITH A MINIMUM THERMAL RESISTANCE PER 1-9.

R403.5 MECHANICAL VENTILATION (MANDATORY) THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC , AS APPLICABLE. ,OR WITH OTHER APPROVED MEANS OF VENTILATION..OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATIN.

R403.6 EQUIPMENT SIZING (MANDATORY) HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS. (PROVIDE BUILDING DEPARTMENT WITH A WRITTEN COPY OF THE TEST RESULTS)

R404.1 LIFHTING EQUIPMENT (MANDATORY) A MIN OF 75 PERCENT OF THE LAMPS IN PERMANETLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS (R404.1)

MISC.

ALL GAS FIRED FURNANCES SHALLBE BE 90 % AFUE MINIMUMB

ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM

ENERGY CODE NOTE

2015 IECC DOCE REQUIRED THAT ONLY THE NEW CONSTRUCTION OF AN ADDITION MEET THE RQUIREMENTS LISTED ABOVE

BLOWER DOOR TESTING IS NOT REQUIRED FOR THIS PROJECT

REVISED
SEPT 14 2021

NO ENERGY CODE
WORK

CONFORM TO 2012 IRC FOR
ONE AND TWO STORY
DWELLINGS,

2004 ILLINOIS PLUMBING
CODE, MOST CURRENT
ILLINOIS PLUMBING CODE

2011 NATIONAL ELECTRIC
CODE

ZONING CODE AND VILLAGE
AMENDMENTS

2018 INTERNATIONAL ENERGY
CONSERVATION CODE

SHEET INDEX

TS-1 TITLE SHEET
A 1.1 ARCHICTURAL ELEVATIONS
FOUNDATION
GATE DETAILS

SITE 1.1 ARCHITECTURAL SITE PLAN
SITE 1.2 PLAT OF SURVEY (SEPARATE COVER)

PROJECT SUMMARY
NEW GATE AND LOW VOLTAGE LIGHTING
ON EXISTING DRIVE

DESIGN LOADS

AREA	LIVE LOAD	DEAD LOAD
BALCONIES (EXTERIOR)	100 PSF	10 PSF
DECKS	100 PSF	10 PSF
ROOF LIVE LOAD	30 PSF	10 PSF
ROOF RAFTERS	30 PSF	10 PSF
ROOF RAFTERS CATHERDRAL	30 PSF	10 PSF
ATTIC LIMITED STORAGE	20 PSF	10 PSF
FLOORS (EXCEPT SLEEPING RM)	40 PSF	10 PSF
FLOORS (SLEEPING RM)	30 PSF	10 PSF
STAIRS	40 PSF	10 PSF
GUARDRAILS AND HANDRAILS (SINGLE CONCENTRATED LOAD)	200 PSF	---
WALLS STUD	5 PSF	-----
WALLS BRICK & STUD	50 PSF	-----
INTERIOR PARTITIONS	5 PSF	-----
HORIZONTAL WIND LOAD (<30 ' 40MPH 3 SEC)	15 PSF	-----
HORIZONTAL WIND LOAD (> 30<40' 40MPH 3 SEC)	20 PSF	-----

BASE LUMBER VALUES

TYPE	Fb	E
HEM FIR #2	850 PSI	1,300,000
SPF # 2(CANADIAN)	875 PSI	1,400,000
MICROLAM LVL	2600 PSI	1,900,000
PARALAM PSL	2900 PSI	2,000,000
1.3 E TIMBERSTRAND LSL	1700 PSI	1,300,000
1.5 E TIMBERSTRAND LSL	2250 PSI	1,500,000

CERTIFICATION STATEMENT

I HEREBY CERTIFY UNDER OATH THAT THESE DRAWINGS AND DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THE CODES AND ORDINANCES OF THE VLLAGE OF BURR RIDGE IL, AND TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE BUILDING ORDINANCE, ZONING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF BURR RIDGE, ILLINOIS

ARCHITECT KEITH R. LARSON

LIC # 001 011935 EXP 11/30 24

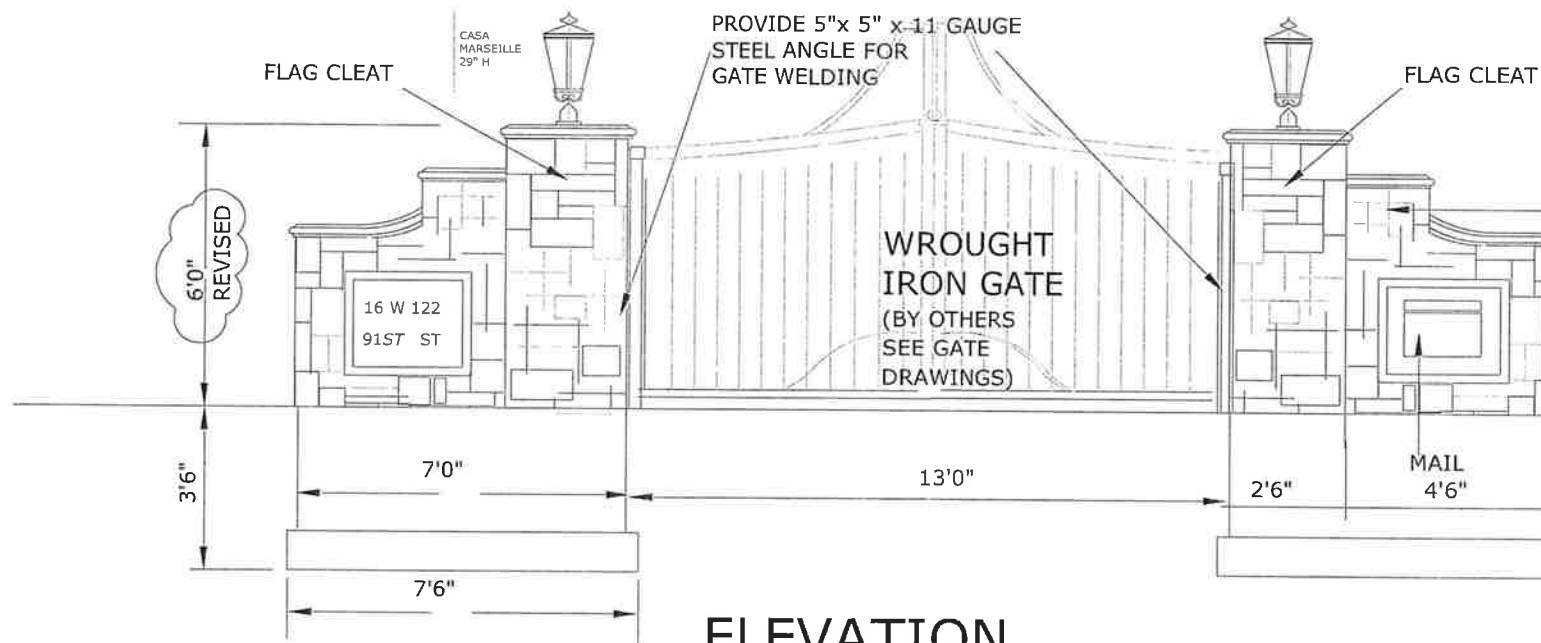
LICENSED
ARCHITECT
KEITH R.
LARSON
001-011935
STATE OF ILLINOIS

THESE PLANS WERE PREPARED
UNDER MY DIRECTION
AND TO THE BEST OF MY
KNOWLEDGE CORRESPOND
TO ALL APPLICABLE CODES
KEITH R. LARSON

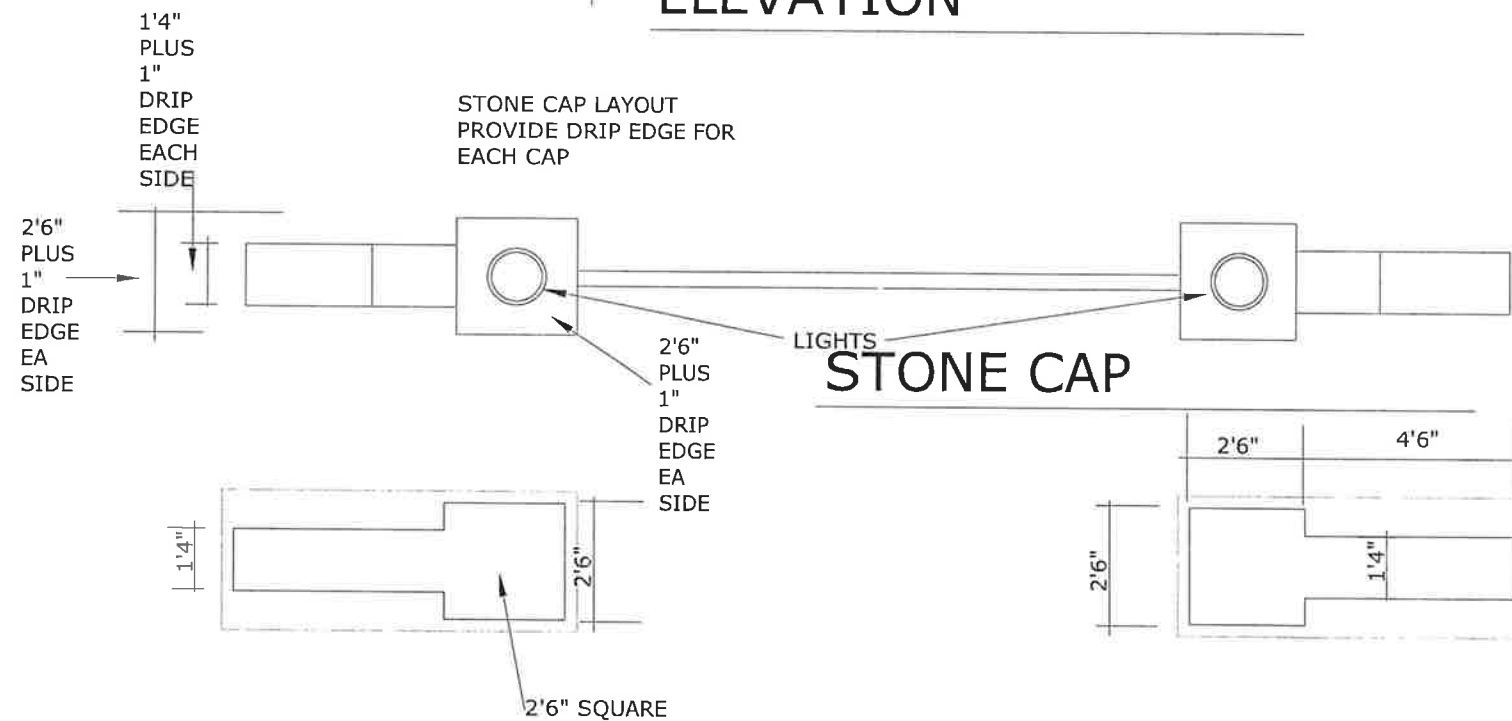
REVISED
MAY 2, 2023

RECEIVED
JUL 14 2023

VILLAGE OF BURR RIDGE



ELEVATION



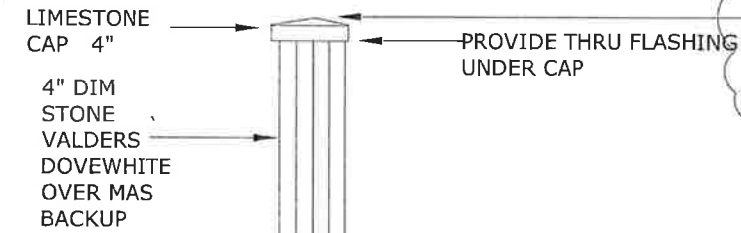
STONE CAP

FOUNDATION WALL

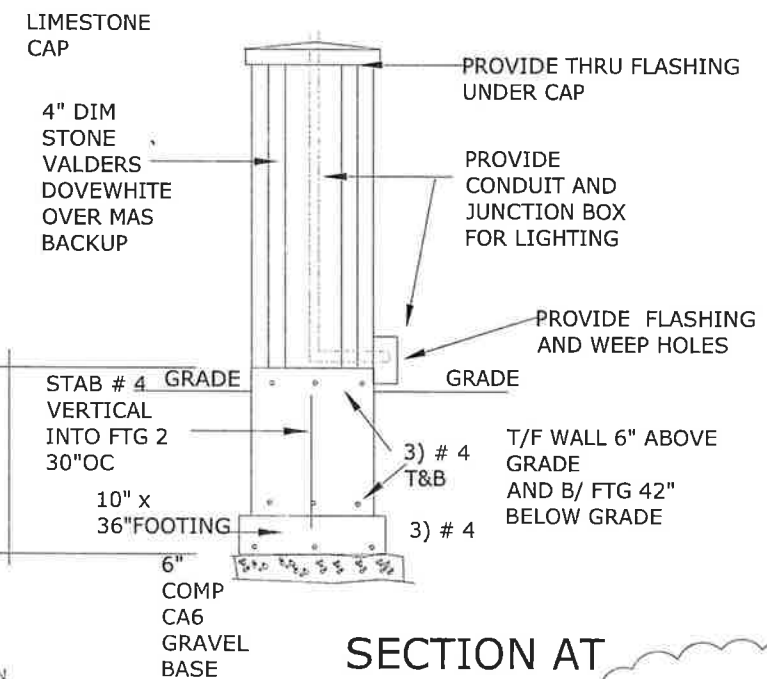


FOOTING

MATERIALS
NATURAL STONE
AND MASONRY
W/ LIMESTONE
CAP



SECTION AT
WALL NO SCALE



SECTION AT
PIER NO SCALE

DESIGNED BY
ARCHITECT
KEITH P. LARSON
001-011935
STATE OF CALIFORNIA

THESE PLANS WERE PREPARED UNDER MY DIRECTION
AND TO THE BEST OF MY KNOWLEDGE CORRESPOND TO ALL
APPLICABLE CODES
KEITH R. LARSON

REVISED
JUNE 15, 2023

16 W 122 91st
BURR RIDGE, IL

PROPERTY LINE SOUTH

APPROX
13 FT TO CURB
FROM
PROPERTY LINE

APPROX
13 FT TO
MAJOR TURN
IN DRIVE

EXISTING DRIVE

FLAT CURB
LOCATION

TO HOUSE
SOURCE

DIRECT BURIAL IN EXTERIOR CASING
120V LINE TO HOUSE MIN 16" BELOW GRADE

SET BACK GATE 4'0" OFF OF SOUTH PROPERTY LINE

ARCHITECTURAL SITE PLAN NORTH

1/8" @ 24 x 36 SHEET



PROPERTY LINE WEST



THESE PLANS WERE
PREPARED UNDER MY
DIRECTION
AND TO THE BEST OF MY
KNOWLEDGE
CONFORM TO ALL
APPLICABLE CODES
KEITH R. LARSON

REVISED
MAY 2, 2023
4 FOOT SETBACK

THE LEON RESIDENCE

PROPOSED DRIVEWAY GATE

16W122 91ST

BURR RIDGE, ILLINOIS 60527

REVISIONS

THE LEON RESIDENCE

PROPOSED W.I. DRIVEWAY GATE

Gilbert Lewis Assoc.

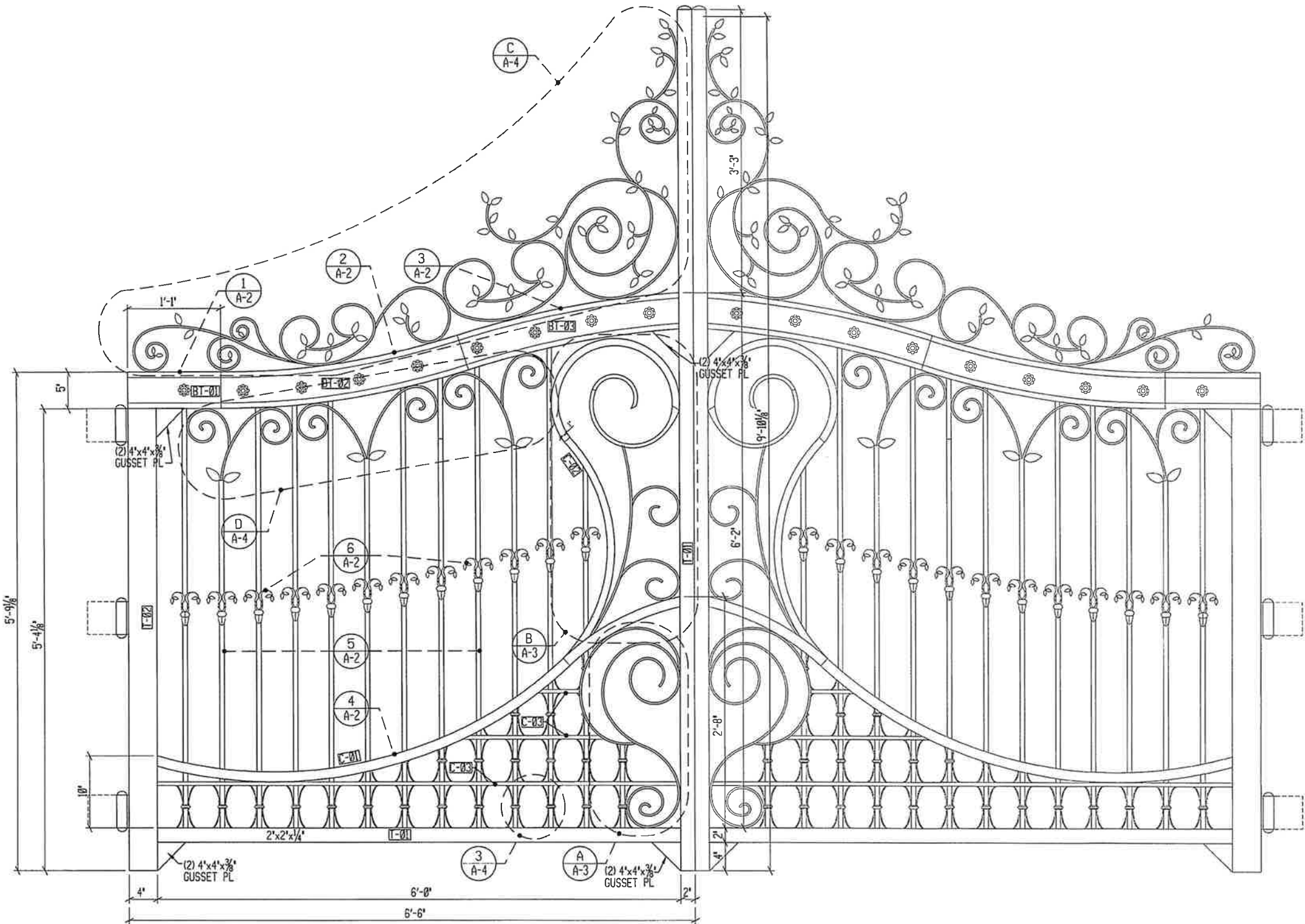
3135 W LAWRENCE AVE SUITE 202
CHICAGO, IL 60625
TEL: (773) 254-7025
E-MAIL: GILBERTLEWIS@GILBERTLEWIS.COM

Architects

PROJ NO	19009-G
DATE	9/9/2019
APPROVED	
CHECKED	GL
DRAWN	GL

CONTENTS
GATE ELEVATION

A -

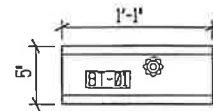


① ELEVATION
SCALE: 1 1/2" = 1'-0"

- [T-01] TUBE 2"x2"x1/4"
[T-02] TUBE 2"x4"x1/4"

- [BT-01] BUILT-UP TUBE 2"x5"x1/4"
[BT-02] BUILT-UP TUBE 2"x5"x1/4"
[BT-03] BUILT-UP TUBE 2"x5"x1/4"

- [C-01] CHANNEL 2"x1 3/8"x3/16"
[C-02] CHANNEL 2"x1"x3/16"
[C-03] CHANNEL 2"x1/2"x3/16"

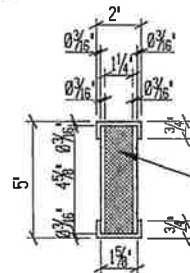


1 BUILT-UP TUBE
SCALE: 1 1/2" = 1'-0"

FORGED MEDALLIONS
SELECTED BY OWNER
(TYP)

8" TYP

2'-10"

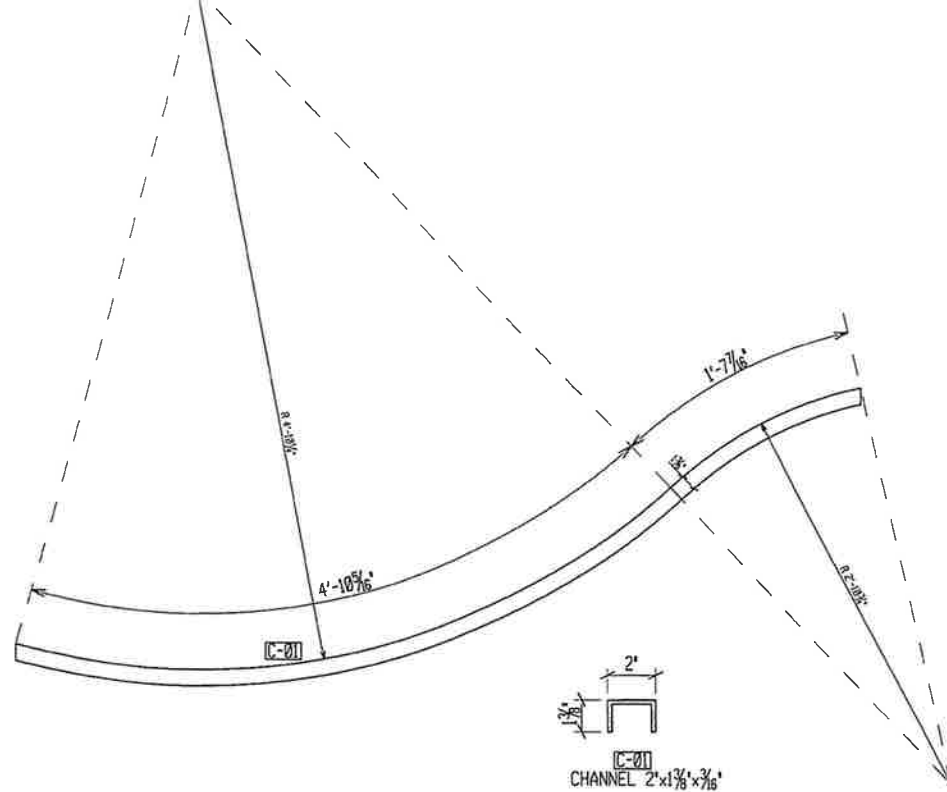


BUILT-UP TUBE

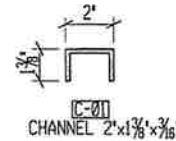
PROVIDE INTERMEDIATE
STIFFENERS @ 24" O.C.

2 BUILT-UP TUBE
SCALE: 1 1/2" = 1'-0"

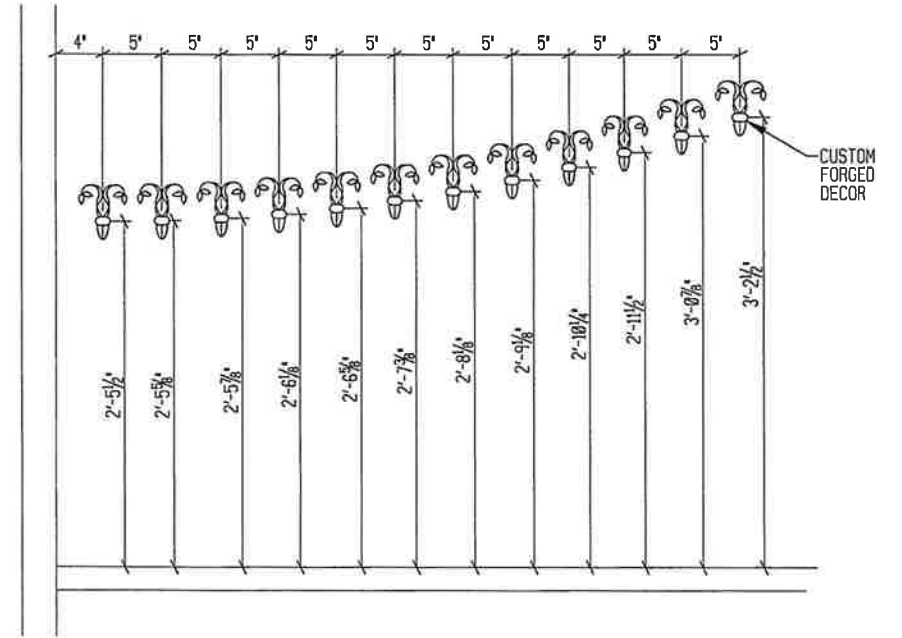
3 BUILT-UP TUBE
SCALE: 1 1/2" = 1'-0"



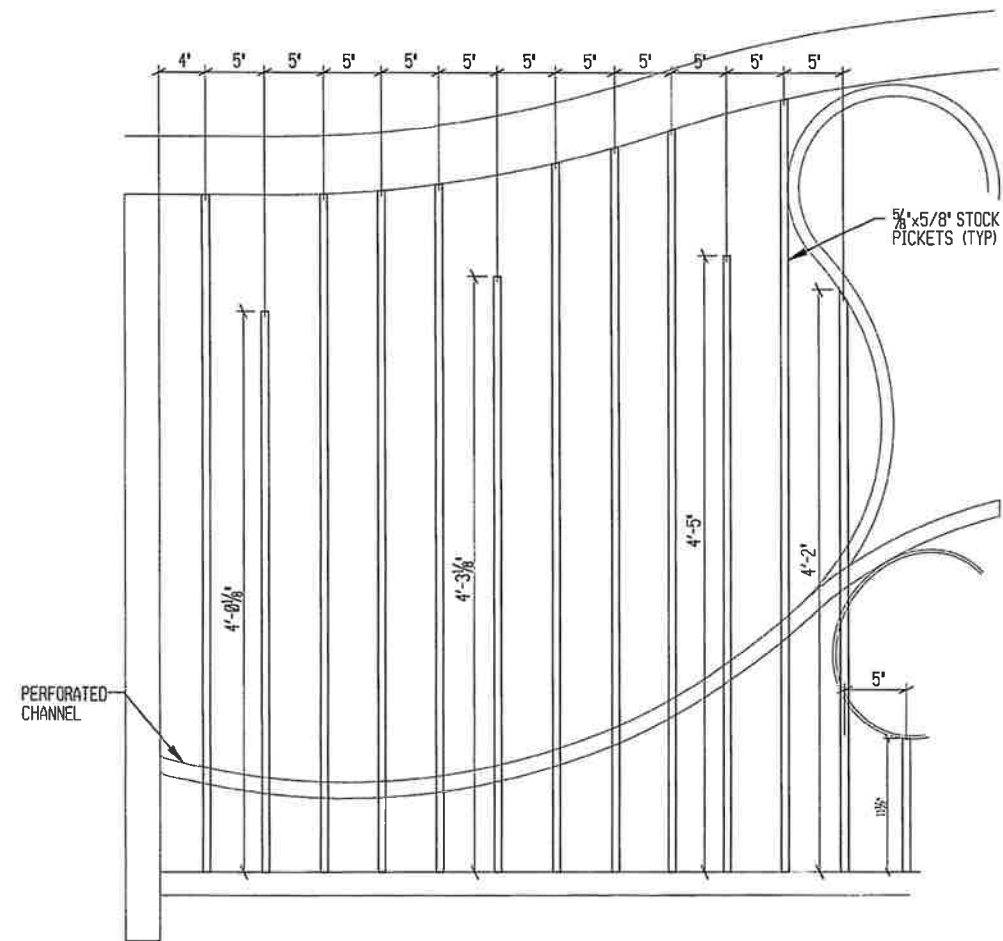
4 DETAIL
SCALE: 1 1/2" = 1'-0"



CHANNEL 2' x 1 3/8" x 3/8"



6 ELEVATION
SCALE: 1 1/2" = 1'-0"



5 ELEVATION
SCALE: 1 1/2" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

THE LEON RESIDENCE

PROPOSED W.I. DRIVEWAY GATE

Gilbert Levis Assoc.
Architects

3336 W LAWRENCE AVE SUITE 303
DENVER, CO 80202
TEL: (303) 254-7055
E-MAIL: gilbertlevis.net

PROJ NO	19009-G
DATE	9/9/2019
APPROVED	
CHECKED	GL
DRAWN	GL

CONTENT
ELEVATIONS & DETAILS

A-

Standard
Commercial
ALTA

Tel. 815 485-0443
Fax 815 485-0638

PLAT OF SURVEY

Studnicka and Associates, Ltd.

studnicka2000@gmail.com

Topographical
Cadastral
Site Plans

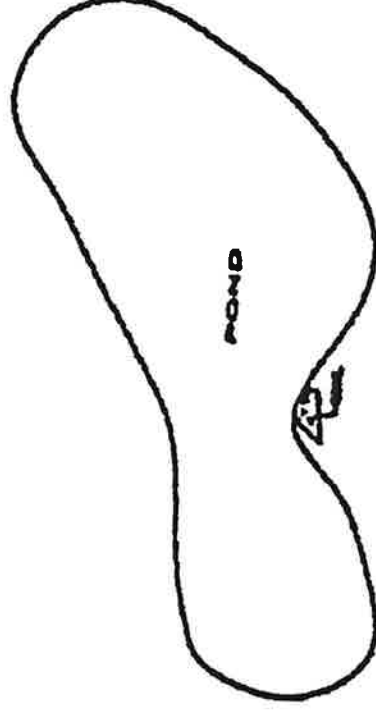
17701 Hearn Road
Mokena, Illinois 60463

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

THIS SURVEY WAS MADE BY THE
SURVEYOR FROM THE 1/4 OF THE 1/4

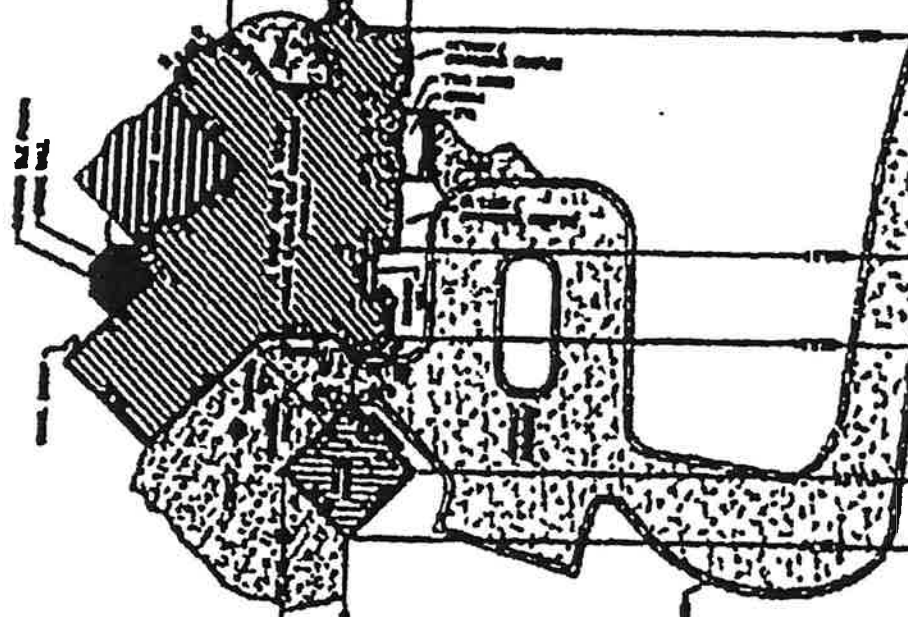


SECTION 2



(N) 60° 00' 00"

(N) 60° 00' 00"



THIS SURVEY WAS MADE BY THE
SURVEYOR FROM THE 1/4 OF THE 1/4

THIS SURVEY WAS MADE BY THE
SURVEYOR FROM THE 1/4 OF THE 1/4



LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, August 21, 2023, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.**

PURPOSE OF HEARING

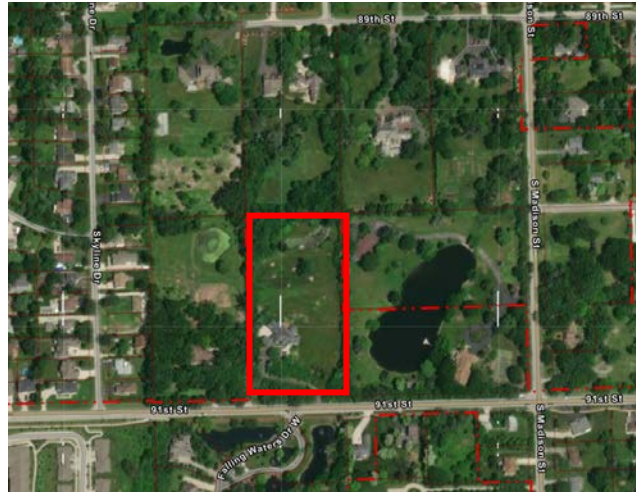
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Laura Carrera of Outdoor Masters Inc. on behalf of Daniel Leon, property owner, for four (4) variations from Zoning Ordinance Section IV.I to permit (1) a driveway gate exceeding 6' in height, measuring 9' 11" in height; (2) a driveway gate within the minimum 30' front yard setback, located at a 4' setback; (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, measuring 29"; and (4) wing walls of architectural entrance structures exceeding 4' in height and 3' in length. *The petitioner seeks to construct a driveway entrance gate.* The petition number and address of this petition is **V-02-2023: 16W122 91st Street** and the Permanent Real Estate Index Number is **10-02-211-002-0000.**

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, August 15, 2023. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

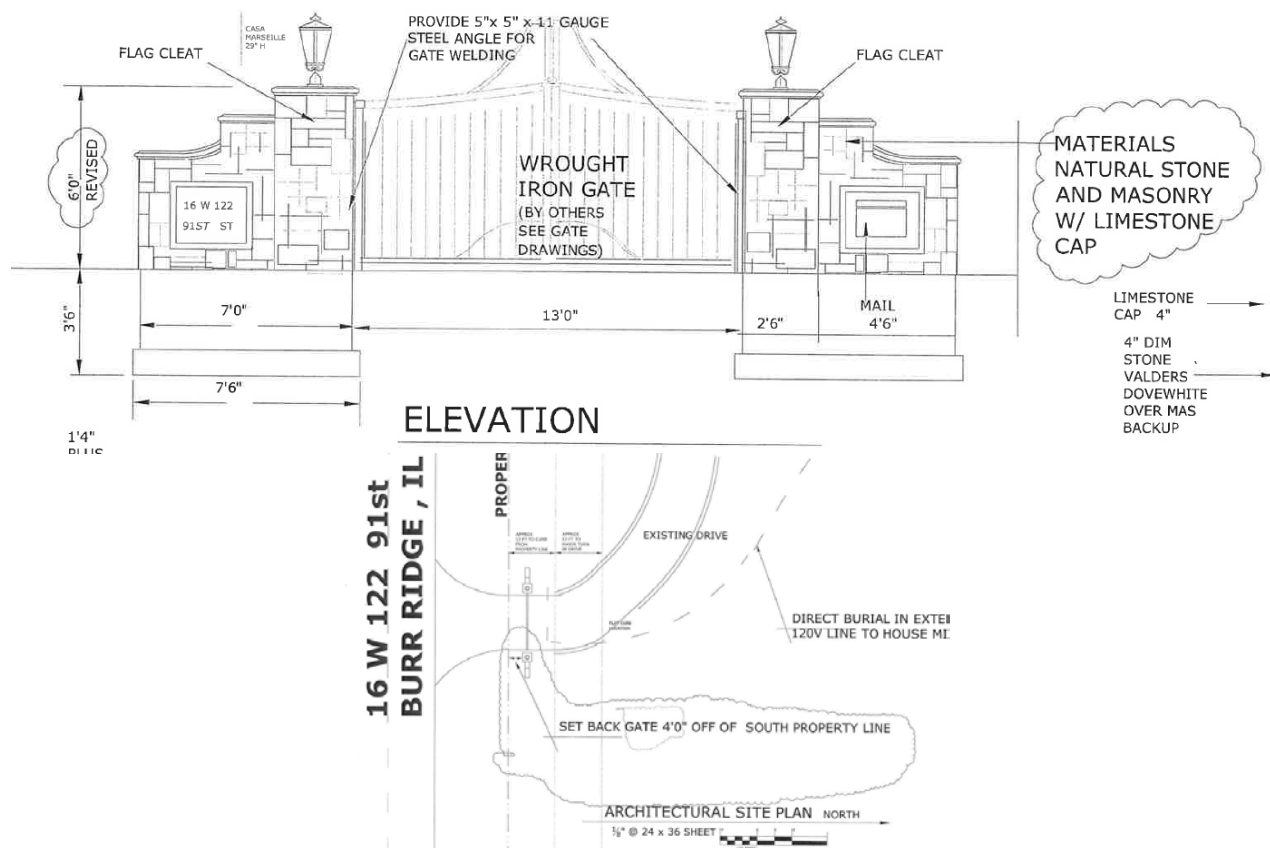
BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.



The site outlined in red, 16W122 91st St.



Proposed site plan illustrating the design and location of the gate.

Additional information is posted on the Village's website in the link below:

https://www.burr-ridge.gov/government/boards_committees_commissions/plan_commissions_zoning_board_of_appeals/index.php

Burr Ridge homepage – Government – Boards, Committees, and Commissions – Plan Commission & Zoning Board of Appeals – Upcoming Public Hearing Petitions

The August 21, 2023 Plan Commission meeting agenda packet will be posted the Thursday before the meeting and will be available on the website here:

https://www.burr-ridge.gov/government/boards_committees_commissions/plan_commissions_zoning_board_of_appeals/agendas_minutes.php

Burr Ridge homepage – Government – Agendas & Minutes – Plan Commission & Zoning Board of Appeals

CHIU, ANNA
9025 SKYLINE DR
BURR RIDGE, IL 60527

ZIMA, TOM & IRENA
8913 SKYLINE DR
BURR RIDGE, IL 60527

LEON, DANIEL
16W122 91ST ST
BURR RIDGE, IL 60527

DE LAIR, LORRIE V
9017 PALISADES
BURR RIDGE, IL 60527

FAZAL, NAVIN & FEROZ
8935 SKYLINE DR
BURR RIDGE, IL 60527

JAYARAM, SHUBHA
9233 FALLINGWATER DR
BURR RIDGE, IL 60521

RODRIGUEZ, OSCAR & VIRNA
9150 MADISON ST
BURR RIDGE, IL 60527

HANNA, WAFAA
415 E NORTH WATER ST APT. 2005
CHICAGO, IL 60611

KUCZATY, ALEKSANDER & K
16W031 91ST ST
BURR RIDGE, IL 60527

CERNY, WILLIAM A
10S282 SKYLINE DR
BURR RIDGE, IL 60527

ZEMAN, RAYMOND J
10S265 SKYLINE DR
BURR RIDGE, IL 60527

FALLING WATER HOA
9105 FALLING WATER DR
BURR RIDGE, IL 60527

PATEL, SUHAS & JAGRUTI
1445 SOMERFIELD DR
BOLINGBROOK, IL 60490

COUNTY OF DUPAGE
421 N COUNTY FARM RD
WHEATON, IL 60187

VISWANATH, VISHI K
9127 FALLINGWATER DR
BURR RIDGE, IL 60527

LYONS, GEORGE & EVELYN
9033 PALISADES RD
BURR RIDGE, IL 60527

HARNOIS, PETER T
8915 SKYLINE DR
BURR RIDGE, IL 60527

BURR RIDGE PARK DISTRICT
10S474 MADISON ST
BURR RIDGE, IL 60521

LE, LONG
16W234 91ST ST
BURR RIDGE, IL 60527

SINGH, RAHUL & BINDIA
16W072 91ST ST
BURR RIDGE, IL 60521

GROZICH, GLENN J
16W125 89TH ST
HINSDALE, IL 60527

SCUREK, WM J & SOPHIE V
8950 SKYLINE DR
BURR RIDGE, IL 60527

HOLECEK, MARK
5201 FAIRWAY OAKS DR
WINDERMERE, FL 34786

STOIA, LAZAR & LIDIA
16W071 91ST ST
BURR RIDGE, IL 60521

YAP, PHILIP U & ROBERTA C
3016 DAFOE TERRACE
THE VILLAGES, FL 32163

SHEIKH, SALAMAT & I
10S444 MADISON ST
BURR RIDGE, IL 60527

BRZOWSKI, WILLIAM & RITA
8917 SKYLINE DR
WILLOWBROOK, IL 60527

WU, YANYAN
9171 FALLINGWATER DR
BURR RIDGE, IL 60527

SANTOS, DAVID S
9151 FALLINGWATER DR
BURR RIDGE, IL 60521

TANDON, ARUN & RICHA
9200 FALLINGWATER DR
BURR RIDGE, IL 60527

MEANS, JEFF
8900 S MADISON ST
BURR RIDGE, IL 60527

ZIMA, THOMAS C
8914 SKYLINE DR
BURR RIDGE, IL 60527

SALDANA, EDGARDO & LETICIA
9028 SKYLINE DR
BURR RIDGE, IL 60527

FALLING WATER HOA
9105 FALLING WATER DR
BURR RIDGE, IL 60527

ALI, ISMAIL S
9011 SKYLINE DR
BURR RIDGE, IL 60527

GAIBU, LILIAN
10S450 MADISON ST
BURR RIDGE, IL 60527

HANSON, STEPHANIE
10S250 SKYLINE DR
BURR RIDGE, IL 60527

PAYNE, TIMOTHY & HELEN
9030 SKYLINE DR
BURR RIDGE, IL 60527

NAVA, PORFIRIO
10S357 PALISADES
BURR RIDGE, IL 60527

UNIEJEWSKI, JOHN & DONNA
10S375 SKYLINE DR
BURR RIDGE, IL 60527

CHLADA, JOHN & LYNNE
9029 PALISADES DR
BURR RIDGE, IL 60527

CHICAGO TITLE 8002371940
10 S LA SALLE ST APT. 2750
CHICAGO, IL 60603

SHARIFF, SAKINA
10S411 MADISON ST
BURR RIDGE, IL 60527

QUERISHI, HABEEBA AKHTER
8918 SKYLINE DR
BURR RIDGE, IL 60527

SONI, SONIA
9100 FALLINGWATER DR
BURR RIDGE, IL 60521

SALAMONE, NINA
9205 E FALLINGWATER DR
BURR RIDGE, IL 60521

KALE, NARENDRAKUMAR & N
9150 FALLINGWATER DR
BURR RIDGE, IL 60521

VALINCIUS, LAISVUNAS
10S371 MADISON ST
BURR RIDGE, IL 60527

LALL, KULDEEP & DILJIT
16W060 89TH ST
BURR RIDGE, IL 60527

JOBANPUTRA, KETAN & SMITA
9191 FALLINGWATERS DR
BURR RIDGE, IL 60527

SALDANA, E & L ACOSTA
9018 SKYLINE DR
BURR RIDGE, IL 60527

OROZCO, MARIA & NEAL
9027 SKYLINE DR
BURR RIDGE, IL 60527

ANDERSON, CHARLES E
9011 PALISADES RD
BURR RIDGE, IL 60527

SOCITE, VASILE G & STELA
10S365 SKYLINE DR
BURR RIDGE, IL 60527

SHEVCHENKO, PAVEL
9012 SKYLINE DR
BURR RIDGE, IL 60527

ALLOUCH, NOUR
8922 SKYLINE DR
BURR RIDGE, IL 60527

BURR RIDGE PARK DISTRICT
10S474 MADISON ST
BURR RIDGE, IL 60521

RIMBU, PETRU
10S356 SKYLINE DR
BURR RIDGE, IL 60527

CARRANO, STEVEN C
9005 SKYLINE DR
BURR RIDGE, IL 60527

AKHTAR, MUHAMMAD & REHANA
9202 FALLINGWATER DR
BURR RIDGE, IL 60521

RAMLET, MICHAEL & BROOK
16W185 89TH ST
BURR RIDGE, IL 60527

PETERSON, REBECCA
10S275 SKYLINE DR
BURR RIDGE, IL 60527

OROZCO, MARIA & NEAL
9027 SKYLINE DR
BURR RIDGE, IL 60527

CARRILLO, RAUL & JASMINE
9027 PALISADES RD
BURR RIDGE, IL 60527

BALDI, RAYMOND B
9204 FALLINGWATER DR
BURR RIDGE, IL 60527

JACOBS, LOIS
5001 CAROLINE AVE
WESTERN SPRING, IL 60558

BHATTAL, JAGDEEP & H
8937 SKYLINE DR
BURR RIDGE, IL 60527

WINIECKI, STEVEN
10S366 SKYLINE DR
BURR RIDGE, IL 60521

S-K BURR RIDGE RES LLC
4600 S SYRACUSE ST APT. 11 FL
DENVER, CO 80237

MILLER, SONIA M
10S246 SKYLINE DR
BURR RIDGE, IL 60527

BALL, RANDALL & CAROL
9035 SKYLINE DR
BURR RIDGE, IL 60527

GROZICH, PHYLLIS
16W184 89TH ST
WILLOWBROOK, IL 60527

FALLING WATER HOA
9105 FALLING WATER DR
BURR RIDGE, IL 60527

MUSA, GEORGE & MEYSOON
8200 FORESTVIEW DR
ORLAND PARK, IL 60462

STEVENS, RICHARD P
301 VALLEY VIEW DR
BURR RIDGE, IL 60527

DUBAK, VUSICA & JELENA
8911 SKYLINE DR
BURR RIDGE, IL 60527

EDWARDS, MACK & GEORGIA
9126 FALLINGWATER DR
BURR RIDGE, IL 60521

ZOLNIERZOW, ZBIGNIEW
10S261 MADISON ST
BURR RIDGE, IL 60527

GALLEGOS, ROBERT & SANDRA
16W254 91ST ST
BURR RIDGE, IL 60527

ABID, MOHAMMED & AFSHAN
10S425 MADISON ST
BURR RIDGE, IL 60521

VENKATARAMAN, MYTHILI &S
16W166 W 91ST ST
BURR RIDGE, IL 60527

FOSTER, WILLIAM S
8939 PALISADES ED
BURR RIDGE, IL 60527

Aug 3, 2023 at 9:43:15 AM
16W122 91st St
Burr Ridge IL 60527
United States





Permits Applied for July 2023

08/14/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCA-23-292	07/24/2023	7045 Veterans Blvd. Unit B	TBD	Com Alteration
JCMSC-23-253	07/10/2023	601 Burr Ridge Pkwy	Rose Paving Company 7300 W 100th Pl Bridgeview IL 60455	Commercial Miscellaneous
JCMSC-23-279	07/19/2023	700 W 79th St	Soumar Masonry Restoration Inc 1033 S. Rt 83 (Frontage Rd) Elmhurst IL 60126	Commercial Miscellaneous
JCMSC-23-293	07/25/2023	835 McClintock Dr	Waner Enterprises, Inc. 10150 Virginia Chicago Ridge IL 60415	Commercial Miscellaneous
JCPP-23-247	07/05/2023	100 Burr Ridge Pkwy	Palos Plumbing 12452 S Richard Ave Palos Heights IL 60463	Com Plumbing Permit
JDEK-23-283	07/19/2023	267 93rd Pl	Andys Service 267 93rd Pl Burr Ridge IL 60527	Deck
JDEK-23-287	07/21/2023	426 Parkview Pl	8A Master Renovations 1678 Brookdale Rd. Naperville IL 60563	Deck
JELV-23-270	07/12/2023	9441 FALLINGWATER W DR	Top Notch Elevator Company 1160 Altini Dr Des Plaines IL 60016	Elevator
JGEN-23-284	07/20/2023	8610 Castle Ct	ABT Electronics 1200 N Milwaukee Av. Glen View IL 60025	Generator



Permits Applied for July 2023

08/14/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPAT-23-252	07/06/2023	7900 Deerview Ct	Loboz & Associates 17525 S Parker Rd Homer Glen IL 60491	Patio
JPAT-23-272	07/13/2023	15W 221 72nd ST	Arrowhead Brick Pavers, Inc. 2800 S Cannonball Tr Bristol IL 60512	Patio
JPAT-23-273	07/13/2023	8170 Ridgepointe Dr	Atlantic Homes Inc. 14730 S. Kilbourne Ave. Midlothian IL 60445	Patio
JPAT-23-274	07/13/2023	11530 Ridgewood Ln	Green Grass Opco, LLC 1597 Warren Avenue Downers Grove IL 60515	Patio
JPAT-23-277	07/17/2023	3 Hampton Ct	Streamline Landscaping 14348 Bruce Road Homer Glen IL 60491	Patio
JPAT-23-278	07/19/2023	6786 Fieldstone Dr	All N One Service, Inc. 39W951 Freeman Rd Gilberts IL 60136	Patio
JPAT-23-298	07/28/2023	6807 Fieldstone Dr	King's Landscaping 16W280 Jeans Rd. Lemont IL 60439	Patio
JPF-23-255	07/10/2023	133 Carriage Way Dr	Suburban Fence 6440 S Central Chicago IL 60638	Fence Permit
JPF-23-285	07/19/2023	267 93rd Pl	Andys Service 267 93rd Pl Burr Ridge IL 60527	Fence Permit

08/14/2023

Permits Applied for July 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPF-23-286	07/21/2023	11317 W 71st St	Homeowner	Fence Permit
JPF-23-297	07/28/2023	362 Countryside Ct	Freeman Fence, Inc. 200 W. River Road St. Charles IL 60174	Fence Permit
JPPL-23-300	07/31/2023	15W 221 72nd ST	Arrowhead Brick Pavers, Inc. 2800 S Cannonball Tr Bristol IL 60512	Pool
JPS-23-254	07/10/2023	701 Village Center Dr.	Signs Now 1548 Ogden Avenue Downers Grove IL 60515	Sign
JPS-23-276	07/14/2023	7531 Brush Hill Rd	TBD	Sign
JPS-23-280	07/19/2023	311 Shore Dr	Olympik Signs, Inc 1130 N. Garfield Lombard IL 60148	Sign
JPS-23-301	07/31/2023	16W 30 83RD ST	Doyle Signs, Inc 232 W. Interstate Rd. Addison IL 60101	Sign
JRAD-23-282	07/20/2023	6520 S Elm St	Broucek Builders, LLC 190 S. LaSalle St. Chicago IL 60603	Residential Addition
JRAL-23-257	07/10/2023	102 Waterside Pl	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way



Permits Applied for July 2023

08/14/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-258	07/10/2023	121 Northgate Pl	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way
JRAL-23-259	07/10/2023	124 Northgate Pl	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way
JRAL-23-260	07/10/2023	139 Easton Pl	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way
JRAL-23-261	07/10/2023	100 Waterside Pl	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way
JRAL-23-262	07/10/2023	53 Thornhill Ct	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way
JRAL-23-263	07/10/2023	95 Trent Ct	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way
JRAL-23-264	07/10/2023	137 Northgate Pl.	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way
JRAL-23-265	07/10/2023	129 Northgate Pl	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way
JRAL-23-266	07/10/2023	27 Stonehenge Ct	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way



Permits Applied for July 2023

08/14/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-267	07/10/2023	28 Stonehenge Ct	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Right-of-Way
JRAL-23-268	07/11/2023	6460 Hillcrest Dr	Michael Criscione 7800 Drew Ave Burr Ridge IL 60527	Right-of-Way
JRAL-23-271	07/13/2023	439 81st St	Elia Paving P.O. Box 580 Hinsdale IL 60522	Right-of-Way
JRAL-23-294	07/25/2023	ROWs DuPage Locations	AXS Points 200 S Shaddle Dr Mundelein IL 60060	Right-of-Way
JRAL-23-295	07/25/2023	ROWs DuPage Locations	RS Services Systems, Inc. 38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JRAL-23-299	07/31/2023	1004 Kenmare Dr	Lamantia Builders 20 E. Ogden Hinsdale IL 60521	Residential Alteration
JRES-23-251	07/06/2023	7900 Deerview Ct	Loboz & Associates 17525 S Parker Rd Homer Glen IL 60491	Residential Miscellaneous
JRES-23-256	07/10/2023	Chasemoor of Burr Ridge	Murphy Construction Services 16W273 83rd St. Ste. D Burr Ridge IL 60527	Residential Miscellaneous
JRES-23-269	07/13/2023	1161 Secret Forest Dr	Neupauer Masonry 10 S 122 Clarendon Hills Rd Willowbrook IL 60527	Residential Miscellaneous



Permits Applied for July 2023

08/14/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRES-23-275	07/13/2023	11530 Ridgewood Ln	Green Grass Opco, LLC 1597 Warren Avenue Downers Grove IL 60515	Residential Miscellaneous
JRES-23-288	07/21/2023	15 Hidden Lake Dr	Vertical Chimney Care 960 Industrial Dr. Elmhurst IL 60126	Residential Miscellaneous
JRES-23-289	07/21/2023	7210 Hamilton Ave	Vertical Chimney Care 960 Industrial Dr. Elmhurst IL 60126	Residential Miscellaneous
JRES-23-290	07/24/2023	721 82nd St	Sunpower Corp 2380 Vantage Drive Elgin IL 60124	Residential Miscellaneous
JRES-23-291	07/24/2023	8633 Heather Dr	Sunrun Installation Services, Inc. 1 Territorial Ct Bolingbrook IL 60440	Residential Miscellaneous
JRPE-23-296	07/26/2023	8220 Ridgepointe Dr	Via Meridiana Contractors 8821 Robert Road Darien IL 60561	Res Electrical Permit
JRPE-23-302	07/31/2023	7320 Chestnut Hills	JD Pro Electric Inc. 9230 Grand Ave Franklin Park IL 60131	Res Electrical Permit
JRSF-23-281	07/19/2023	5 Marisssa Ct	Fragment Architecture 6514 Rodgers Dr. Willowbrook IL 60527	Residential New Single Family
TOTAL:	53			



Permits Issued July 2023

08/14/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Dustin Curtis Architect	JCA-23-094	07/14/2023	311 Shore Dr	Com Alteration	2,643,017	40,652
TW Chicago LLC	JCA-23-226	07/13/2023	7521 Brush Hill Rd	Com Alteration	65,000	
Hayes Mechanical	JCMSC-22-310	11/02/2022	1000 Village Center Dr.	Commercial Miscellaneous	266,066	
Gain Renewables Services, Inc.	JCMSC-23-101	07/27/2023	16W 361 South Frontage RD	Commercial Miscellaneous	777,714	
Maneval Construction	JCMSC-23-240	07/17/2023	15W 122 South Frontage Rd.	Commercial Miscellaneous	139,797	
Rose Paving Company	JCMSC-23-253	07/24/2023	601 Burr Ridge Pkwy	Commercial Miscellaneous	22,702	1,030
Palos Plumbing	JCPP-23-247	07/05/2023	100 Burr Ridge Pkwy	Com Plumbing Permit	9,000	
King Bruwaert House	JDEK-23-235	07/17/2023	135 Daisy Meadow	Deck		260
King Bruwaert House	JDEK-23-236	07/17/2023	141 Pheasant Hollow Dr	Deck		134
King Bruwaert House	JDEK-23-237	07/17/2023	200 Pheasant Hollow Dr	Deck		240
Access Elevator Inc.	JELV-23-208	07/14/2023	16W 30 83RD ST	Elevator	29,886	
P&S Concrete Plus	JPAT-23-199	07/06/2023	688 Camelot Dr	Patio	8,500	
Power Court	JPAT-23-201	07/10/2023	104 Ambriance	Patio	14,725	1,500
Matthew Nieciunski	JPAT-23-231	07/03/2023	431 Glenn Dr. Dr	Patio	8,500	
Elizabeth Puchalski	JPAT-23-248	07/19/2023	7229 Hamilton Ave	Patio		
Donnie Buonavolanto	JPAT-23-252	07/20/2023	7900 Deerview Ct	Patio	20,000	
Illinois Fence Company	JPF-23-214		750 Cambridge Dr	Fence Permit		
Suburban Fence	JPF-23-255	07/28/2023	133 Carriage Way Dr	Fence Permit	14,000	289
AsureNet LLC	JPPL-23-228	07/18/2023	4 Longwood Dr	Pool	149,000	600
Hiram Builders LLC	JPS-23-076	07/06/2023	720 Village Center Dr.	Sign		

Square footage shown on this report reflects the total for calculating the maximum floor area permitted.

The construction value is based on an estimated value of \$150 per sq. ft. for residential new & addition construction and \$75 per sq. ft. for residential alterations.

Construction value or square footage will not be reflected for miscellaneous permits such as: decks, fences, pools, driveways, etc.

08/14/2023

Permits Issued July 2023



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Genesis Electric & Lighting	JPS-23-163	07/17/2023	312 Burr Ridge Pkwy	Sign		
Modern Signs Inc	JPS-23-216	07/12/2023	9115 Kingery Hwy	Sign		
Jack and Hammer Builders, Inc	JRAD-23-161	07/27/2023	6714 Fieldstone Dr	Residential Addition	110,250	735
Legacy Paving & Construction, LL	JRAL-23-168	07/18/2023	9340 Madison St	Right-of-Way	21,000	
Salah Abusin	JRAL-23-186	07/28/2023	573 87th St	Residential Alteration	212,100	2,828
Sellas Construction Inc	JRAL-23-194	07/13/2023	6379 County Line Rd	Residential Alteration	942,300	12,564
Peace of Mind Remodeling	JRAL-23-213	07/03/2023	159 Post Rd	Residential Alteration	23,850	318
Milica Harvel	JRAL-23-219	07/03/2023	7224 Fair Elms Ave	Right-of-Way		
Tate Enterprises, Inc	JRAL-23-220	07/03/2023	7 Ridge Farm Rd	Residential Alteration	52,725	703
Brad & Amy Heinz	JRAL-23-223	07/03/2023	1140 Woodview Rd	Right-of-Way	6,582	1,833
Joseph Saavedra	JRAL-23-224	07/14/2023	16W 328 95TH PL	Right-of-Way		
SK Project Management	JRAL-23-225	07/03/2023	103 Oak Ridge Dr	Residential Alteration	284,625	3795
Group A Architecture	JRAL-23-227	07/03/2023	9253 Fallingwater Dr E	Residential Alteration	270,000	735
Black Hawk Paving & Construction	JRAL-23-232	07/14/2023	55 Pine Tree Ln	Right-of-Way	21,725	
Primera engineers	JRAL-23-233	07/14/2023	ROWs DuPage Locations	Right-of-Way		
Michael Criscione	JRAL-23-241	07/17/2023	333 Kirkwood Cove	Right-of-Way	7,400	1,945
TurnKey Network Solutions	JRAL-23-246	07/18/2023	ROWs DuPage Locations	Right-of-Way		
Murphy Construction Services	JRAL-23-257	07/24/2023	102 Waterside Pl	Right-of-Way		
Murphy Construction Services	JRAL-23-258	07/24/2023	121 Northgate Pl	Right-of-Way		
Murphy Construction Services	JRAL-23-259	07/24/2023	124 Northgate Pl	Right-of-Way		

Square footage shown on this report reflects the total for calculating the maximum floor area permitted.

The construction value is based on an estimated value of \$150 per sq. ft. for residential new & addition construction and \$75 per sq. ft. for residential alterations.

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Permits Issued July 2023

08/14/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Murphy Construction Services	JRAL-23-260	07/24/2023	139 Easton Pl	Right-of-Way		
Murphy Construction Services	JRAL-23-261	07/24/2023	100 Waterside Pl	Right-of-Way		
Murphy Construction Services	JRAL-23-262	07/24/2023	53 Thornhill Ct	Right-of-Way		
Murphy Construction Services	JRAL-23-263	07/24/2023	95 Trent Ct	Right-of-Way		
Murphy Construction Services	JRAL-23-264	07/24/2023	137 Northgate Pl.	Right-of-Way		
Murphy Construction Services	JRAL-23-265	07/25/2023	129 Northgate Pl	Right-of-Way		
Murphy Construction Services	JRAL-23-266	07/25/2023	27 Stonehenge Ct	Right-of-Way		
Murphy Construction Services	JRAL-23-267	07/25/2023	28 Stonehenge Ct	Right-of-Way		
Michael Criscione	JRAL-23-268	07/19/2023	6460 Hillcrest Dr	Right-of-Way	10,900	3,424
Stanley Garage Builders	JRDB-23-222	07/03/2023	737 W 81st St.	Residential Detached Building	79,200	528
Eduardo's Landscaping	JRES-23-206	07/12/2023	11505 75th St	Residential Miscellaneous	10,000	
Tuff Shed	JRES-23-212	07/03/2023	6031 Garfield Ave	Residential Miscellaneous	5,369	100
Power Court	JRES-23-217	07/03/2023	7440 Arbor Ave	Residential Miscellaneous		
Certasun LLC	JRES-23-242	07/18/2023	350 Old Oak Ct	Residential Miscellaneous		
Acculevel	JRES-23-244	07/17/2023	9321 Fallingwater Dr W	Residential Miscellaneous		
Murphy Construction Services	JRES-23-256	07/24/2023	Chasemoor of Burr Ridge	Residential Miscellaneous		
Joseph Bak Jr.	JRSF-23-037	07/11/2023	6100 Grant St	Residential New Single Family	2,000,000	6,589
Husain Koita	JRSF-23-096	07/13/2023	5921 Madison St	Residential New Single Family	672,750	4485
Infinity Real Property Corp	JRSF-23-135	07/10/2023	171 Ashton Dr	Residential New Single Family	985,650	6571
TOTAL:	59					

Square footage shown on this report reflects the total for calculating the maximum floor area permitted.

The construction value is based on an estimated value of \$150 per sq. ft. for residential new & addition construction and \$75 per sq. ft. for residential alterations.

Construction value or square footage will not be reflected for miscellaneous permits such as: decks, fences, pools, driveways, etc.

Occupancy Certificates Issued July 2023

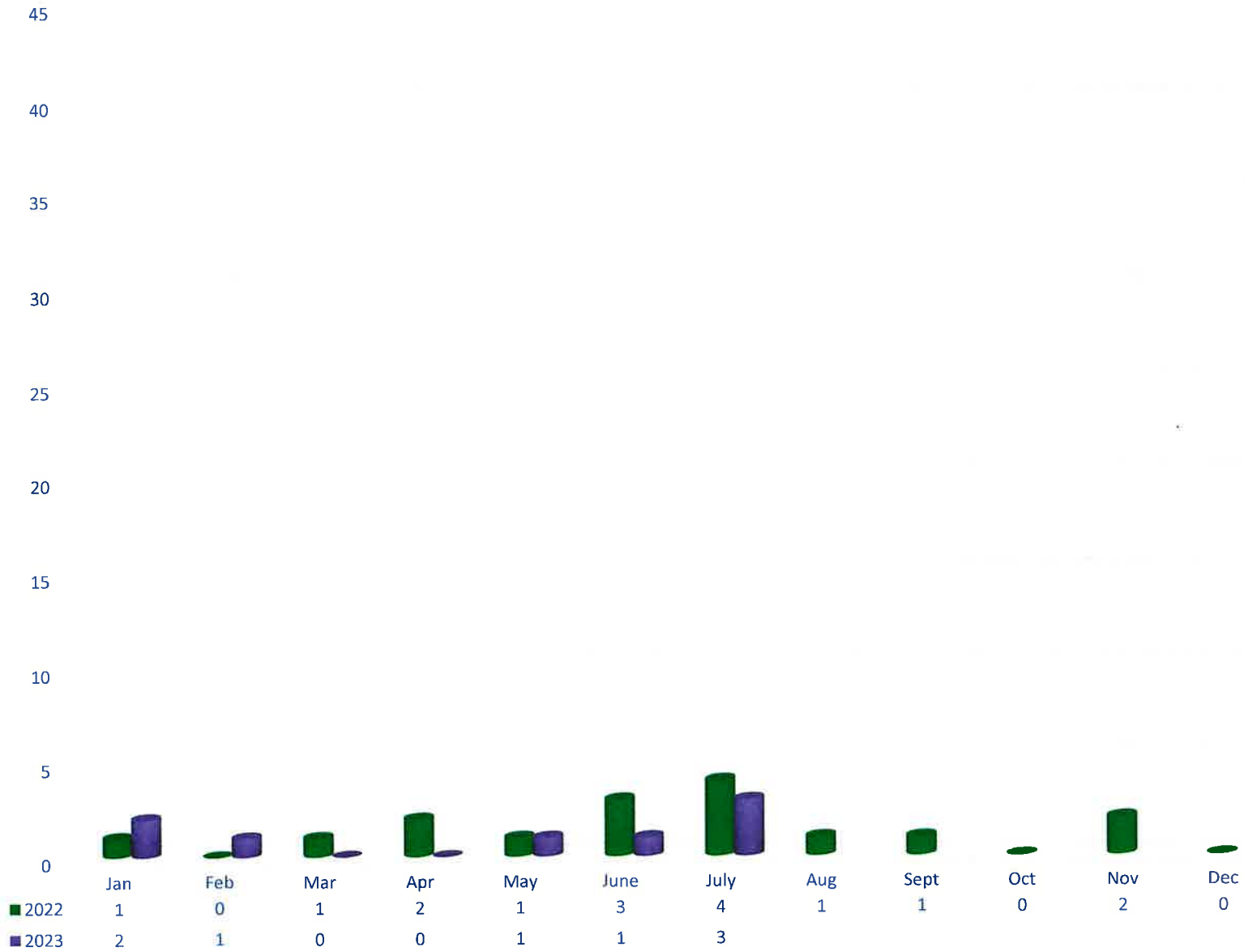
CO#	Certificate of Occupancy Date	Occupancy of Record	Address
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CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2023

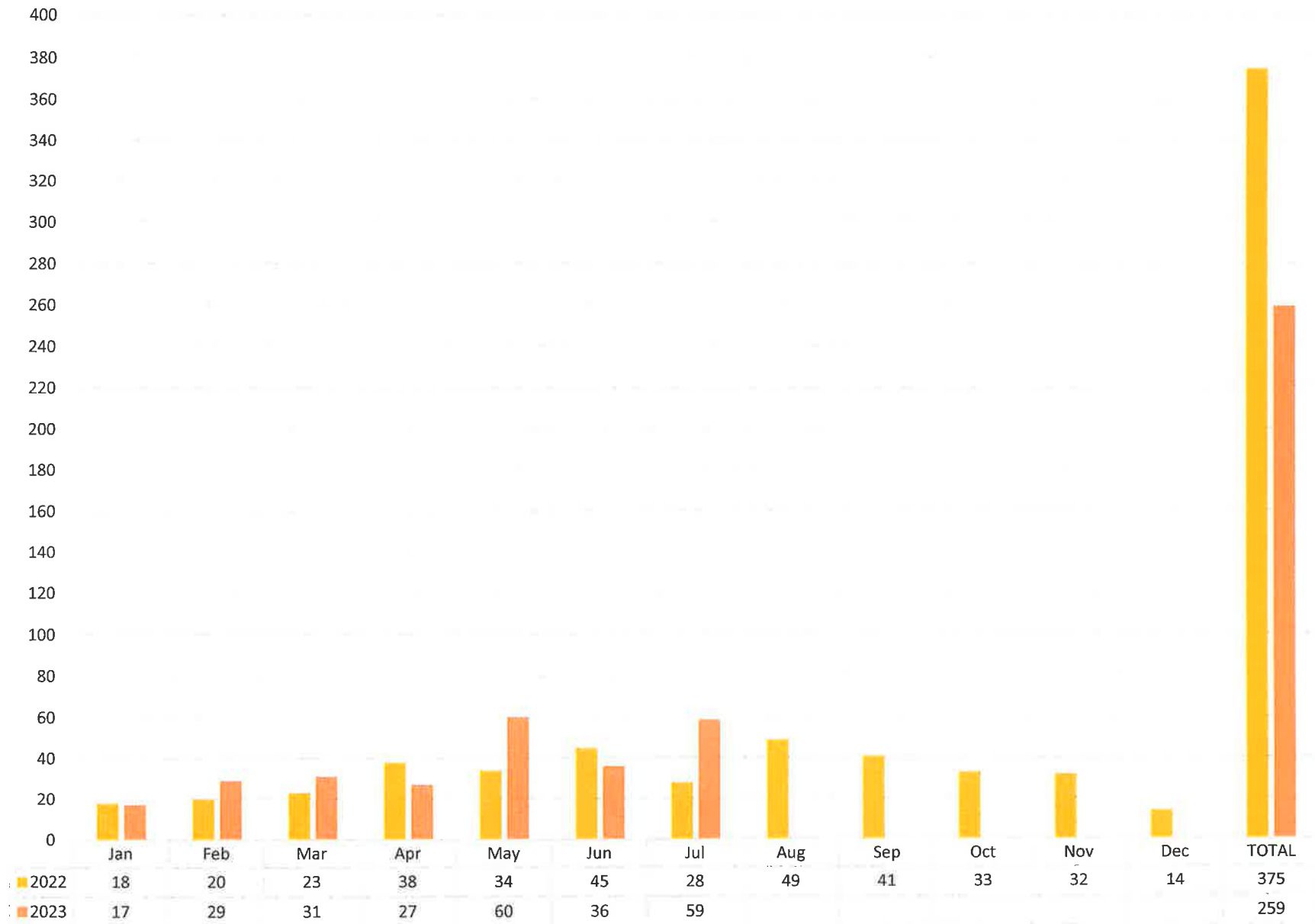
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$2,450,000	\$16,875	\$0	\$150,000	\$2,616,875
	[2]	[2]	[]	[2]	
FEBRUARY	\$800,000	\$74,325	\$0	\$353,333	\$1,227,658
	[1]	[3]	[]	[4]	
MARCH		\$687,150	\$0	\$4,068,375	\$4,755,525
	[]	[6]	[]	[2]	
APRIL	\$0	\$115,350	\$1,300,000	\$0	\$1,415,350
	[]	[2]	[1]	[]	
MAY	\$1,000,000	\$25,500	\$2,000,000	\$294,090	\$3,319,590
	[1]	[2]	[1]	[3]	
JUNE	\$1,449,163	\$121,600		\$50,000	\$1,620,763
	[1]	[2]	[]	[1]	
JULY	\$3,658,400	\$1,975,050	\$0	\$2,708,017	\$8,341,467
	[3]	[9]	[]	[2]	
AUGUST					
	[]	[]	[]	[]	
SEPTEMBER					
	[]	[]	[]	[]	
OCTOBER					
	[]	[]	[]	[]	
NOVEMBER					
	[]	[]	[]	[]	
DECEMBER					
	[]	[]	[]	[]	
2023 TOTAL	\$9,357,563	\$3,015,850	\$3,300,000	\$7,623,815	\$23,297,228
	[8]	[26]	[2]	[14]	

Village of Burr Ridge New Housing Permits 2022 Compared to 2023



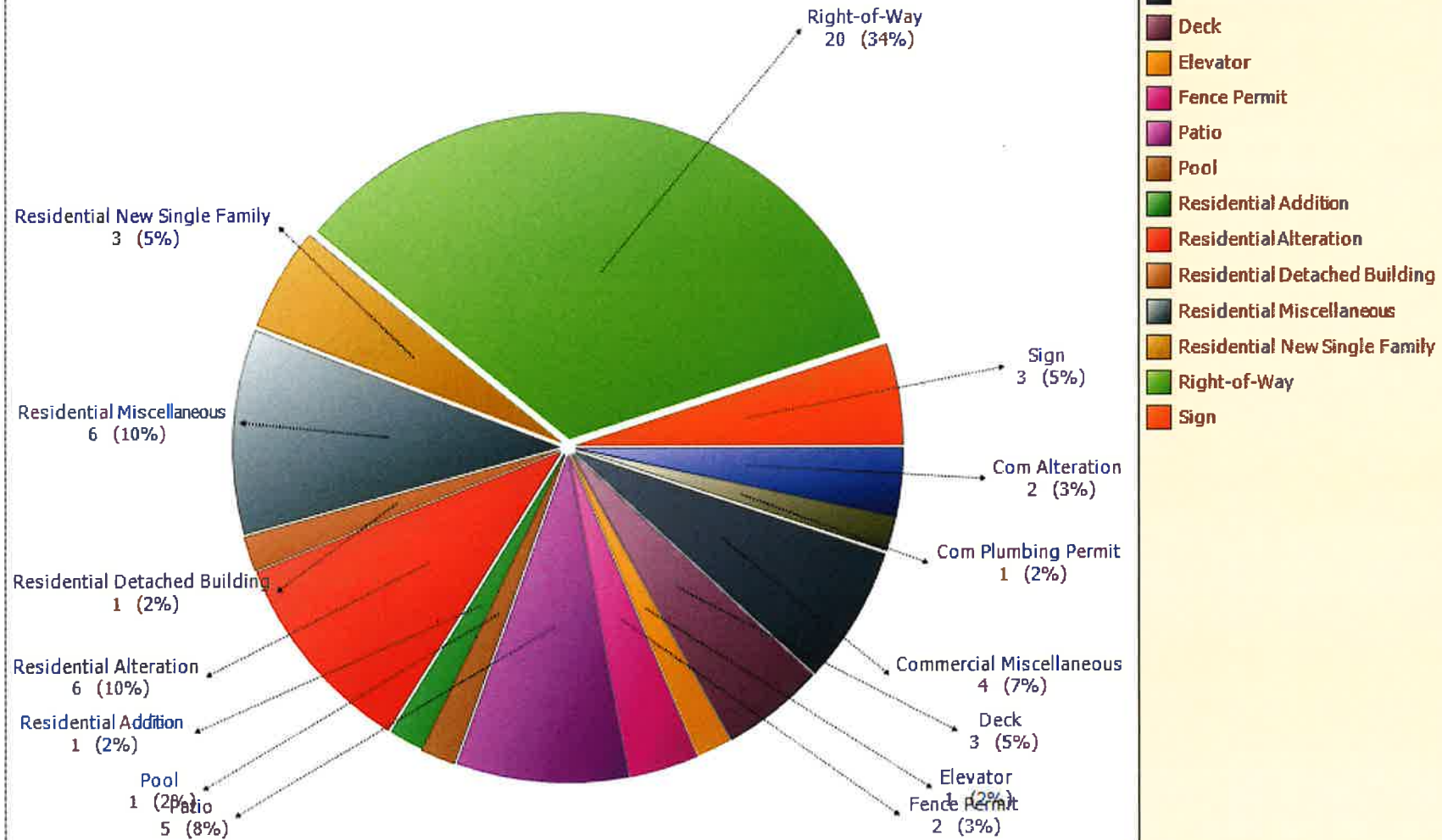
Village of Burr Ridge Building Permits Issued 2022 Compared to 2023



Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 07/01/2023 AND 07/31/2023

Projects by Project Type





VILLAGE OF BURR RIDGE

MEMORANDUM

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

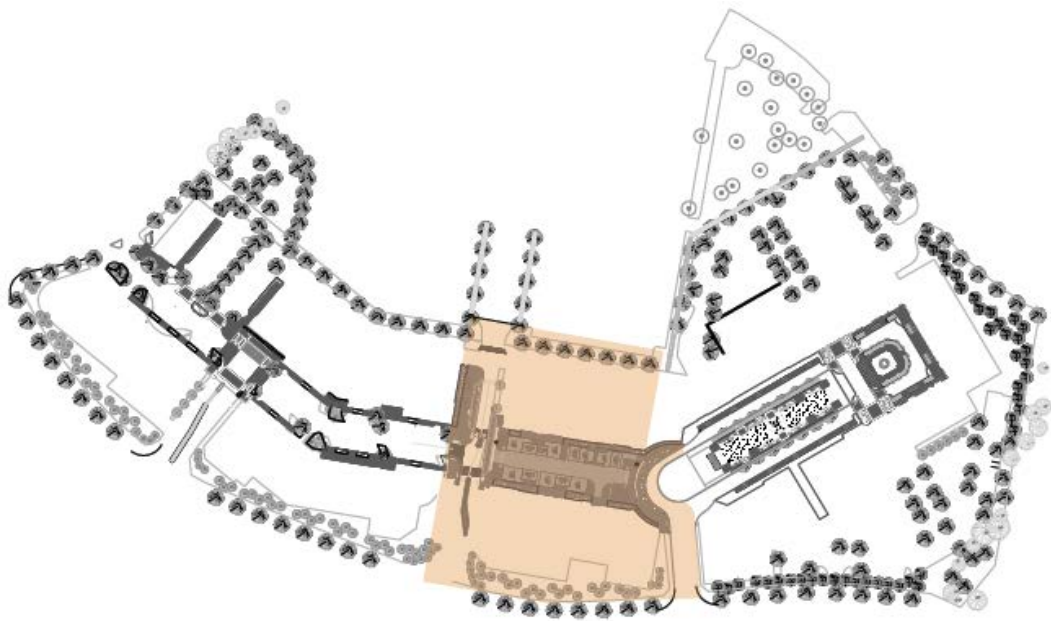
FROM: Janine Farrell, AICP
Community Development Director

DATE: August 21, 2023

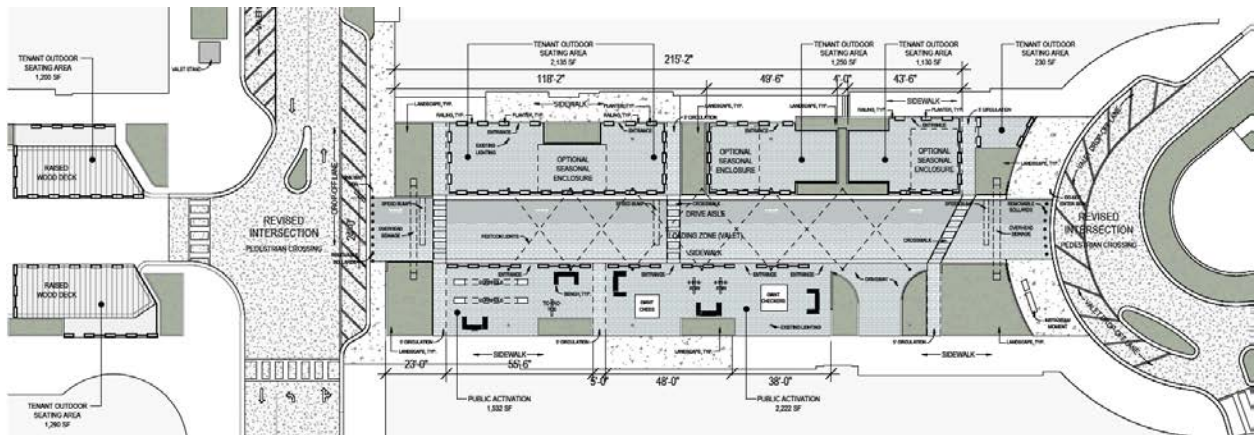
RE: PC-07-2023 Burr Ridge Village Center PUD– Entertainment District Final Streetscape Design

Please find attached a request for the final streetscape designs for a Planned Unit Development, Ordinance #A-834-15-20 (Z-11-2020). In 2020, the Village Center was approved for an amendment to Ordinances #A-834-10-05 and #A-834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5A, 5B, and 6, to amend the common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and the like adjacent to Buildings 4 and 5A, and to re-establish the previously permitted traffic circle adjacent to the Village Green.

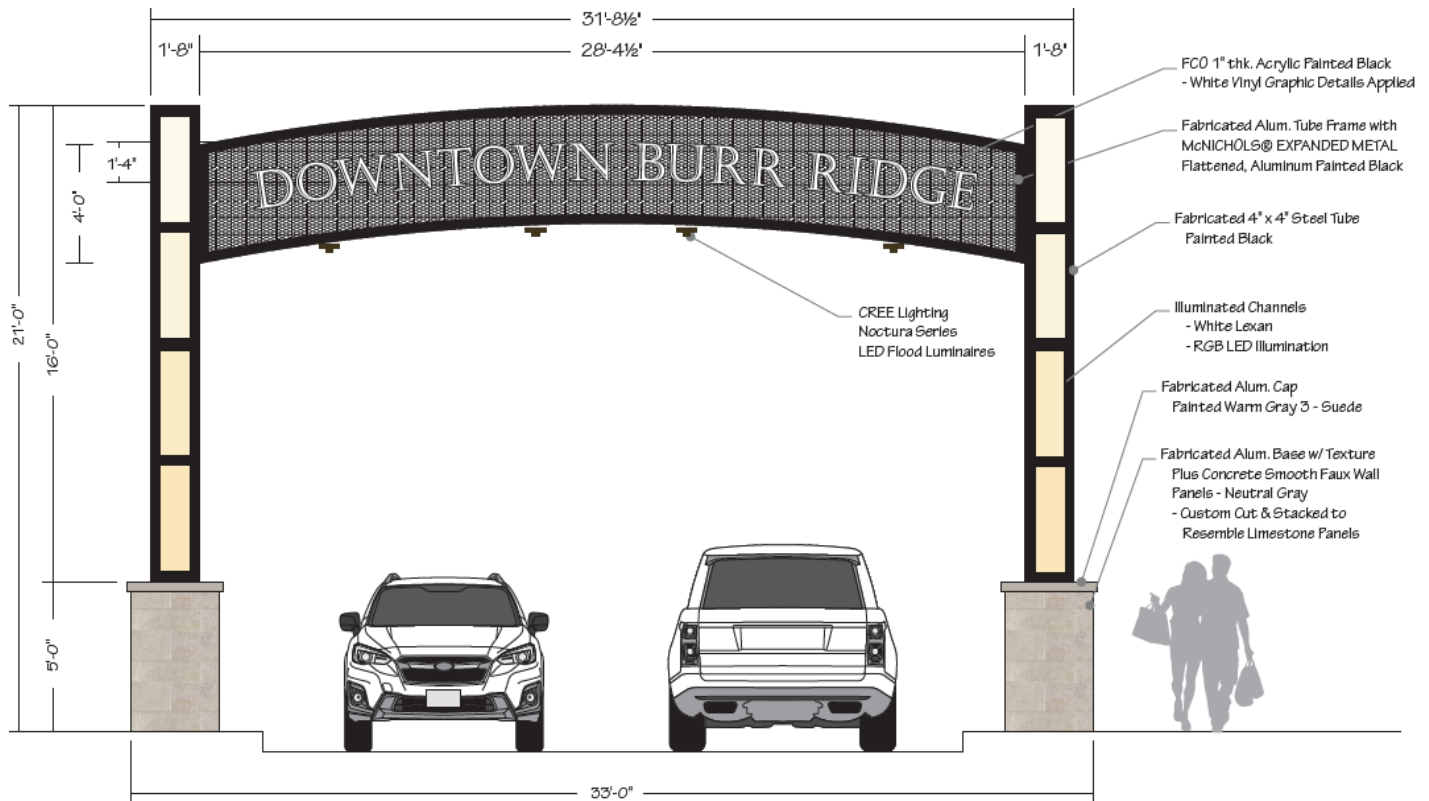
Condition #2 of approved Ordinance A-834-15-20 stated that, “the petitioner must receive conditional approval from the Plan Commission and Board of Trustees regarding the Restaurant/Entertainment District’s final streetscape design, such as final site plan design, color and design of surface materials, street furniture and bollard design, landscape and lighting design, etc.” The Village Center is now submitting the final streetscape designs and plans for the Entertainment District for approval. The plans are included as Exhibit A and include information on the design of the outdoor furniture, lighting, planters, games/activities, Instagram attractions, and tenant enclosures. There is one notable deviation from the prior 2020 approval. Instead of completely closing off the Entertainment District, a one-way vehicular drive aisle will be installed. This drive aisle is located on the opposite side of the street (north) and is proposed to allow for deliveries and acclimating the public to the future full closure of the road.



The Entertainment District in the Village Center is shaded in orange.



A detail of the Entertainment District.



The Plan Commission may determine this deviation as a minor or major change to the PUD, however, the future intent is for this road to fully close as was proposed and approved in 2020. Zoning Ordinance section XIII.L.8 discusses the procedures for major and minor changes to PUDs. “Major changes are those which alter the concept or intent of the planned unit development, including but not limited to increases in the density; increases in the height of buildings or structures; internal use of buildings and structures; reductions of proposed open space; a proposed change in the proportion of housing types; changes in standards of or alignment of roads, utilities, water, electricity, and drainage; or changes in the final governing ordinance.” Any action which does not fit under the major change is constituted as a minor change.

Findings of Fact and Recommendation

Since the request was already approved in 2020, the Plan Commission is only reviewing the final streetscape design and there are no new Findings of Fact. Should the Plan Commission recommend approval of the final streetscape designs of the Village Center Entertainment District, staff recommends the following condition:

1. The streetscape design shall comply with the plans as included in Exhibit A.

Attachments

Exhibit A – Petitioner’s Materials

Exhibit B – Ordinance A-834-15-20

July 19, 2023

Burr Ridge Village Center – Entertainment District, Phase 2 Approval

Project Narrative

The goal of the Entertainment District is to establish a pedestrian friendly, outdoor dining and public engagement zone at the core of the Burr Ridge Village Center. The Village Center has attracted multiple new restaurant and hospitality focused tenants that will further promote the center as a prime destination for Burr Ridge residents.

The first phase of approval was focused on infrastructure improvements that will include the conversion of existing street parking into brick-paved pedestrian friendly areas for public and tenant utilization. Also included in the first phase will be improvements to the existing street lighting and the addition of ambient festoon lighting.

For the second phase of approval, our goal is to establish a design standard for tenant provided outdoor dining facilities, to define the public amenities, and to create a sense of arrival by framing the district with large overhead gateway signage. Included in the phase two approval package is inspirational design guideline imagery for the tenant provided furniture. We have specified a standard railing and planter design that will enclose the independent tenant outdoor dining areas. We have included images and specifications for the benching system and various yard games that will enhance the public areas. Also included are the specifications and drawings for the overhead gateway signs that will be installed at either end of the district.

In terms of the optional seasonal enclosures, our goal is to establish a uniform design standard (style, material, and finish). We want them to be similar in style to the one installed at Topaz, however ours would be freestanding. The seasonal enclosures are optional, and each tenant will have the ability to decide if they install one or not. If a tenant chooses to install a seasonal enclosure, the design of the enclosure will need to match the design aesthetic imagery included in the package.

One deviation that we've made to our previous submission is the addition of a one-way vehicular drive aisle down the middle of the district to allow for deliveries and greater flexibility. There were concerns with completely cutting off traffic through the center. The one-way drive aisle provides a transitional solution for the immediate future. The entire area can easily be closed off for larger events, while remaining open during weekdays for typical business. The goal is to make the pedestrian area permanent once the public is accustomed to alternate traffic routing around the center.

DOWNTOWN BURR RIDGE

LIVE • WORK • PLAY

ENTERTAINMENT DISTRICT

PHASE II

BR

Burr Ridge Village Center

EDWARDS
REALTY COMPANY



DUNNE | KOZLOWSKI



ENTERTAINMENT



SOCIAL CENTER



MUSIC

CONTEMPORARY

EXPERIENTIAL

AFFLUENT

DINING

SOPHISTICATED

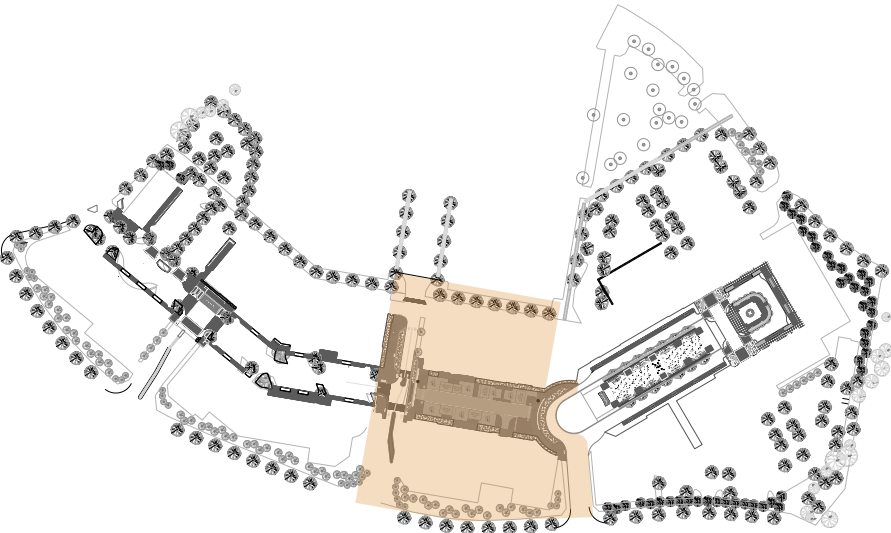
BR

Burr Ridge Village Center

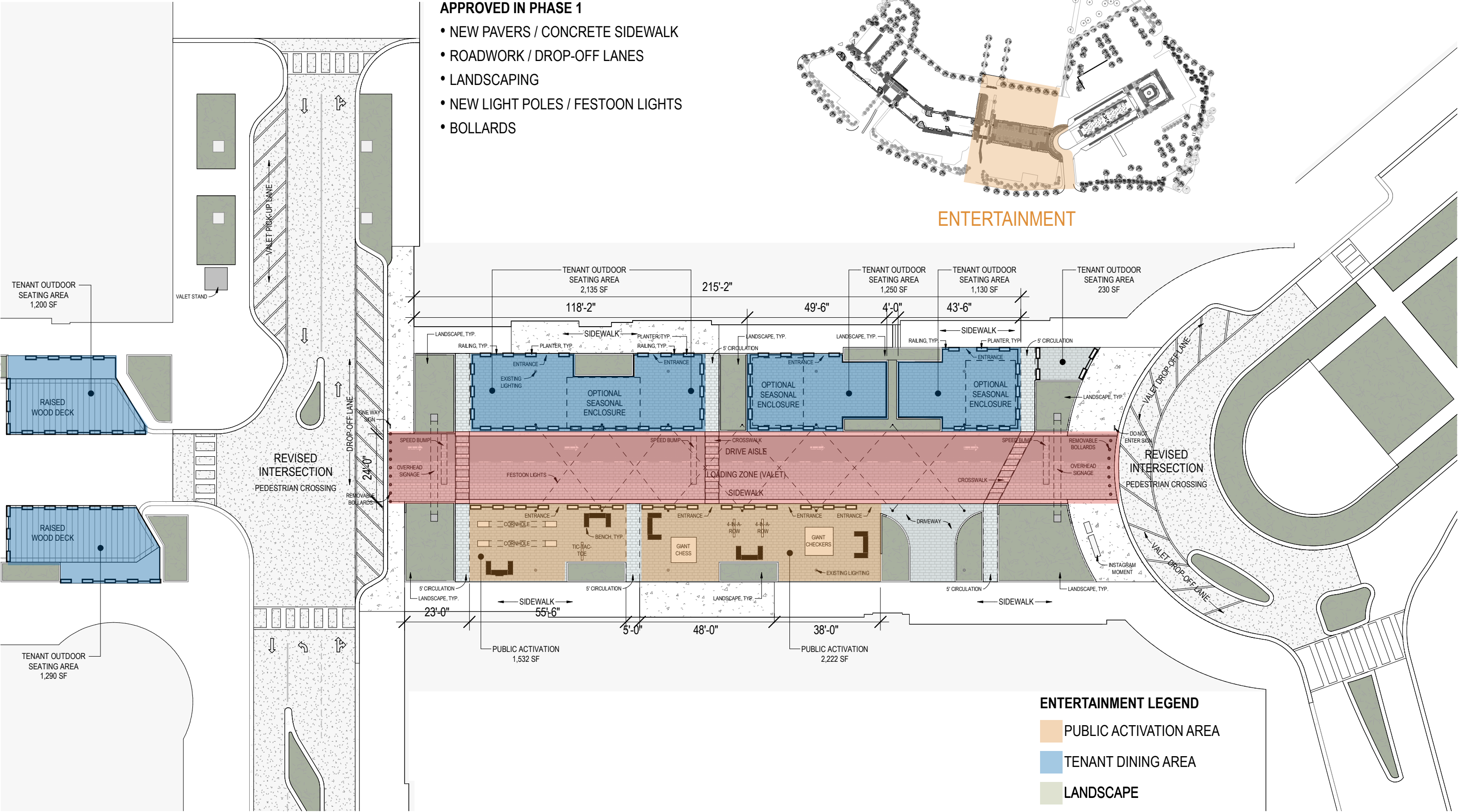


APPROVED IN PHASE 1

- NEW PAVERS / CONCRETE SIDEWALK
- ROADWORK / DROP-OFF LANES
- LANDSCAPING
- NEW LIGHT POLES / FESTOON LIGHTS
- BOLLARDS



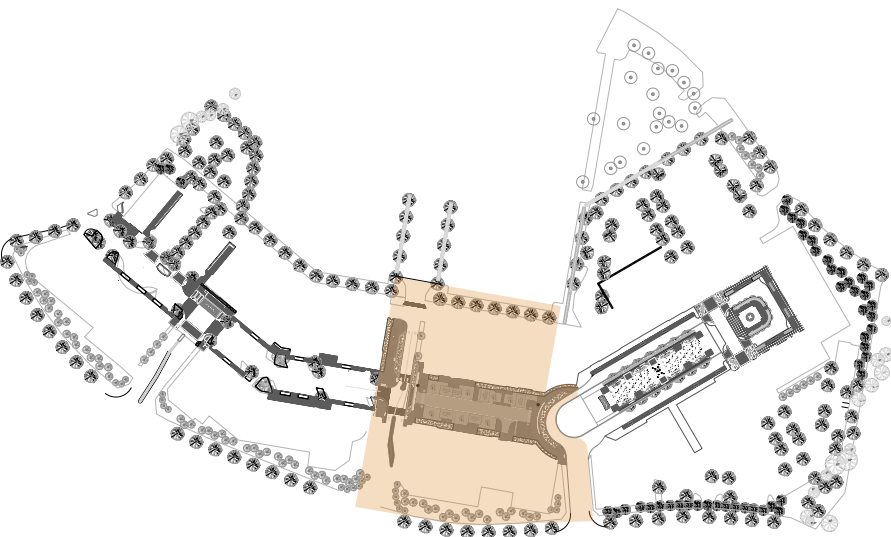
ENTERTAINMENT



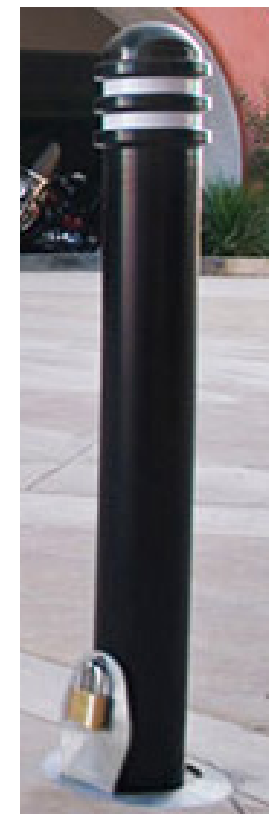
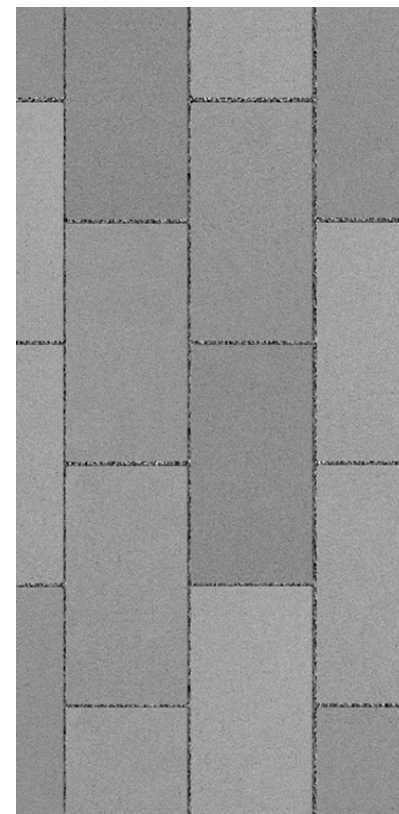
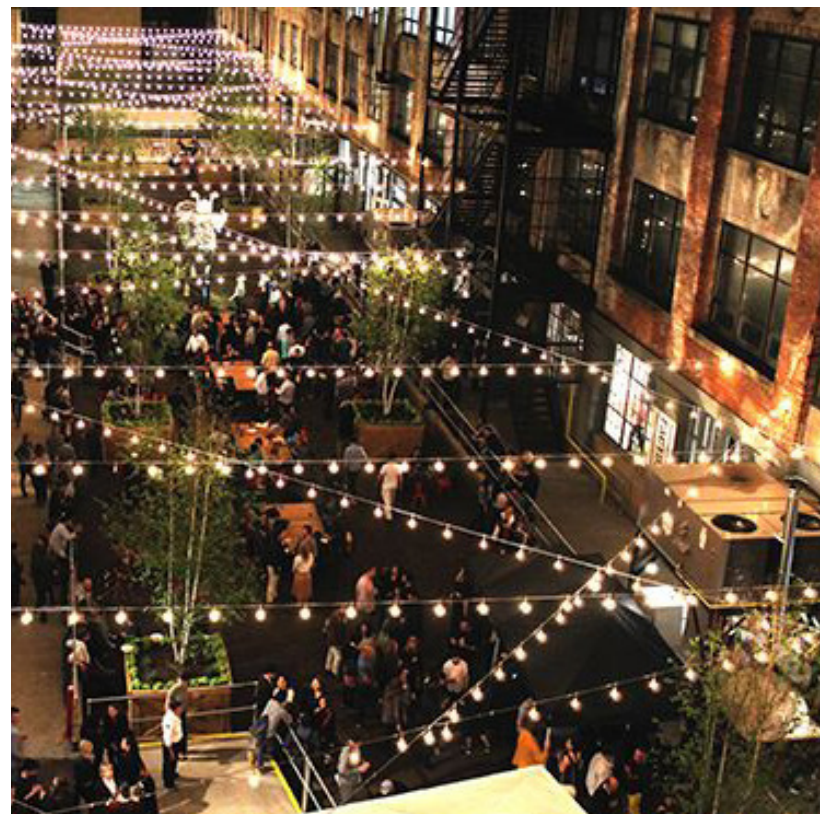
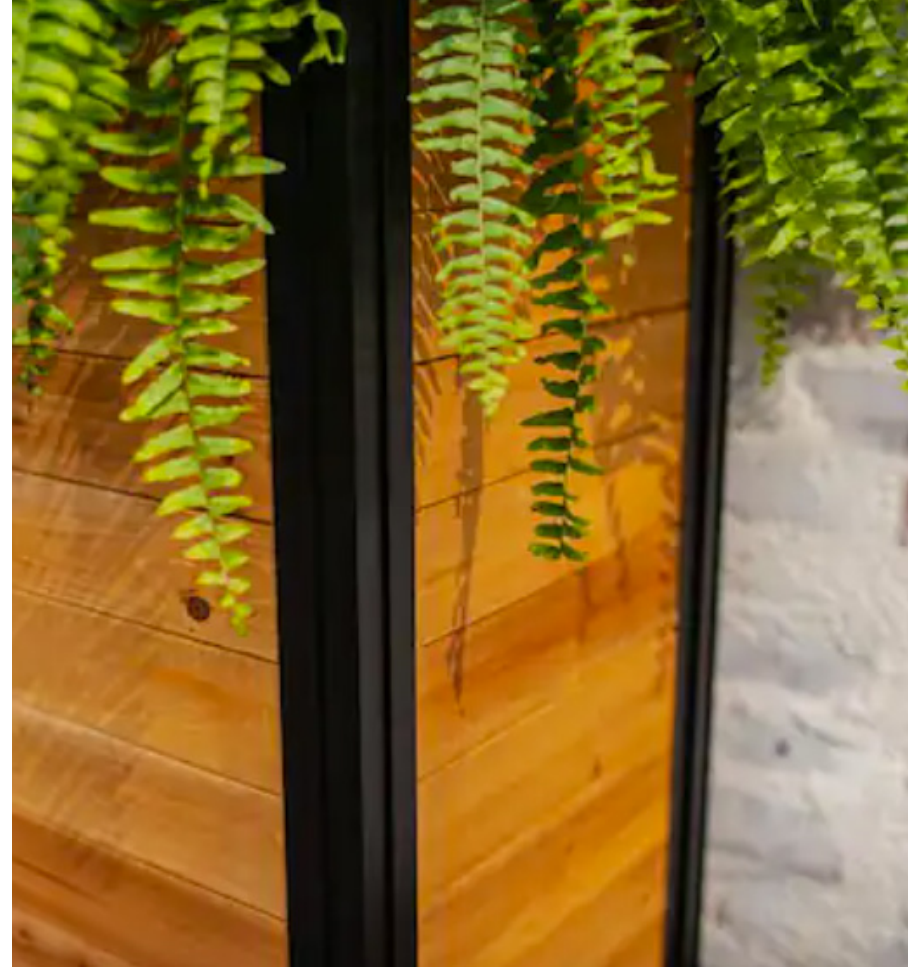
ENTERTAINMENT LEGEND

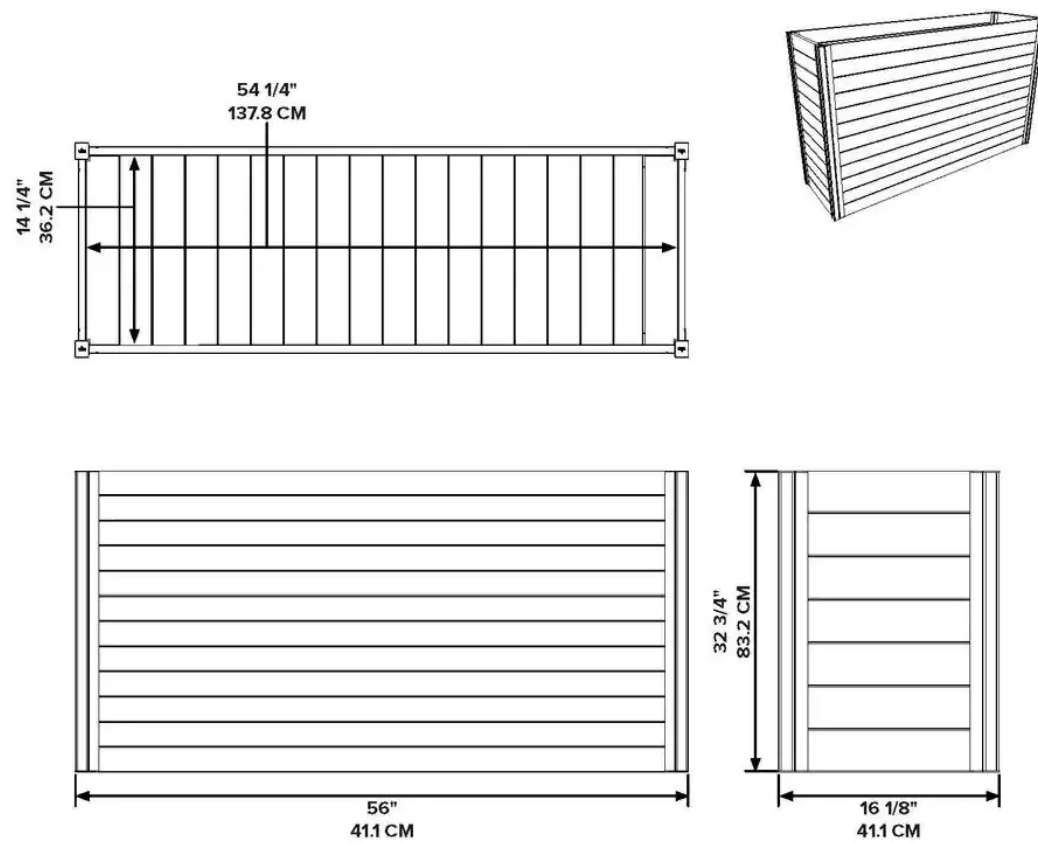
- PUBLIC ACTIVATION AREA
- TENANT DINING AREA
- LANDSCAPE
- DRIVE AISLE

SITE PLAN



SITE PLAN

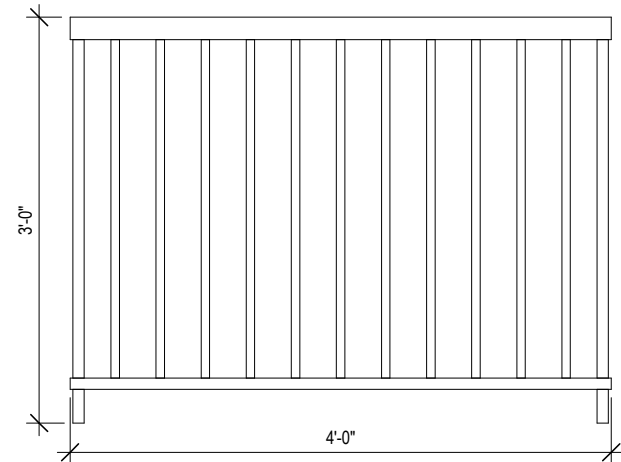




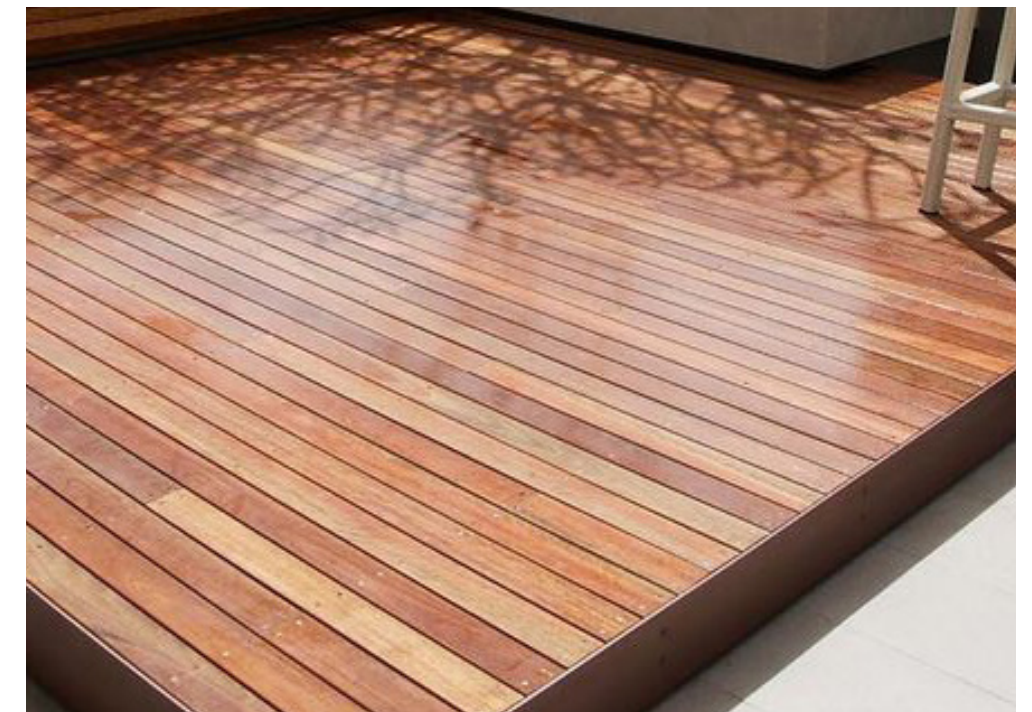
TYPICAL WOOD PLANTER



TYPICAL WASTE



TYPICAL ALUMINUM RAILING



TYPICAL RAISED COMPOSITE WOOD DECK
(ALIGNED WITH HEIGHT OF SIDEWALK)

DESIGNATED TENANT AREAS



PUBLIC SEATING

Canaan - Outdoor Street / Commercial Bench / Multi Straight (Recycled Plastic Wood)

- (6) 6' Straight Benches
- (12) 5' Straight Benches
- (6) Backrests



GAMES AND ACTIVITIES



All-Terrain Stage Kit

- Size: 12 ft x 8 ft



Giant Chess Set

- Size: 9 ft x 9 ft (25" Pieces)
- Material: PVC Mat



Custom Cornhole with Bags

- Size: 48" x 24"
- Material: Hardwood



Giant 4-in-a-row with Custom Logo

- Size: 38"w x 37"h
- Material: Solid Wood



Giant Checkers and Mat

- Size: 10 ft x 10 ft
- Material: Vinyl Mat

INSTAGRAM ATTRACTIONS



Outdoor Hand Stool

- Size: 23"W x 14"D x 23"H
- Material: Ceramic



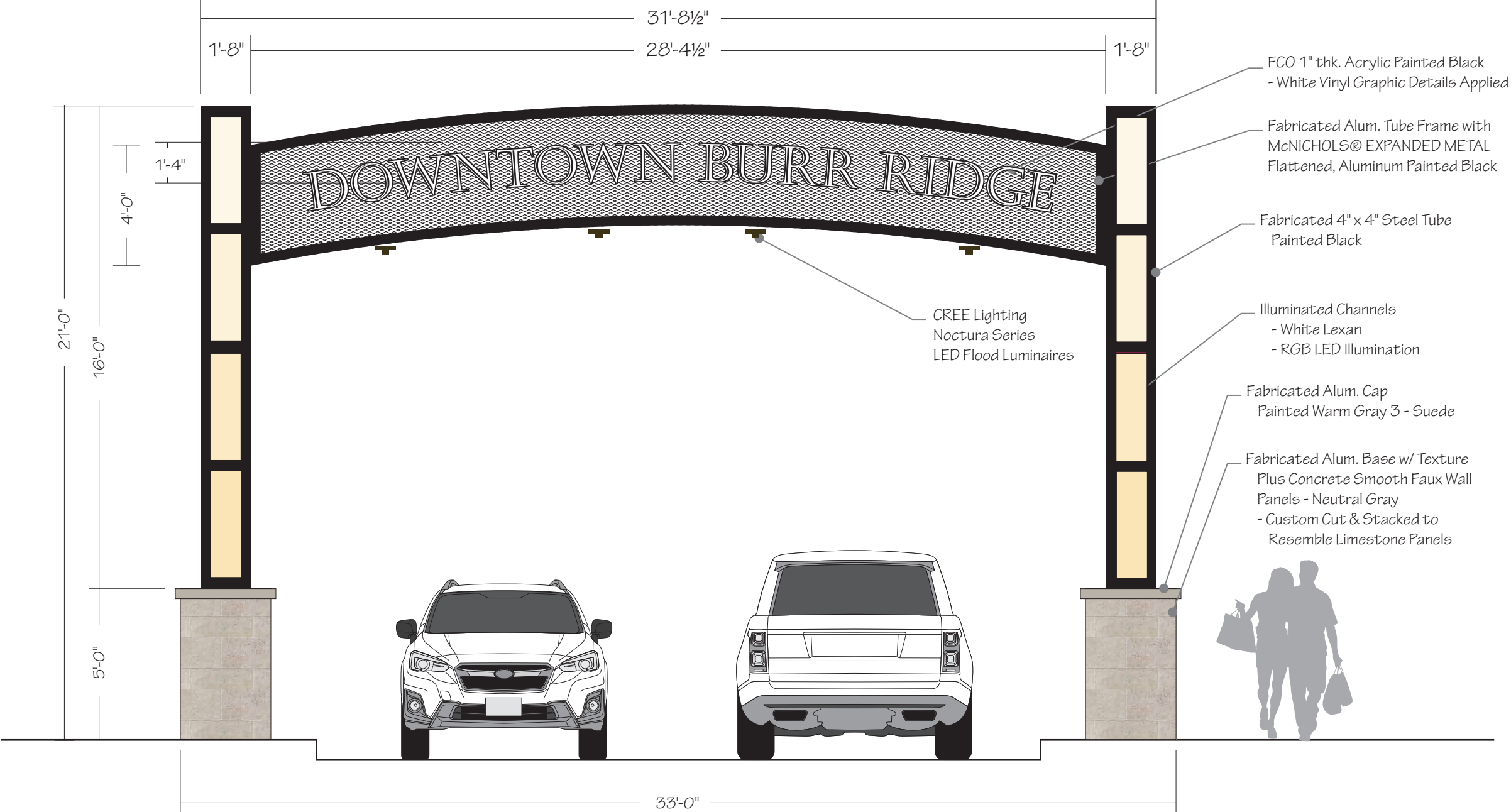
Route 66 Sign



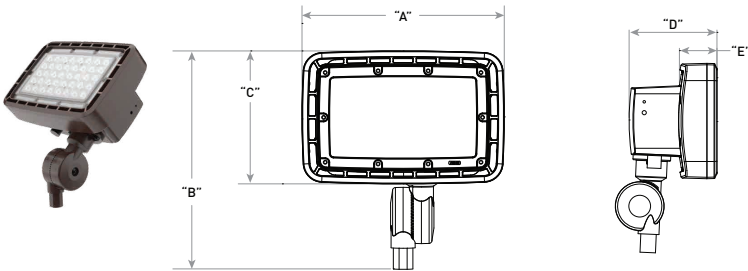
Outdoor Large Butterfly Bench

- Size: 60" H x 86" W x 44" D
- Material: Steel

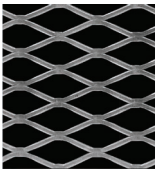
ENTRANCE ARCHWAY



3L
Knuckle Mount (NTF-KN-**)
** Specify finish color



Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"	Dim "E"
3L	3.3 lbs. (1.5kg)	8.3" (211mm)	8.9" (226mm)	5.4" (137mm)	4.1" (104mm)	1.8" (46mm)



Expanded Metal



Texture Plus
Concrete Smooth Faux Wall Panels
Neutral Gray
- Custom Cut & Stacked to
Resemble Limestone Panels



MP 41335
Anodic Black



Burr Ridge Village Center



This sign is built to UL Standards for operation in North America.

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ORDINANCE NO. A-834-15-20

AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCES #A-834-10-05 AND #A-834-40-06 TO AMEND THE LIST OF FIRST-FLOOR PERMITTED AND SPECIAL USES IN BUILDINGS 1, 2, 3, 4, 5A, 5B, AND 6 AS WELL AS AN AMENDMENT TO ORDINANCES #A-834-10-05 AND # A-834-13-15 TO PROVIDE FOR AMENDMENTS TO THE APPROVED COMMON AREAS, INCLUDING PARTIAL CLOSURE OF VILLAGE CENTER DRIVE AND EXPANSION OF PEDESTRIAN WAYS, OUTDOOR SEATING AREAS, AND THE LIKE ADJACENT TO BUILDINGS 4 AND 5A, AND RE-ESTABLISHMENT OF THE PREVIOUSLY PERMITTED TRAFFIC CIRCLE ADJACENT TO THE VILLAGE GREEN, ALL AT THE BURR RIDGE VILLAGE CENTER PLANNED UNIT DEVELOPMENT

(Z-11-2020: Village Center PUD - Hassan)

WHEREAS, an application for an amendment to 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 September 21, 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 special uses, 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 special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, 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 450/501/510/705/720/801/850 Village Center Drive, Burr Ridge, Illinois, also known as the "Burr Ridge Village Center PUD" (hereinafter "Village Center PUD"), is Ramzi Hassan (hereinafter "Petitioner"). The Petitioner requests an amendment to Ordinances #A-834-10-05 and #A-

834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5A, 5B, and 6 as well as an amendment to Ordinances #A-834-10-05 and # A-834-13-15 to provide for amendments to the approved common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas and the like, adjacent to Buildings 4 and 5A, and re-establishment of the previously permitted traffic circle adjacent to the Village Green, all at the Burr Ridge Village Center Planned Unit Development.

- B. The Village Center's request for additional uses are those which are otherwise not available to the Village, as no such uses are present in the Village. The Village Center represents the ideal location for these uses, as it is intended to be mixed-use, thus creating a public expectation of said development on site. Additionally, an amenity such as a pedestrian-oriented streetscape such as that proposed by the petition would be unique to not only the Village but also the surrounding suburbs. The addition and reorganization of the Center's uses combined with the improved streetscape will create the legal framework for an inviting and vibrant town-center feel such as was envisioned by the original PUD.
- C. All uses listed are generally family-friendly and will not bring salacious or unwelcome members of the public to the Village. The uses proposed are intended to drive high-quality tenants to the property, and thus attract high-quality visitors to Burr Ridge. The revised streetscape will similarly enhance public health and safety as it will allow for open-air enjoyment of the Village Center, in plain sight and view of all who frequent, while ensuring that public health effects of recreational and enjoyment are mitigated. The revised streetscape will capture the essence of Burr Ridge in a way not readily observed elsewhere in the community. That the amendment will not adversely impact any adjacent properties.
- D. The addition of and reorganization of the Center's uses and revised streetscape will expand the enjoyment of the downtown and increase property values to those investing in the Village's downtown. Car noises and traffic will be mitigated on the street side of the residential buildings and limit all traffic to areas less oriented towards residential or in the parking garages of the Center. Both will be welcome improvements to both businesses and residents of downtown Burr Ridge.
- E. The proposed uses will fit into the general plan of the Village Center PUD without need for site revisions, whereas the revised streetscape will require only revision to the surface infrastructure already on site. No other parcels

will be affected by either proposal.

- F. A traffic circle is proposed on the west end of the entertainment district, while the traffic circle shall be reconstructed on the east end for ease of ingress and egress. Two valet lanes will be constructed immediately to the east and west boundaries of the proposed entertainment district, while emergency access is also provided for those in need of said services. Drainage will be created through standard engineering revisions in compliance with Village and County ordinance.
- G. Affirmed; the intent of the revised streetscape is to necessarily limit ingress and egress and minimize traffic congestion in the proposed area. Improvements have been proposed to promote normal traffic circulation otherwise, with special care paid to ensuring that patrons may utilize either a valet lane or the existing parking decks. No revisions are proposed for any surface or deck parking area otherwise outside of the scope of the entertainment district. No additional points of ingress or egress will be added to Burr Ridge Parkway, while none will likewise be removed, therefore adding traffic at any egress point.
- H. The petition is intended to drive home the primary intentions of the Village Center PUD in its desire to be a mixed-use town center.
- I. The petition is intended to drive home the primary intentions of the Village Center PUD in its desire to be a mixed-use town center. As part of its regulatory structure, Section XIII.L of the Zoning Ordinance permits the establishment of Planned Unit Developments (PUD's) in the Village, with the purpose of PUD's being present to:

Provide a mechanism to accommodate development of an area of the minimum size established in specific district regulations set forth in this Ordinance which is in the public interest, and which would not otherwise be permitted pursuant to this Ordinance. It is anticipated that Planned Unit Developments will offer one or more of the following advantages: designs which reflect the historic open character of single-family areas of the Village, designs which enhance the appearance of neighborhoods by conserving streams, areas of natural beauty, and natural green spaces, designs which counteract possible urban monotony and congestion in streets, designs which promote compatible architecture between adjacent buildings and structures, and designs which will substantially buffer and provide appropriate transitions between differing types of land use and intensities of development from each other so as to

minimize any adverse impact which new development may have on existing or zoned development. These provisions are also intended to provide an opportunity to accommodate developments that involve one or more uses and that may be located in more than one zoning district.

In summary, the PUD represents a land use tool that permits the Village to use discretion in permitting development at specific locations otherwise not readily permitted otherwise under standard zoning. The Village Center represents one of the most prominent examples of a PUD in Burr Ridge, characterized by the vision statement that was laid out in its original 2005 ordinance establishing the Center as: "A mixed-use town center with retail, residential, and office uses in a traditional pedestrian environment." While the Village Center's PUD has been revised in minor detail over the years, a wholesale consideration of the PUD's fundamental stance has not occurred since its establishment. These revisions are indeed compatible with the standards and uses of the Zoning Ordinance as they are necessarily related to one development: the Village Center. The petition fulfills the purpose and intent of the original PUD because the Center cannot fulfill its intent without the revisions; that is, the Center will struggle to achieve necessary critical mass in terms of occupancy, thus limiting its ability to serve as the center of the Village's economic and social identity as was its original intent.

Section 3: That the amendment to Ordinances #A-834-10-05 and #A-834-40-06 to amend the list of first-floor permitted and special uses in Buildings 1, 2, 3, 4, 5A, 5B, and 6 as well as an amendment to Ordinances #A-834-10-05 and # A-834-13-15 to provide for amendments to the approved common areas, including partial closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and the like adjacent to Buildings 4 and 5A, and re-establishment of the previously permitted traffic circle adjacent to the Village Green, all at the Burr Ridge Village Center Planned Unit Development is **hereby**

granted for the property commonly known as 450/501/510/705/720/801/850 Village Center Drive and identified by the Permanent Real Estate Index Numbers: 18-30-300-042-000; 18-30-300-056-1001; 18-39-300-032-0000; 18-300-037-0000; 18-30-300-038-0000; 18-30-300-044-0000; 18-30-300-045-0000; 18-30-300-047-0000; 18-30-300-048-0000; 18-30-300-057-1001; 18-30-300-050-0000; 18-30-300-054-1001; and 18-30-300-058-1001.

Section 4: That approval of the amended Village Center PUD shall be subject to the found in Exhibit A, as well as subject to the following conditions:

1. The amendment shall be consistent with the submitted site plans and list of permitted and special uses.
2. The petitioner must receive conditional approval from the Plan Commission and Board of Trustees regarding the Restaurant/Entertainment District's final streetscape design, such as the final site plan design, color and design of surface materials, street furniture and bollard design, landscape and lighting design, etc.
3. All cars operated on valet bailment at the Village Center must be parked either in the surface parking lot adjacent to Building 5B or in any parking deck.
4. The petitioner must submit a revised on-site wayfinding plan for the Village Center for consideration within six months of approval of this petition.
5. The amount of permitted general office space shall not exceed 40% of gross leasable area in Building 1 and 20% in Buildings 2 and 3, a special use in Buildings 4 and 5A, and a permitted use in Buildings 5B and 6.
6. Entertainment uses as described in the petition that serve or sell alcohol be limited as permitted uses in Buildings 4 and 5A. Entertainment uses in Buildings 1, 2 and 3 shall be listed as permitted uses without alcohol consumption or sales and special uses if alcohol is consumed or sold.
7. "Veterinary clinic" shall be added as a permitted use in Building 5B, subject to the business plan submitted to the Board of Trustees on October 12, 2020.

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.

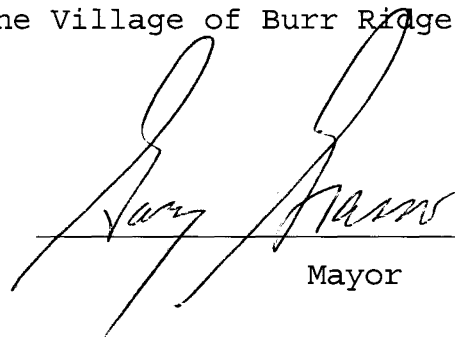
PASSED this 12th day of October, 2020, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

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

NAYS: 1 - Trustee Mottl

ABSENT: 0 - None

APPROVED by the Mayor of the Village of Burr Ridge on this 12th day of October, 2020.



Mayor

ATTEST:




Deputy Village Clerk