



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
DECEMBER 4, 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 NOVEMBER 20, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

A. V-02-2023: 16W122 91st Street (Leon); Variations and Findings of Fact [CONTINUED FROM AUGUST 21, OCTOBER 16, NOVEMBER 6, 2023]

REQUEST BY PETITIONER TO CONTINUE UNTILL JANUARY 15, 2024.

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.

B. V-07-2023: 6816 Fieldstone Dr. (Patel): Variation and Findings of Fact [CONTINUED FROM NOVEMBER 20, 2023]

Requests a variation from Section VI.F.4 of the Burr Ridge Zoning Ordinance to permit a Floor Area Ratio of .26 instead of the .20 maximum. The Petitioner seeks to add a 1st floor bedroom to the existing home.

C. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact

Request for an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant pursuant to special use Ordinance #A-834-17-21 and County Line Square PUD Ordinance #A-834-19-21, and Section VIII.1.e of the Burr Ridge Zoning Ordinance.

D. Z-13-2023: 104 Burr Ridge Parkway (Great American Bagel); Special Use and Findings of Fact

Request for a special use for an outdoor dining fence and awning at an existing restaurant pursuant to Section VIII.1.e of the Burr Ridge Zoning Ordinance and County Line Square PUD Ordinance A-834-19-21.

E. Z-14-2023: Zoning Ordinance Amendments for Swimming Pool Equipment Pads (Jim Madden/Downes Swimming Pool Company); Text Amendment and Findings of Fact

Request for an amendment to Section IV.I.32 of the Zoning Ordinance to increase the size of the

swimming pool equipment pad.

F. Z-15-2023: Zoning Ordinance Amendment for Architectural Entrance Structures and Driveway Gates (Village of Burr Ridge); Text Amendment and Findings of Fact

Request to consider text amendments to Section IV.I of the Burr Ridge Zoning Ordinance for the regulations pertaining to architectural entrance structures and driveway gates in residential districts.

G. Z-16-2023: Zoning Ordinance Amendment for Residential Fences (Village of Burr Ridge); Text Amendment and Findings of Fact

Request to consider text amendments to Sections IV.J of the Burr Ridge Zoning Ordinance for the regulations pertaining to fences in residential districts.

IV. CORRESPONDENCE

A. Board Report

November 27, 2023 meeting canceled

B. Building Reports

None

V. OTHER CONSIDERATIONS

A. PC-10-2023: Election of Vice-Chair for 2024

B. PC-12-2023: 10S644 Kingery Highway (Zhumabaev/All In Automotive) Extraterritorial Review of a Conditional Use

Review of a DuPage County request for a conditional use (special use) for auto sales, DuPage County Zoning Case ZONING-23-000094.

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

December 11 Village Board

Commissioner McCollan is the scheduled representative.

December 18 Plan Commission

A. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [REMANDED FROM OCTOBER 23, 2023 BOARD OF TRUSTEES & CONTINUED FROM NOVEMBER 6 & 20, 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. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs): Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, 2023]

Requests an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant pursuant to Ordinance #A-834-02-21 and Section VIII.1.e of the Burr Ridge Zoning Ordinance.

January 1 Plan Commission NOT SCHEDULED (New Year's Day)

January 8 Village Board

Commissioner Irwin is the scheduled representative.

January 15 Plan Commission

No cases are currently scheduled. The deadline for publication is 12/18.

January 22 Village Board

Commissioner McCollian is the scheduled representative.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS

MINUTES FOR REGULAR MEETING OF NOVEMBER 20, 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 – Morton, Irwin, McCollian, Parrella, Petrich, Broline, and Stratis

ABSENT: 1 – Trzupek

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

Vice Chairman Morton acted as Chairman since Chairman Trzupek was absent.

II. APPROVAL OF PRIOR MEETING MINUTES – NOVEMBER 6, 2023

Commissioner Petrich stated that for the amendment to the October 16 minutes, the petition against Quick Trip should say several hundred signatures instead of several signatures.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Broline to approve the minutes of the November 6, 2023 meeting as amended.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Broline, McCollian, Stratis, and Vice Chairman Morton

NAYS: 0 – None

ABSTAIN: 2 – Irwin and Parrella

MOTION CARRIED by a vote of 5-0 with two abstentions.

III. PUBLIC HEARINGS

Vice Chairman Morton asked the Commissioners if they had any objections to switching public hearings V-08-2023 and Z-11-2023 on the agenda. None of the Plan Commissioners objected.

Vice Chairman Morton introduced the public hearings on the agenda. Vice Chairman Morton requested to swear in all those wishing to speak on such matters on the meeting agenda and a swearing in of such individuals was conducted.

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 FROM JUNE 5, JULY 17, SEPTEMBER 18, & OCTOBER 16, 2023]

Vice Chairman Morton introduced the case and asked for a summary. Director Farrell stated the case was remanded back from the Board of Trustees and continued at the last Plan Commission meeting until the November 20th, 2023, Plan Commission meeting. Director Farrell stated that Z-02-2023 was a request for two special uses, one for outdoor storage and one for internal expansion of the use. Director Farrell stated at the November 6, 2023, Planning Commission meeting that the Commissioners did not support the proposed chain link fence. The Plan Commission recommended Coda Motors propose a metal fence similar to the one recently approved for Tesla. Director Farrell stated the Plan Commission wanted more specific information about the fence location in relationship to the building and walls, the striping of the parking spaces within the area, the number of vehicles within the fenced area, information about the other tenants parking within the fenced area, and the owner approval. Director Farrell stated the Petitioner provided updated information on the fence, and the Plan Commissioner received the information via email. Director Farrell stated the updated fence was a six-foot-tall metal fence. Director Farrell pointed to an example image and the specifications of the fence. Director Farrell showed an updated ariel image, provided by the Petitioner, showing the parking spaces and the two gates. Director Farrell stated the Petitioner sent additional information in an email sent on the day of the public hearing. Director Farrell stated there were a few recommended conditions for the interior expansion and the outdoor storage.

Vice Chairman Morton invited the Petitioner to speak.

Joseph Naddaf, the Petitioner, stated he received an email with the landlord's approval for the gates. Naddaf explained the area of the building to the fence. Naddaf stated the area was not a part of their showrooms. Naddaf stated customers do not have access to the area. Naddaf explained the proposed gates open to the east to maximize the number of parking spaces within the fenced-in area.

Vice Chairman Morton read Chairman Trzupek's comments. Chairman Trzupek generally supported the new fence and the location. Chairman Trzupek stated the east side of the fence should be in line with the building, and the few parking spaces beyond the fence in what may be the right of way should not be parked there. Chairman Trzupek stated since the Plan Commission received the updated information on the day of the public hearing, the Commissioners may need more time to review the information before making a recommendation.

Commissioner McCollian agreed with Chairman Trzupek's comments. Commissioner McCollian stated it appeared there were more cars in the parking lot than in the fenced-in area. Commissioner McCollian asked if all the cars would fit in the fenced-in area overnight.

Naddaff stated there were fewer cars, and the image was not accurate. Naddaff stated all the cars would fit inside of the fence.

Commissioner Stratis stated the east side of the fence should align with the building.

Naddaff stated he would adjust the fence to align with the building.

Commissioner Broline asked about a written agreement with the landlord and stated landlord approval should be a condition.

Naddaff stated he had an email with the landlord's approval.

Commissioner Petrich stated the striping was still perpendicular. Commissioner Petrich stated that the parking lot striping and fence measures should be updated.

Naddaff stated the fence would be on asphalt along the property line. Naddaff stated the landscaping would be preserved.

Commissioner Petrich asked about the detail reviewed in a permit.

Director Farrell stated that was correct. Director Farrell stated staff would ensure the fence was on the property and parking was not cut off.

Commissioner Petrich stated the Board and Plan Commission requested screening and landscaping on Shore Drive to screen the fence.

Naddaf stated they could put in year-round landscaping.

Commissioner Parrella stated the perpendicular striping in the parking lot should be parallel striping. Commissioner Parrella asked how the gate would operate.

Naddaf stated the gate was manual, and the tenants and the fire department would have access to the inside.

Commissioner Irwin stated he would support continuing the case to analyze the updated information given to the Plan Commission on short notice. Commissioner Irwin stated the only documentation for the request was a one-page summary.

Director Farrell stated an email was sent out earlier that day, with three attachments and additional information.

Commissioner Irwin stated he liked to review the original proposal, petition, and previous discussions. Commissioner Irwin asked about the concerns from the previous Plan Commission meetings.

Commissioner Stratis stated at the previous Plan Commission meeting, that the Petitioners proposed a chain-link fence, and the Plan Commission did not support the chain-link fence.

Naddaff stated the new proposed fence was 6 feet tall and not chain-link.

Vice Chairman Morton stated the length of the fencing was previously discussed. Vice Chairman Morton sympathized with Commissioner Irwin's comments. Vice Chairman Morton stated the proposal was significantly different from the first proposal.

Commissioner Irwin asked what the procedural mechanism was for the case.

Director Farrell stated the original request was heard by the Plan Commission for the outdoor storage and the internal expansion. Director Farrell stated there was unanimous approval for the internal expansion. Director Farrell stated outdoor storage

was not typically allowed in the Village unless fencing or screening was provided. Director Farrell stated that was how the discussion and proposal for the fence began.

Commissioner Irwin confirmed the fence was a condition and requirement for the allowance of outdoor storage.

Director Farrell stated that was correct. Director Farrell stated if the Plan Commission wished to recommend approval for outdoor storage, the request could be conditioned to have a specific type of fence.

Commissioner Irwin stated he was opposed to the outdoor storage. Commissioner Irwin stated the fence should align with the building and property line, parking spaces to the east of the fence should be removed, and landscaping should be added.

Commissioner Petrich agreed with Commissioner Irwin. Commissioner Petrich stated the asphalt to the east of the fence should be removed.

Naddaf stated he would ask for permission to remove the asphalt.

Vice Chairman Morton asked for public comment. There was none.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to approve Z-02-2023, requests for (1) a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft; (2) a special use for outdoor, overnight storage of retail vehicles ancillary to a special use per Zoning Ordinance Section X.F.; and (3) a special use for a fence in a non-residential district in accordance with Section IV.J of the Burr Ridge Zoning Ordinance with Findings of Fact and the following conditions:

1. The special use shall be limited to the sale of automobiles with minor detailing and repairs.
2. The special use shall be limited to the 10,100 square feet of floor area known as Suites A-B at 60 Shore Drive.
3. The special use shall be limited to Joseph Naddaf and his business partners and shall expire at such time that Mr. Naddaf and his business partners no longer occupy the space or an assignment or termination of the lease at 60 Shore Drive occurs.
4. Outdoor mechanical maintenance of any vehicle shall be prohibited.
5. The outdoor storage of vehicles shall be limited to the spaces as shown in Exhibit A.
6. The outdoor display of vehicles used as an advertising mechanism is prohibited.
7. The fence shall substantially comply with the plans submitted in Exhibit A. The fence shall be permitted in the side yard, not closer to Shore Dr. than the front wall of the building, and may be up to 6 ft. in height.
8. The asphalt parking area outside of the fence closest to Shore Dr. will be removed and replaced with grass. There shall be evergreen shrubs or trees planted in front of the fence along Shore Dr. to provide screening.
9. Owner approval for the fence shall be provided at the time of building permit application.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Parrella, McCollian, Petrich, Broline, Stratis, and Vice Chairman Morton

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

B. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [REMANDED FROM OCTOBER 23, 2023 BOARD OF TRUSTEES & CONTINUED FROM NOVEMBER 6, 2023]

Vice Chairman Morton introduced the case and asked for a summary. Director Farrell stated the case was remanded back from the Board on October 23, 2023, and continued at the November 6th Plan Commission meeting. Director Farrell stated V-01-2023 was a request for a total of 5 variations 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. Director Farrell summarized all the variations and their current status. Director Farrell stated there were three remaining requests, (1) To permit a driveway gate on a parcel less than two acres in the lot area, (2) to permit a driveway gate within the minimum 30 ft. corner side yard setback, and (3) to permit a fence in the corner side yard setback. Director Farrell stated the remaining requests were remanded back from the Board of Trustees and provided their comments. Director Farrell stated the Board directed the Planning Commission to hold a public hearing on potential text amendments to permit gates and driveway gates on properties less than two acres in the area and to review the fence regulations in residential districts. Director Farrell stated the Board's direction did not include permitting a fence in the front yard. Director Farrell stated the text amendments would be on the December 4, 2023, Plan Commission agenda. Director Farrell showed the Plat of Survey and pointed to the proposed driveway gate and fence. Director Farrell reiterated the remaining variation requests. Director Farrell stated the Petitioner provided findings of fact and updated information on the gates.

Vice Chairman Morton invited the Petitioner to speak.

The attorney for the Petitioner, William Ryan, asked about the December 4, 2023, text amendments for gates and fences. The Petitioner stated the text amendments may have an effect on their case.

Vice Chairman Morton stated a continuance may be the best option.

The Petitioner, Rey Zaffar, read a seven minute long statement into the record reiterating the comments made at previous public hearings. The petitioner stated this is a simple request that should be approved and concerns the safety of his family.

Vice Chairman Morton stated he understood what the Petitioner stated was important to the Petitioner. Vice Chairman Morton stated the Plan Commission operated based on ordinances, text amendments, etc.. Vice Chairman Morton stated the Plan Commission would review the fence text amendments on December 4th, which may provide a better opportunity to consider the points raised tonight, and other residents could provide their public comments. Vice Chairman Morton stated the text amendments may give the Plan Commission a deliberative way to look at the regulations and consider revisions to the amendment that could positively affect the outcome of the Petitioner's request. Vice Chairman Motion stated that it was the Petitioner's decision to decide whether to go forward tonight or to continue the case.

The Petitioners stated they would request to continue the case.

Director Farrell stated the case could be continued to December 18, 2023.

Commissioner Petrich stated the text amendments may not be approved by December 18, 2023.

Director Farrell stated that was correct, but there would be direction on the language for the text amendments, which could impact the case.

Commissioner Stratis asked questions about the property and text amendments.

The Petitioner stated there was one driveway.

Vice Chairman Morton stated there were issues with the setback as well.

Director Farrell stated the Board's direction to staff was to look at gate regulations on the size and acreage of properties. Director Farrell stated staff would research the neighboring municipalities' regulations for fences and gates and the history of driveway gate regulations in the Village of Burr Ridge.

Commissioner Stratis stated that gate regulations were discussed and changed many times. Commissioner Stratis stated that many residents had cases with unique situations. Commissioner Stratis stated the Plan Commission had made special considerations for residents living on County Line Road.

The Petitioner spoke about the variation requests and concerns about the speed limit on County Line Road.

Commissioner Petrich asked if the text amendments for gates and fences included looking at the setbacks.

Director Farrell stated staff would look at that holistically. Director Farrell stated if the Plan Commission, for example, wanted to permit a driveway gate on a property that is 20,000 square feet and R-3 Residential Zoned, the setback for a house on R-3 was 30 feet, so there would be a driveway gate at the same setback as the home. Director

Farrell stated in conjunction with looking at allowing driveway gates on properties that were smaller or less than one or less than two acres, setbacks would be reviewed.

Commissioner Broline asked if the text amendments could apply to a specific corridor.

Director Farrell stated that would be a challenge from a permitting perspective and for staff to enforce.

Commissioner Broline agreed with Commissioner Stratis. Commissioner Broline agreed the Plan Commission could not make exceptions for everyone's unique situation.

Commissioner Petrich stated the Petitioners could build a fence per regulations on the property.

The Petitioner stated the fence would be 7 feet from the front door.

Commissioner Petrich asked where the fence would be permitted.

Director Farrell pointed to the northeast corner, where the fence would be permitted.

Commissioner Petrich stated the location of the permitted fence and gates. Commissioner Petrich stated the Petitioners were close to the east property line. Commissioner Petrich stated there was hardship based on the orientation of the home.

Commissioner Broline stated the problems were due to the front yard and corner side yard definition and length, which made County Line Road the corner side yard.

Vice Chairman Morton reiterated the text amendment hearing would be on December 4, 2023, to review the fence and gate regulations.

Commissioner Parrella asked about the adjacent properties with existing gates.

Director Farrell stated information was provided in the staff report packet. Director Farrel stated the two properties north and adjacent to the property had driveway gates and fences within the setbacks before the Village was incorporated.

Commissioner Stratis stated the adjacent properties were not corner lots.

Vice Chairman Morton asked for public comment. There was none.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to continue V-01-2023 to the December 18, 2023, Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Parrella, McCollian, Petrich, Broline, Stratis, and Vice Chairman Morton

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

C. V-07-2023: 6816 Fieldstone Dr. (Patel): Variation and Findings of Fact

Staff requested the case be continued to the December 4, 2023, Plan Commission meeting.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Irwin to continue V-07-2023 to the December 4, 2023, Plan Commission meeting.

ROLL CALL VOTE was as follows:

AYES: 7 – Petrich, Irwin, McCollian, Parrella, Broline, Stratis, and Vice Chairman Morton

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

D. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs): Special Use Amendment and Findings of Fact

Vice Chairman Morton introduced the case and asked for a summary. Stern stated the Petitioner requested a special use regarding an outdoor dining enclosure at an existing restaurant. Stern stated the property was zoned B-1 Business District in County Line Square. Stern stated six public comments were received, all against outdoor dining, but only one of the comments specifically mentioned Jonny Cabs. Stern stated the previous public hearing cases related to Jonny Cabs. Stern stated the Petitioner requested an outdoor dining enclosure close to the curbs, although appeared similar to the approval in 2023. Stern stated the Petitioner requested a fully enclosed, outdoor dining area with black fabric walls. Stern stated no other tenants had a similar design, but Capri Express would propose a similar black wall enclosure at the December 4, 2023, Plan Commission meeting. The Petitioner requested the outdoor dining enclosure for the winter season, deviating from the regulations that all outdoor dining furniture shall be removed during the winter season, and outdoor dining areas shall not be occupied from November 1st through March 1st. Stern showed images of the proposed outdoor dining enclosure. Stern stated the entire outdoor dining area contains twelve (12) tables with a total of fifty-one (51) seats, one (1) 1-seater sofa, three (3) 2-seater sofas, and one (1) 4-seater sofa. Stern stated the table and seat count will not change under the new proposal. Stern showed the proposed site plan with the location and dimensions of the proposed outdoor dining enclosure. Stern stated the Petitioner provided findings of fact that could be adopted by the Plan Commission with their recommendation and were included in the staff report. Stern stated there were four recommended conditions if the Commission wished to recommend approval, noting that condition three would be removed if the Plan Commission allowed outdoor dining year-round.

Vice Chairman Morton invited the Petitioner to speak.

The Petitioner, Patrick Magnesen of Jonny Cabs stated he was a resident of Burr Ridge. Magnesen stated the restaurant business had been difficult and financially draining, but they embraced the fight and enjoyed the challenge. Magnesen stated whether the enclosure was there or not, the ability for residents to access the restaurant remained unchanged. Magnesen stated Jonny Cabs was busy on the weekends, and the enclosure was a tool for them to manage the overflow. Magnesen stated from a financial standpoint, the enclosure significantly helped Jonny Cabs.

Vice Chairman Morton read Chairman Trzupek's comments. Chairman Trzupek stated that amending an existing special use to allow for year-round use with black fabric walls was contrary to having outdoor dining regulations. Chairman Trzupek stated if the Plan Commission believed that making outdoor dining an enclosed but temporary structure year-round was in the best interest of the Village, it should be a text amendment to the ordinance for all businesses, not an amendment to one or a few.

Commissioner Irwin stated there have been many similar applications, and the Plan Commission should look at outdoor dining as a whole.

Commissioner Parrella agreed with Commissioner Irwin.

Commissioner Petrich asked about the measurement from the end of the enclosure to the road. Commissioner Petrich asked about the heating.

Magnesen stated the distance was about 5 feet. Magnesen stated Jonny Cabs would use electrical heating to hang from bars. Magnesen stated La Cabanita had a similar structure for the last two years and was helpful for them by managing the seasonal flow of the restaurant and having the extra space.

Commissioner Petrich stated La Cabanita had to take down their enclosure. Commissioner Petrich asked if parking would be affected if the Plan Commission chose to allow the outdoor dining enclosures year-round.

Stern stated the parking would not be affected.

Commissioner Broline stated that ventilation and safety should be reviewed.

Commissioner Stratis asked about the wall enclosure. Commissioner Stratis stated he would not support the enclosure. Commissioner Stratis stated if the enclosure was permitted year-round, Jonny Cabs may as well build an addition. Commissioner Stratis stated he would not want to see outdoor dining enclosures throughout County Line Square.

Magnesen stated the enclosure had plastic flaps with a few windows. Magnesen stated the outdoor dining enclosure would be removed during the warmer months. Magnesen stated the winter season had the best months of business summer seasons were tough, and Jonny Cabs would lose the extra square footage in their best time of the year.

Commissioner McCollian supported the concept but wished the enclosure was more aesthetically appealing.

Commissioner Stratis asked if the Petitioner could put in regular windows.

Magnesen stated they would be open to regular windows.

Commissioner McCollian asked if the enclosure could go on the side of Jonny Cabs, where the string lights were.

Magnesen stated there was not much space there. Magnesen stated the shape of the area was abstract and would have been difficult to enclose.

Vice Chairman Morton asked about the location of the enclosure. Vice Chairman Morton raised concerns about the heating and fire suppression.

Magnesen stated the red rectangle on the site plan does not accurately depict the distance from the enclosure to the curb. Magnesen stated the outdoor dining enclosure was flush with the existing fence.

Stern confirmed more outdoor dining enclosure requests were on the December 4, 2023 Plan Commission agenda.

Vice Chairman Morton stated instead of looking at each case individually, the Plan Commission may choose to move the request to a text amendment.

Director Farrell stated the process was to move forward to the Board, with the Plan Commission's request to hold a public hearing regarding text amendments to outdoor dining.

Vice Chairman Morton asked what the next step was for the case.

Director Farrell stated that would really be up to the Petitioner. Director Farrell stated the Petitioner may wish just to continue the case until after the Board had a chance to provide the Plan Commission with direction. Director Farrell stated the Board does not necessarily have to provide that direction, so the Petitioner may wish to continue with their request.

Magnesen stated they would be okay with delaying the decision and continuing the case.

Director Farrell stated the next Board meeting was December 11, 2023, so the case could be continued to December 18, 2023.

Vice Chairman Morton asked for public comment. There was none.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner McCollian to continue Z-10-2023 to the December 18, 2023, Plan Commission meeting, and to ask the Board to direct the Plan Commission to hold a public hearing for a text amendment regarding outdoor dining.

ROLL CALL VOTE was as follows:

AYES: 7 – Broline, McCollian, Irwin, Parrella, Petrich, Stratis, and Vice Chairman Morton

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

E. Z-11-2023: 407 Heathrow Ct. (Fortress Plus Solutions); Special Use and Findings of Fact

Vice Chairman Morton introduced the case and asked for a summary. Stern stated Z-11-2023, 407 Heathrow Court was a request for a special use to permit (1) four total fences in a non-residential district and (2) to permit one of the fences within the 40' minimum front yard setback, located at a 38' setback. Stern stated the property was zoned G-I Planned Unit Development, and the Petitioner was Michael Gillespie of Fortress Plus Solution. Stern stated Fortress Plus Solutions provides law enforcement with secure long-term evidence storage. Stern stated the Plan Commission would need to approve the spike-topped fences, the height of the fences, and the location of the fences as conditions. Stern stated the Petitioner requested to install four fences, two in the front yard and two in the side yard. Stern stated two of the fences were around generators, and two of the fences were around door entryways. Stern showed the proposed site plan and example images of the fences and gates. Stern stated the fences and gates were 8 feet tall and spike topped. Stern stated the gates would have a lock and a multi-functional keypad/card swipe to access the building. Stern stated within the Burr Ridge Industrial Common Subdivision area, only one property had a fence, located at 412 Rockwell Court. Stern stated the fence was approved in 2017 for overnight and outdoor parking of vans and trucks. Stern stated the fence was behind the rear of the building and was 8' tall and made of cedar wood. Stern stated the Petitioner provided findings of fact that could be adopted by the Plan Commission with their recommendation and were included in the staff report. Stern stated there were two recommended conditions if the Commission wished to recommend approval.

Vice Chairman Morton invited the Petitioner to speak.

The Petitioner, Matt Gainer, stated that fence numbered four on the site plan was around gas and electric utilities, not a generator. Gainer stated the fire department would have full access to the building.

Vice Chairman Morton read Chairman Trzupek's comments. Chairman Trzupek stated support of Fortress Plus Solutions. Chairman Trzupek stated the Plan Commission may want to gain awareness of the size, type, locations, and how the fences provided increased security.

Commissioner McCollian asked how much square footage would be inside each fenced-in area. Commissioner McCollian asked the Petitioner if there had been any break-ins.

The Petitioner directed the Commissioners to the image with all the measurements. The Petitioner stated Fortress Plus Solutions was a new business, but they wanted to provide enhanced security.

Commissioner Stratis asked the Petitioner about the business and fences. Commissioner Stratis stated he only had an issue with the spiked tops on the fence.

The Petitioner stated they offered secure evidence storage for law enforcement and municipalities. The Petitioner stated he had a 30-year career in law enforcement. The Petitioner stated law enforcement was running out of room to store evidence. The Petitioner stated someone was in the building at all times. The Petitioner stated there was a cooling refrigerated storage. The Petitioner stated the fences were steel-wrought iron fences. The Petitioner stated they could collaborate with the designer to propose a different fence top.

Commissioner Petrich asked the Petitioner about the entrances and the color of the building. Commissioner Petrich asked who the owners were.

The Petitioner pointed out the entrances, generator, and utility areas. The Petitioner stated the building was white, the fences were black, and they preferred the contrast in colors. The Petitioner stated Austin Intelligence Group/ Michael Gillespie was the owner and he was a part owner. The Petitioner stated the Fire Department had looked at the proposal but not at the time of the report. The Petitioner stated the Fire Department was pleased with the request.

Commissioner Parrella stated she was fine with the black fence and white building.

Commissioner Irwin asked if any clients had reached out stating they would not use the services without those protections. Commissioner Irwin asked if there were any rules or regulations stating protection was required.

The Petitioner stated no client had mentioned it specifically, and there were no rules or regulations but was considered best practice in the security industry.

Commissioner Irwin stated he was not generally in favor of fences or fences in the front of the building. Commissioner Irwin stated that ever since Tesla's fence was approved, there had been a cluster of similar requests that may not be necessary.

Vice Chairman Morton confirmed the location of the front entryway. Vice Chairman Morton questioned why the Petitioners could not harden the doors.

The Petitioner stated there were glass enclosures, but the ultimate intention was to remove the enclosures in a few years. The Petitioner stated the fencing would give them an added layer of security until then.

Vice Chairman Morton stated he would support impalement devices. Vice Chairman Morton stated he was not in support of the fences around the entrances because there were different alternatives.

Commissioner Stratis asked where the front yard was located. Commissioner Stratis stated the property was a corner lot.

Stern pointed out the front yard.

Vice Chairman Morton asked for public comment. There was none.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner McCollian to close the public hearing.

ROLL CALL VOTE was as follows:

AYES: 7 – Stratis, McCollian, Irwin, Parrella, Petrich, Broline and Vice Chairman Morton

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner McCollian to approve Z-11-2023, a request for a special use for a fence in a non-residential district in accordance with Section IV.J of the Burr Ridge Zoning Ordinance, with Findings of Fact and the following condition:

1. The fences and gates shall substantially comply with the plans submitted by the petitioners and included as Exhibit A.
2. The fence may be up to 8' in height and located in the front and side yard.
3. The fence shall be made of steel and there shall be no spike-top.

ROLL CALL VOTE was as follows:

AYES: 6 – Stratis, McCollian, Parrella, Petrich, Broline and Vice Chairman Morton

NAYS: 1 – Irwin

MOTION CARRIED by a vote of 6-1.

F. V-08-2023: 11680 German Church Road (Village of Burr Ridge): Variation and Findings of Fact

Vice Chairman Morton introduced the case and asked for a summary. Stern stated V-08-2023, 11680 German Church Road was a request for four variations to permit (1) a fence in the front and side yard of a single-family residential zoned property, (2) a 6' tall fence, (3) a driveway gate 2' from the property line deviating from the 50' minimum requirement and (4) to replace the existing chain link box around the reservoir hatch with the same style as the existing one. Stern stated the property was zoned R-2 Single-Family Residential. Stern stated in 1986, the property was zoned from R-5 Single-Family Residential to R-1 Single-Family Residential with a

conditional permitted special use for a water pumping station and reservoir. Stern stated in 2013, the property was zoned from R-1 Single-Family Residential to R-2A Single-Family Residential. Stern stated German Church Road serves as the front property line. Stern stated the Petitioner and owner of the property was the Village of Burr Ridge. Stern stated the Village was requesting a fence and gate because the pump center had sensitive underground facilities for the Village's water distribution system, which need to be secured, in addition to the building itself. Stern stated one public comment was received and was included in the staff report packet. Stern reiterated the variation requests. Stern pointed to an illustration of the proposed site plan and pointed out the fence, the motorized front gate, the manual rear gate, and the chain link box around the reservoir hatch. Stern stated the Petitioner provided findings of fact that could be adopted by the Plan Commission with their recommendation and were included in the staff report. Stern stated there was one recommended condition if the Commission wished to recommend approval.

Vice Chairman Morton invited the Petitioner to speak.

The Petitioner, David Preissig, Director of Public Works, introduced himself. Preissig stated the Village's pump center was the single source of all water that comes into the Village. Preissig stated the pumping center had a three-million-gallon reservoir underground for storage, treatment, and then pressurization for the distribution system. Preissig stated the Village received water from the Village of Bedford Park, and there was a four-mile transmission route to the pump center. Preissig stated that the Village received a grant to construct a fence around the critical area. Preissig stated the purpose of the fence was to deter vehicles and pedestrians from the property. Preissig stated the proposed fence was similar to the adjacent properties.

Commissioner Irwin stated he thought it was common to have fences around public work facilities. Commissioner Irwin stated support for the fence request.

Commissioner Parrella agreed with Commissioner Irwin.

Commissioner Petrich agreed with the Commissioners. Commissioner Petrich mentioned the possibility to include landscaping.

Preissig stated they were looking into landscaping.

Commissioner Broline stated the fence would be for public security and substantially benefit the community.

Commissioner Stratis agreed with Commissioner Petrich. Commissioner Stratis asked if the Village owns the property to the north. Commissioner Stratis stated he supported the fence.

Preissig stated that the property was subdivided and sold.

Vice Chairman Morton stated the pump center was a sensitive facility and was surprised there was no current protection. Vice Chairman Morton stated despite the property's location in a residential district, the property was never residential. Vice Chairman Morton stated it was in the public's interest to have safe tap water, and he supported the fence.

Vice Chairman Morton asked for public comment. There was none.

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

ROLL CALL VOTE was as follows:

AYES: 7 – Petrich, Irwin, McCollian, Parrella, Broline, Stratis, and Vice Chairman Morton

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner McCollian to approve V-08-2023, a request for a variation from Section VI.J. and VI.I.12 of the Burr Ridge Zoning Ordinance to permit (1) a fence in the front yard of a single-family residence, (2) three separate fences in the side yard, with the regulations requiring that a fence be located behind the rear wall of a building and (3) a driveway gate 2' from the property line deviating from the 50' minimum requirement, with Findings of Fact and the following condition:

1. The fence and gate shall substantially comply with the plans submitted by the petitioners and included as Exhibit A.
2. Additional landscaping shall be added along the German Church Road fence line.

ROLL CALL VOTE was as follows:

AYES: 7 – Petrich, McCollian, Irwin, Parrella, Broline, Stratis and Vice Chairman Morton

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

There were no comments.

V. OTHER CONSIDERATIONS

A. PC-09-2023: 2024 Plan Commission/Zoning Board of Appeals Meeting Dates

Director Farrell presented a list of meeting dates for the 2024 Plan Commission meetings.

Commissioner Irwin asked if he could call into meetings.

Director Farrell stated she would check the rules.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to approve the dates for the 2024 Plan Commission meetings.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Parrella, McCollian, Petrich, Broline, Stratis and Vice Chairman Morton

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Director Farrell stated a case from unincorporated DuPage County was received after the packet was out. Director Farrell stated the case was for a special use to permit internet auto sales across Route 83 from Village limits. Director Farrell opened the discussion for anyone who wanted to add comments or questions about the case.

Vice Chairman Morton stated the existing property was in poor condition, and any new use would be an advantage. Vice Chairman Morton stated he did not see an objectionable business.

Commissioner Petrich stated the Plan Commission would not be approving the case. Commissioner Petrich stated there was no information on who the owner was, the business and its hours of operation, the kind of cars, or any indication on security, fencing, or landscaping, and the Plan Commission may want to ask for that information.

Commissioner Stratis agreed the Plan Commission should receive more information about the case.

Commissioner Broline stated the display of automobiles in the front of a building was prohibited in the Village of Burr Ridge. Commissioner Broline agreed with the Commissioners.

Commissioner Parrella agreed with the Commissioners.

Commissioner Irwin agreed with the Commissioners.

Commissioner Petrich stated that the area had many problems, and having vehicles there could be problematic.

Director Farrell stated she could request more information from DuPage County based on the comments the commissioners addressed tonight. Director Farrell summarized the discussed comments and stated the case could be on another agenda for the Plan Commission.

VI. PUBLIC COMMENT

Lisa Turano, 6916 Fieldstone, stated she was representative of a community-organized Illinois Non-Profit corporation called Burr Ridge Allies in Development, BRAID. Turano stated the organization was at various meetings in the last several months. Turano stated rather than pitting residents against the Village, or in some cases, residents against residents, they had been committed to trying to be allies and find the most productive way to steer the development of the CNH property. Turano restated a request made to the Mayor during an open forum hosted for residents last Wednesday. Turano stated the request was for Mayor Grasso to consider and propose to the Village Board a moratorium on all proposals and development for that site until an adequate Village plan had been revised and revamped. Turano reiterated that BRIAD wanted the Village to suspend development on CNH until options for the property were discussed.

VII. FUTURE MEETINGS

Director Farrell stated the Village Board meeting on November 27, 2023, was canceled. Director Farrell stated the agenda items for the December 4th Planning Commission meeting.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to adjourn the meeting at 8:49 p.m.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, Parrella, McCollian, Petrich, Broline, Stratis and Vice Chairman Morton

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted:

Ella Stern
Planner



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-07-2023: 6816 Fieldstone Drive (Patel); Variations and Findings of Fact; Requests for a variation from Section VI.F.4 of the Burr Ridge Zoning Ordinance to permit a Floor Area Ratio of .26 instead of the .20 maximum.

HEARING:

November 20, 2023

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern, Planner

PETITIONER:

Suryakant Patel

PETITIONER STATUS:

Owner

PROPERTY OWNER:

Suryakant Patel

EXISTING ZONING:

R-3 Single-Family Residential

LAND USE PLAN:

Recommends Single-Family
Residential

EXISTING LAND USE:

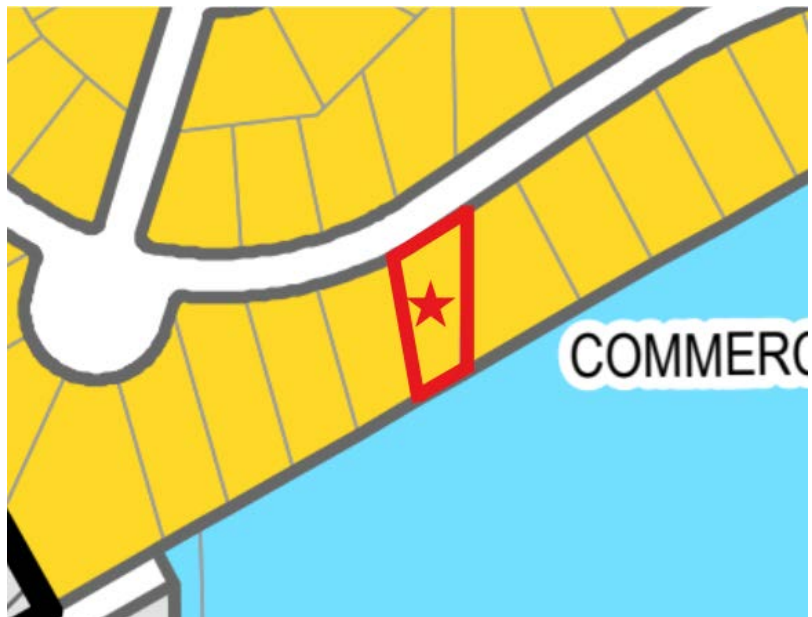
Single-Family Residence

SITE AREA:

± 18,335 sq. ft.

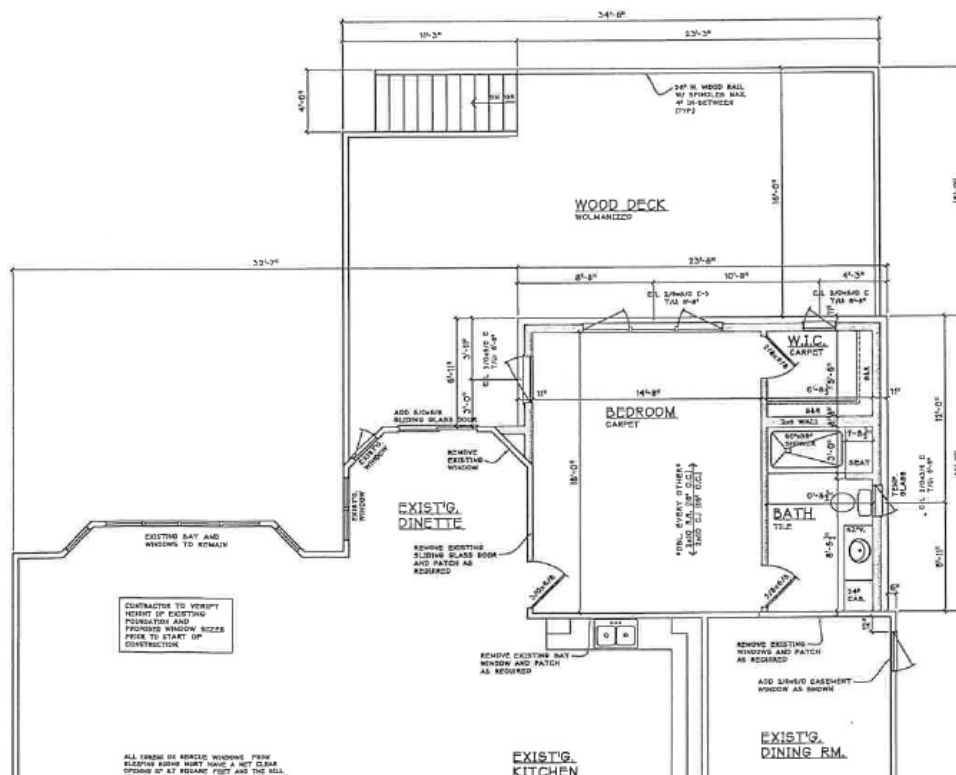
SUBDIVISION:

Fieldstone



An aerial photograph of a house with a dark roof and a chimney. The house is oriented diagonally. Four white labels with black text are placed around the house: 'Rear' at the top, 'Side' to the right, 'Side' to the left, and 'Front' at the bottom. Red lines are drawn on the image to indicate the orientation of the house relative to the labels.

The petitioner seeks to add a 1st floor bedroom to the existing house. The proposed addition is two stories to the rear of the house and added onto the first floor and basement level. An existing deck is in the proposed location for the addition. It appears a new deck is around the proposed addition.



The Zoning Ordinance defines Floor Area Ratio (FAR) as “The floor area of the building or buildings on a lot divided by the area of such lot, or, in the case of planned developments, by the net site area. The "floor area ratio" requirements as set forth under each zoning district shall determine the maximum floor area allowable for the building or buildings.” Floor area ratio is determined by dividing the floor area by the gross land area of the lot or parcel. **Variations Requested (existing regulations with the variations detailed in *red italics*)**

- Zoning Ordinance Section VI.F.4:
 - Floor Area Ratio:
 - Not to exceed 0.20. *The petitioner is requesting the Floor Area Ratio be 0.26. The petitioner is already at the maximum 0.20.*

Public Hearing History

No zoning action was found on file since the property was placed in its current zoning district classification.

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. If the Plan Commission chooses to recommend approval of V-07-2023, a request for a variation from Section VI.F.4 of the Burr Ridge Zoning Ordinance to permit a Floor Area Ratio of .26 instead of the .20 maximum, staff recommends the following condition:

1. The addition shall substantially comply with the plans submitted by the petitioners 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

V-07-2023



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): Suryakant Patel

STATUS OF PETITIONER: Owner

PETITIONER'S ADDRESS: 6816 Fieldstone Drive

ADDRESS OF SUBJECT PROPERTY: 6816 Fieldstone Drive

PHONE: 708-955-4966

EMAIL: wsbpatel@yahoo.com

PROPERTY OWNER: Suryakant Patel

PROPERTY OWNER'S ADDRESS: 6816 Fieldstone Drive PHONE: 708-955-4966

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

DESCRIPTION OF REQUEST:

Request to build 1st floor bedroom to existing home

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 17,868.25 EXISTING ZONING: R-3

EXISTING USE/IMPROVEMENTS: single-family Residential

SUBDIVISION: Fieldstone

PIN(S) # 0924405006

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.

[Signature]
Petitioner's Signature

10-13-23
Date of Filing



Findings of Fact - Zoning Variation
Burr Ridge Zoning Ordinance

Address:

10816 Fieldstone Drive

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
Homeowner cannot climb stairs and wishes to remain in current home. The addition is within all setbacks. The variation requested is F.A.R. Existing F.A.R. is 3837. This is already over the max of 3667. Asking for an additional 1664 s.f.
- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.
The cost to build this addition will most likely not yield the cost in a future sale.
- 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.
The proposed addition is unique to this property since there is no room to build anywhere else on the property.
- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.
There most likely will not be a financial gain in the future.
- 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.
The hardship is to the owner.
- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
The proposed addition will have no impact on others.

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

The addition is in the back and will not change the character of the neighborhood.

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

The addition will not impair any neighboring homes at all.

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

Yes, the addition is consistent with Village codes & ordinances.

October 13, 2023

Suryakant Patel

6816 Fieldstone Dr.

Burr Ridge, IL 60527

Subject: Variation Letter For Extension to build 1st Floor Bedroom at 6816 Fieldstone Dr., Burr Ridge

Dear Manager of Plan Commission/Zoning Board,

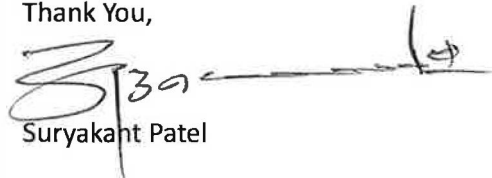
I am writing to you regarding my request to build a first-floor bedroom to my existing home. My building plan and drawings have been approved. However, I was notified that I must request for a variation. I have done this and also wanted to elaborate within this letter my reasons for building a first-floor bedroom.

Unfortunately, due to old age and health conditions, it is very difficult for me to go up and down stairs. My doctor has restricted my use of stairs due to my knee and heart problems. My wife also has issues with her ankles/legs; she randomly gets very severe cramps and swelling which can cause her to immediately stop moving and possibly fall.

We are original owners that love our house and wish to live here for the rest of our lives. We also love Burr Ridge and do not want to move to a different city which is why I am trying to build a first-floor bedroom extension for our house. I also believe this is the perfect time to get this project done before our health problems get worse. My request is being built in place of our existing deck and will not cause any disturbances or issues to our neighbors. Also, from our property line to the fence is over 50 feet in space, so there is plenty of room and no other houses are built behind my house.

If you could please help us in getting our variation approved, we would be greatly appreciative. If you have any questions/concerns, please feel free to contact me at 708-955-4966.

Thank You,

A handwritten signature in black ink, appearing to read 'Suryakant Patel', with a horizontal line extending to the right.

Suryakant Patel

1. Building Permit # 5470 B & F Project # 9818108
2. Address of Project: 6816 Fieldstone Drive
3. Zoning District: R-3 3a. Special Zoning: N/A

4a. Building Height: 29 4b. Required Setbacks: Front 30 Rear 50 Left 10 Right 10
4c. Actual Setbacks: Front 30.02 Rear 112 Left 24.71 Right 10.02

5a. Natural grade with walk-out ☐ 5b. Altered grade to accomplish walk-out ☐ 5c. No walk-out ☒

6a. Basement Floor – Do not include garage area less than 1,000 square feet

<u>x</u>	=	<u>x</u>	=	<u>x</u>	=
<u>x</u>	=	<u>x</u>	=	<u>x</u>	=
<u>x</u>	=	<u>x</u>	=	<u>N/A</u>	Total Floor Area

6b. First Floor – Do not include garage area less than 1,000 square feet

<u>36.5</u>	x	<u>12.416</u>	=	<u>453.18</u>	<u>36.5</u>	x	<u>12.5</u>	=	<u>456.25</u>	<u>10.8</u>	x	<u>45</u>	=	<u>486</u>
<u>21.535</u>	x	<u>24</u>	=	<u>511.99</u>	<u>4.5</u>	x	<u>10.5</u>	=	<u>47.25</u>	<u>x</u>			=	
<u>x</u>	=				<u>x</u>	=				<u>1954.67</u>			Total Floor Area	

6c. Second Floor

<u>33.5</u>	x	<u>12.416</u>	=	<u>415.93</u>	<u>24.2</u>	x	<u>16.3</u>	=	<u>394.46</u>	<u>19.2</u>	x	<u>17.2</u>	=	<u>330.24</u>
<u>13.5</u>	x	<u>13.2</u>	=	<u>178.2</u>	<u>6</u>	x	<u>11.2</u>	=	<u>67.2</u>	<u>x</u>			=	
<u>x</u>	=				<u>x</u>	=				<u>1386.03</u>			Total Floor Area	

7. Zoning Square Footage: 3340.7 ☐ w/Garage over 1,000 ☒ w/o garage 582.75

Note: Basement square footage is to be included in the gross floor area if Item 5b is checked

Gross Square Footage for B & F Fees: 5878.12

8. Lot Square Footage: 17,868.25 9. Floor Area Ratio (FAR): .1869

10. Cost of Construction:

10a. New Construction	<u>3340.7</u>	(Sq. Ft.)	<u>3340.7</u>	x \$80.00/Sq. Ft. =	<u>\$267,256</u>
10b. Alterations and Additions		(Sq. Ft.)		x \$60.00/Sq. Ft. =	<u>\$</u>
10c. Comm/Ind/Multifam		(Sq. Ft.)		X \$ /Sq. Ft. =	<u>\$</u>
10d. Other:					

11. Fees:

11a. Minimum Plan Review Fee	<u>\$</u>		
11b. Plan Review x 65%	Burr Ridge <u>\$1125.31</u>	B & F	<u>\$940.49</u>
11c. Permit Fee	Burr Ridge <u>\$1731.25</u>	B & F Inspection	<u>\$940.49</u>
11d. Engineering Services Fee	<u>\$150.00</u>		
11e. Landscape Review Fee	<u>\$</u>		
11f. Bond	<u>\$5,000.00</u>	Date Received	

23-346

BURR RIDGE CODES:

- 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
2018 INTERNATIONAL ENERGY CODE
2011 NATIONAL ELECTRICAL CODE (NFPA 70)
2012 INTERNATIONAL PLUMBING CODE
CURRENT ILLINOIS STATE PLUMBING CODE

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THESE CODES AND ORDINANCES OF THE VILLAGE OF BURR RIDGE, 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.

Tiberius Christopher Kisereu

TIBERIUS CHRISTOPHER KISEREU, ALA
ARCHITECT 001-015354
SHEETS A1, A2, A3

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS MEET THE PRESCRIPTIVE METHOD OF THE 2018 ILLINOIS ENERGY CONSERVATION CODE AS FOLLOWS:

Ceiling	R-value 49
Wood Frame Wall	R-value 20 or 13+5
Mass Wall	R-value 13/17
Floor	R-value 30
Basement Wall	R-value 10/13
Slab 2 feet	R-value 10
Fenestration	U-Factor b 0.30
Skylight	U-Factor b 0.55

NOTE:
THESE NOTES SUPERSEDE ENERGY CODE NOTATIONS ON THE REST OF THE SHEETS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 S.F. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". (SEC. 701.1.D. ARTICLE VII, BURR RIDGE BUILDING CODE)

SQUARE FOOTAGE CALCULATIONS

ALLOWABLE F.A.R. PER LOT SIZE:	LOT SIZE: 18,335 s2 = 3667
SQUARE FOOTAGE BREAKDOWN:	
1ST FLOOR:	1940
2ND FLOOR:	1447
GARAGE:	(625)
BASEMENT:	450
PROPOSED DECK: 588 sq.ft.	
EXISTING	3607
PROPOSED	+447 1st
	+447 BASEMENT
TOTAL	4501
THE GARAGE SIZE IS LESS THAN THE 1000' ALLOWED.	

CONTRACTOR TO VERIFY HEIGHT OF EXISTING FOUNDATION AND PROPOSED WINDOW SIZES PRIOR TO START OF CONSTRUCTION

EAST SIDE ELEVATION

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

WEST SIDE ELEVATION

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

REAR ELEVATION

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



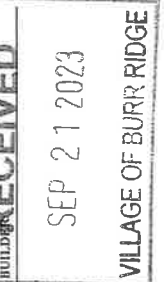
Kisereu Architect, LLC
architecture-planning-design
25 n. river lane
geneva, illinois 60134
630-358-9995
www.kisereu.com

© Copyright 2022
Kisereu Architect, LLC
These plans may not be reproduced, built or copied
without the written consent of Kisereu Architect, LLC

SEAL:



exp. 11-30-24



CLIENT:
The Patel Residence
6816 Fieldstone Drive
Burr Ridge, IL

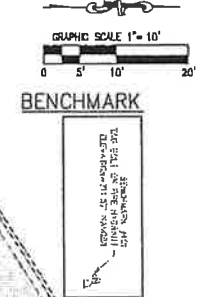
PROJECT NO:
20-054

DATE:
10-16-20 REVIEW
12-7-22 REVIEW
8-4-23 PERMIT
9-20-23 PERMIT

SHEET NO:

A1

BURR RIDGE PERMIT # 09-24-405-006
PROJECT ID: JRAD-23-346



NO.	DATE	REVISIONS	REASON FOR CHANGE
1			

ADVANTAGE
CONSULTING ENGINEERS
80 JASPER STREET - SUITE 117 - BLOOMINGTON, ILLINOIS 61710
TEL: 309-244-4444
WWW.ADVANTAGE-ILL.COM



SITE GRADING PLAN
6816 FIELD STORNE DRIVE
BURR RIDGE, IL 60527

SURYAKANT PATEL
6816 FIELDSTONE DRIVE
BURR RIDGE, IL 60527

SEPTEMBER 18, 2023
JOB: 23-072
SHEET:
C1
1 OF 3

LEGEND

PROPOSED	DESCRIPTION
C	STORM SEWER
SW	WATER MAIN WITH SIZE
S	SEWER
42	CONTOUR
+13.2	SPOT GRADE
6	STORM MANHOLE
N	STORM INLET
6	STORM CATCH BASIN
W.C.D.	CLEARCUT
+	PIPE HYDRANT
+	BLASTED BOX
+	GATE VALVE W/VAULT
+	OVERFLOW DIRECTION
+	CURB
+	SILT FENCE OR SLOTTED
+	DOWNSPOUT (TO UNDERGROUND)
+	DOWNSPOUT
+	TOP OF FOUNDATION
+	GRADE FLOOR ELEVATION
+	BRICK LEDGE
+	WINDOW WELL
+	CONSTRUCTION ENTRANCE
+	CONCRETE WASHOUT
+	DOMESTIC DISCHARGE BAG
+	RETAINING WALL

SITE DATA SUMMARY	
SITE AREA, S.F.	118731
PROPOSED IMPERVIOUS AREA SUMMARY (S.F.)	
DESCRIPTION	
RATIO/DECK TO BE REMOVED	(749)
BUILDING ADDITION	649
DECK	645
TOTAL	345

SINCE NEW IMPERVIOUS AREA IS LESS THAN 2500
SF PCPMP IS NOT REQUIRED

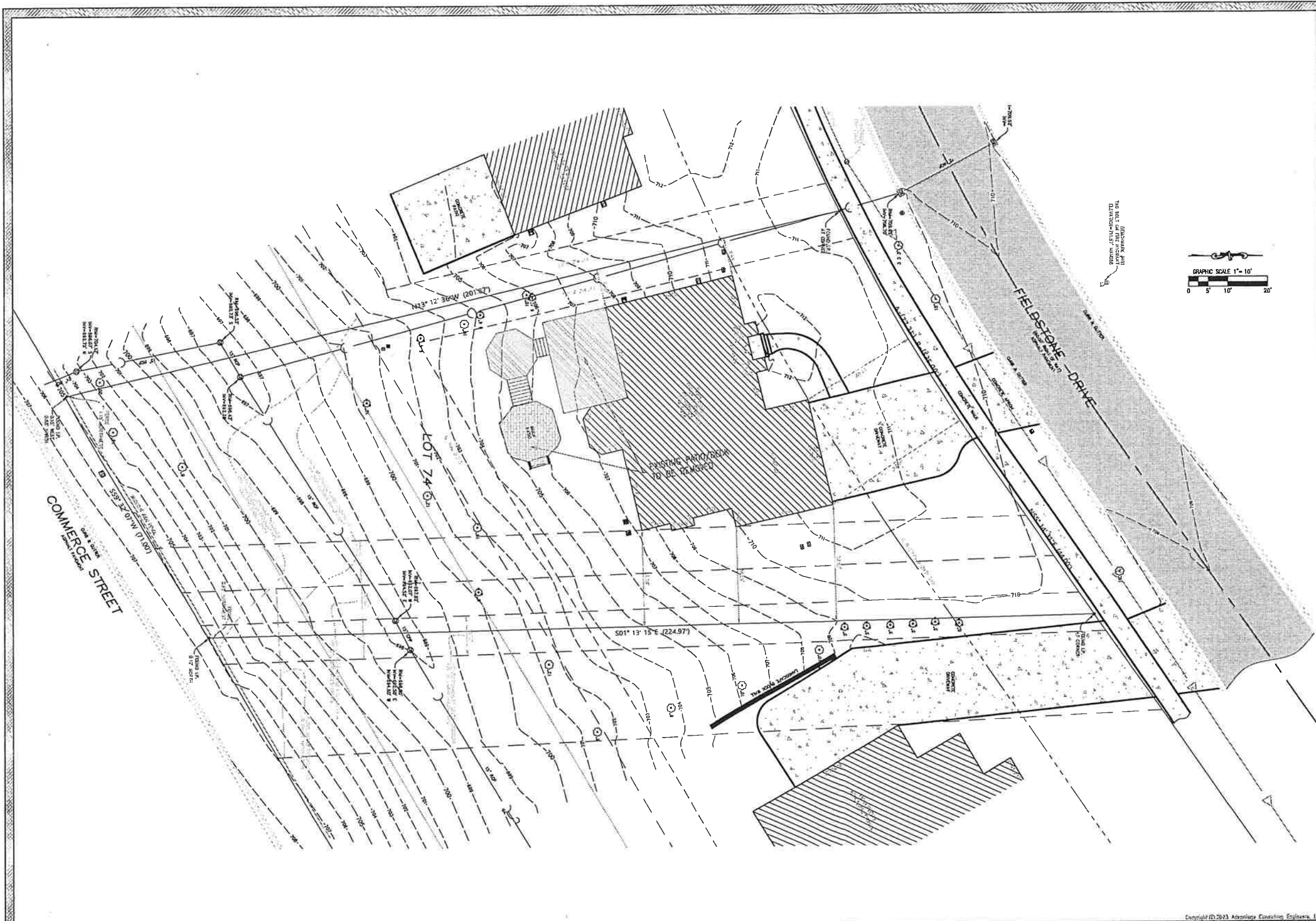
- NOTES:
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, STEP LOCATIONS, AND ALL SPECIAL FOUNDATION REQUIREMENTS.
 - SILT FENCE SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS AND MAINTAINED DURING THE PROJECT.
 - SEE VANDERBILT MUST BE A MINIMUM ONE FOOT LOWER THAN WINDOW WELLS.
 - EXISTING TOPOGRAPHY PROVIDED BY REGIONAL LAND SERVICES.
 - CONTRACTOR TO VERIFY TOP OF FOUNDATION FLOOR ELEVATION AFTER DECAUTION OF LOWER LEVELS. BRICKS/NEAR WALL FOR BUILDING DECAUTION.
 - ALL DISTURBED AREA SHALL BE RESTORED WITH 6" TOP SOIL, SEEDS AND BLANKET.

NOTE:
THE PROPOSED SITE GRADING PLAN PROVIDED BY ADVANTAGE CONSULTING ENGINEERS SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED CHANGES ONLY. THE CONTRACTOR'S RESPONSIBILITY FOR THE FOUNDATION AND PERFORM FOUNDATION AND RESPONSIBILITY FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THE LOT GRADING PLAN.

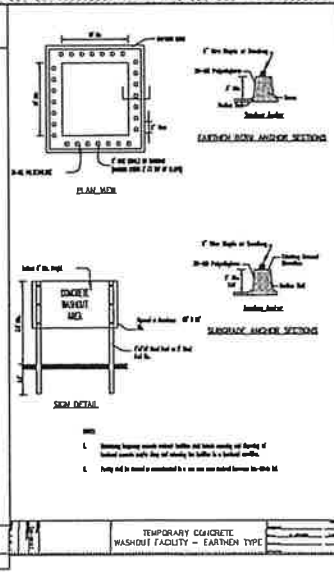
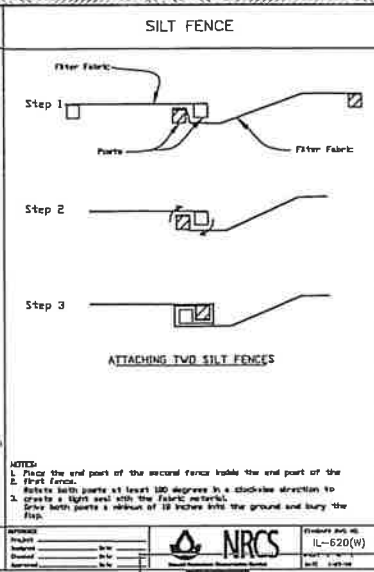
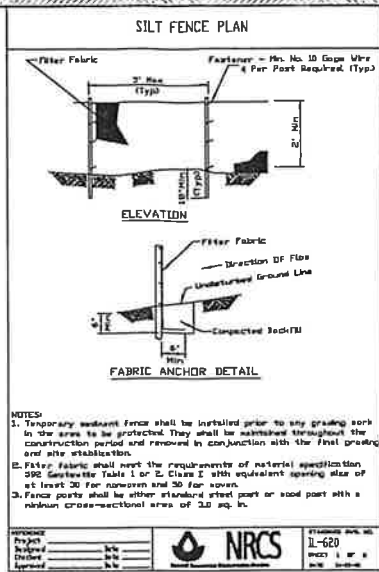
[Signature]
ENGINEER
WILLIAM J. ZALOWSKI, P.E.
ILLINOIS REGISTRATION NO. 087-046121
EXPIRATION DATE: 11/30/2023

DATE: 10/07/2023
WILLIAM J. ZALOWSKI
087-046121
REGISTERED PROFESSIONAL
ENGINEER OF ILLINOIS





SEPTMBER 18, 2023		REVISIONS	
JOB: 23-072		REV.	DATE
SHEET:			
C2			
2 OF 3			
SURYAKANT PATEL 6816 FIELDSTONE DRIVE BURR RIDGE, IL 60527		ADVANTAGE CONSULTING ENGINEERS 80 MARK STREET, SUITE 17, LEICESTER, ILLINOIS 60139 630-584-5462 WWW.ADVANTAGE-IL.COM	
EXISTING CONDITIONS			
6816 FIELD STORNE DRIVE BURR RIDGE, IL 60527			



VILLAGE OF BURR RIDGE
PROCEDURES FOR BUILDING PERMIT
Site Preparation and Maintenance

Engineering plans for new, single-family residences or additions to a single-family residence must show compliance with the site preparation and maintenance requirements listed below. A Village inspection and approval of the site preparation facilities is required prior to commencement of any exterior construction. The contractor is responsible for properly maintaining the site throughout the duration of the project. Random site inspections will be conducted by the Village.

- **Gravel Construction Entryway** - For lots without a hard surfaced driveway, a gravel construction access must be maintained until a hard surfaced driveway is completed. The contractor is responsible for keeping street and sidewalks free of mud and gravel at all times. Generally construction entryways are to be located over the future location of the driveway.
- **Silt Fence** - A brenched erosion control fence must be constructed and properly maintained until seed, sod, or other suitable ground cover is established.
- **Construction Fence**
 - Construction fencing is required prior to the start of construction for all new single-family residences and additions and any other construction involving substantial grading or foundation work as determined by the Village Engineer.
 - Construction fencing is to be properly maintained for the duration of exterior work on the property. Damaged or leaning fencing must be repaired immediately.
 - Construction fencing shall enclose the entire work area except for the gravel drive.
 - All construction work and staging must be contained within the fenced area.
 - Construction fencing shall be of the materials and specifications that are shown herein.
- **Code of Conduct and Permit Sign** - to be installed with the face of the sign being clearly visible to the public, at the site entrance just outside the construction fencing.
- **Dumpster** - to be located within the fenced area, and kept covered at all times.
- **Portable Sanitation Facility** - to be located on private property within the fenced area.
- **Inclusion of the following notes:**
 - "All streets must be kept clear of mud, stone, or other debris at all times. Streets shall be "broom-clean" at the end of each work day. No material can be stored at any time on Village roadways or pathways."
 - "Any damage to public property or the public right-of-way, including but not limited to the street, curb, sidewalks, parkways, parkway trees, and utilities, should be immediately reported to the Village and must be restored to the satisfaction of the Village Engineer prior to release of the cash bond."

Repeat violations of the site preparation requirements will result in the issuance of a Stop Work Order without further notice from the Village.

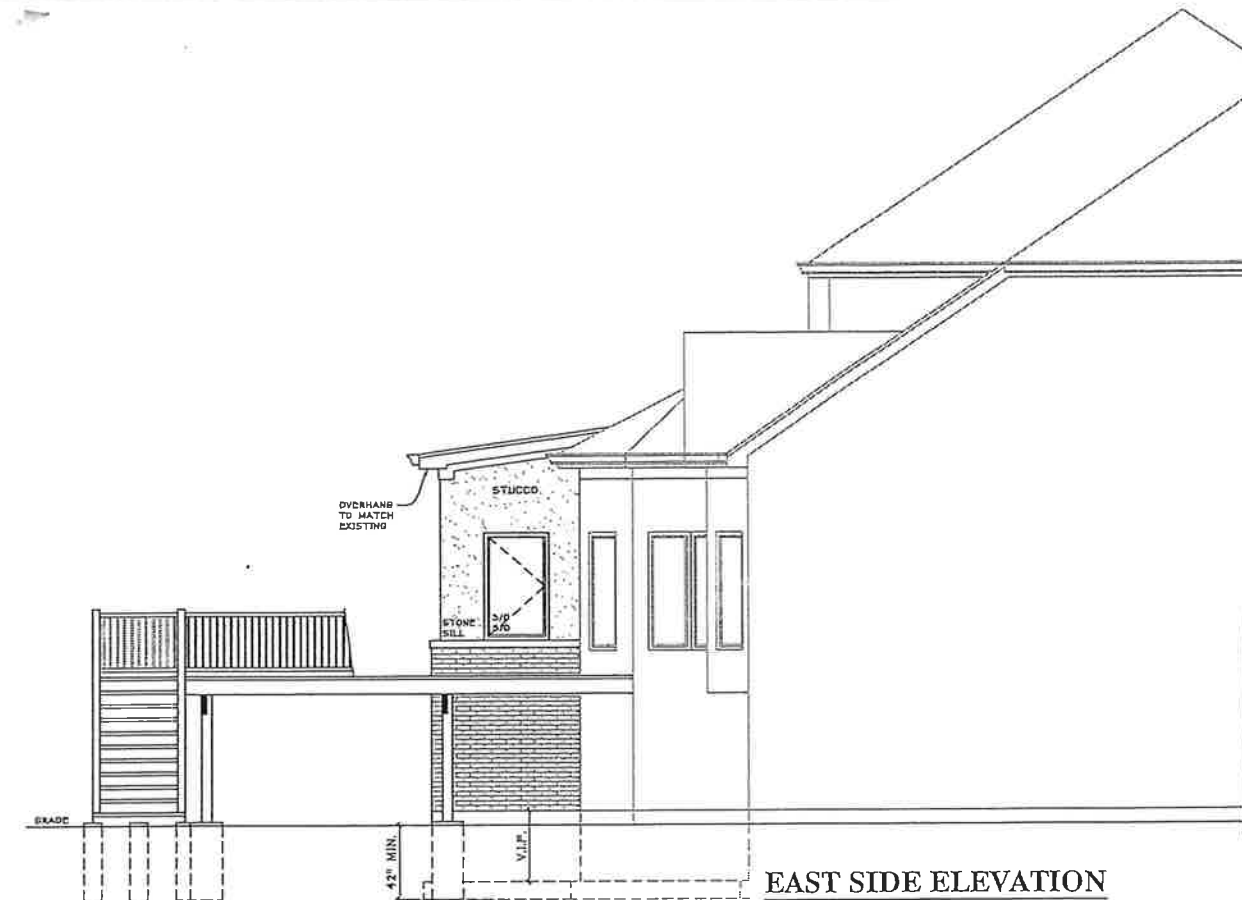
A Stop Work Order may be issued for failure to comply with any of the above site maintenance requirements. Work may not resume until the violations are resolved to the satisfaction of the Building Officer or Village Engineer and the \$300 stop work order fee is paid.

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 117, LEANING ELKHORN, IL 60157
TEL: 815-554-7467
WWW.ADVANTAGE-ENGINEERS.COM

DETAILS
6816 FIELD STORNE DRIVE
BURR RIDGE, IL 60527

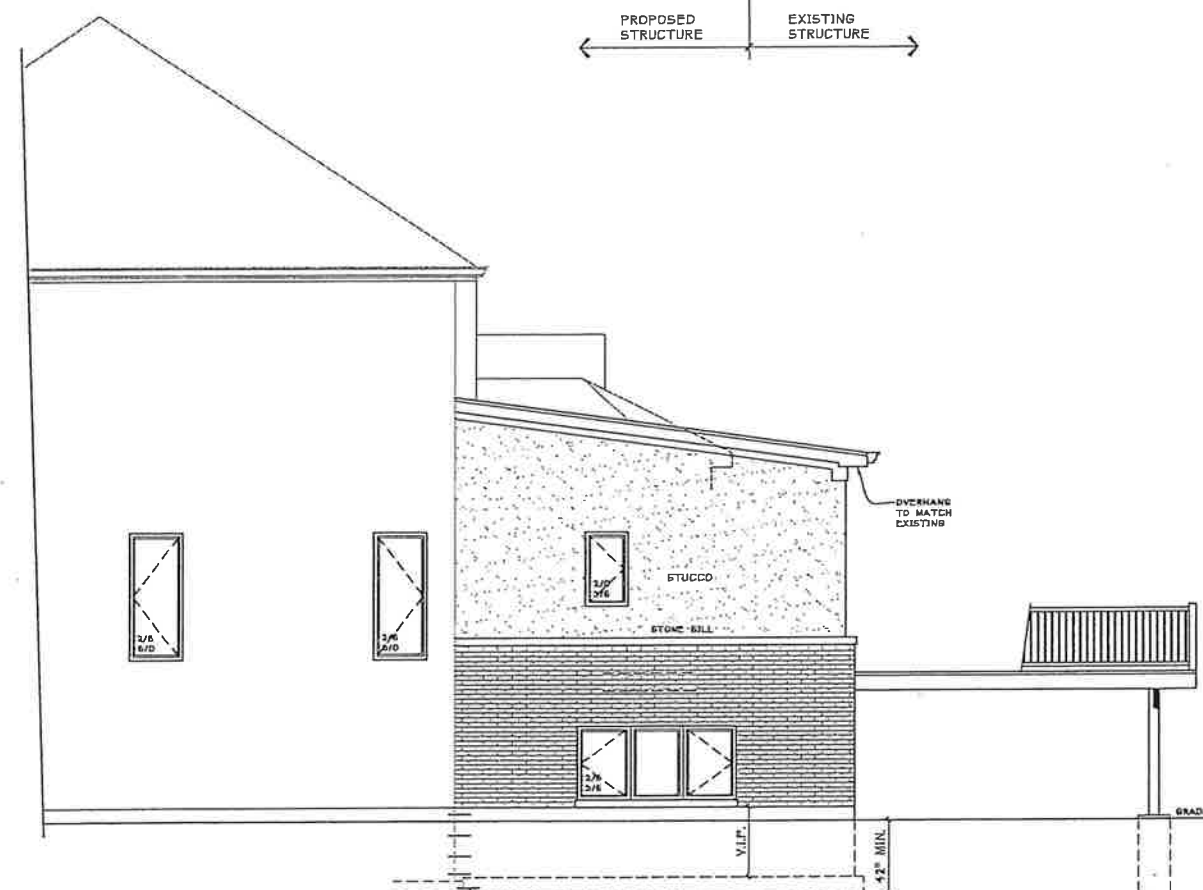
SURYAKANT PATEL
6816 FIELDSTONE DRIVE
BURR RIDGE, IL 60527

SEPTEMBER 18, 2023
JOB: 23-072
SHEET:
C3
3 OF 3



EAST SIDE ELEVATION

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



WEST SIDE ELEVATION

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

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS MEET THE PRESCRIPTIVE METHOD OF THE 2018 ILLINOIS ENERGY CONSERVATION CODE AS FOLLOWS:

Ceiling	R-value 49
Wood Frame Wall	R-value 20 or 13+5
Mass Wall	R-value 13/17
Floor	R-value 30
Basement Wall	R-value 10/13
Slab 2 feet	R-value 10
fenestration	U-Factor b 0.30
Skylight	U-Factor b 0.55

NOTE:
THESE NOTES SUPERSEDE ENERGY CODE NOTATIONS ON THE REST OF THE SHEETS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 S.F. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". (SEC. 701.1.D, ARTICLE VII, BURR RIDGE BUILDING CODE)

CONTRACTOR TO VERIFY HEIGHT OF EXISTING FOUNDATION AND PROPOSED WINDOW SIZES PRIOR TO START OF CONSTRUCTION.



REAR ELEVATION

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

BURR RIDGE CODES:

2012	INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
2018	INTERNATIONAL ENERGY CODE
2011	NATIONAL ELECTRICAL CODE (NFPA 70)
2012	INTERNATIONAL PLUMBING CODE
	CURRENT ILLINOIS STATE PLUMBING CODE

I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM FAMILIAR WITH THESE CODES AND ORDINANCES OF THE VILLAGE OF BURR RIDGE, 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.

Tiberius Christopher Kisereu

TIBERJUS CHRISTOPHER KISEREU, ALA
ARCHITECT 001-015354
SHEETS A1, A2, A3



Kisereu architect, llc,
architecture-planning-design
25 n. river lane
geneva, illinois 60134
630-558-9995
www.kisereu.com

© Copyright 2022
Kisereu architect, llc
These plans may not be reproduced, built or copied
without the written consent of Kisereu architect, llc

SEAL:



exp. 11-30-24

BUILDER

CLIENT:

The Patel Residence
6816 Fieldstone Drive
Burr Ridge, IL

PROJECT NO:

20-054

DATE:

10-16-20

REVIEW

12-7-22

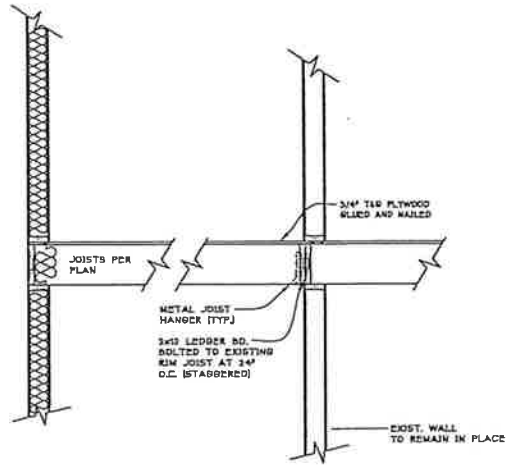
REVIEW

8-4-23

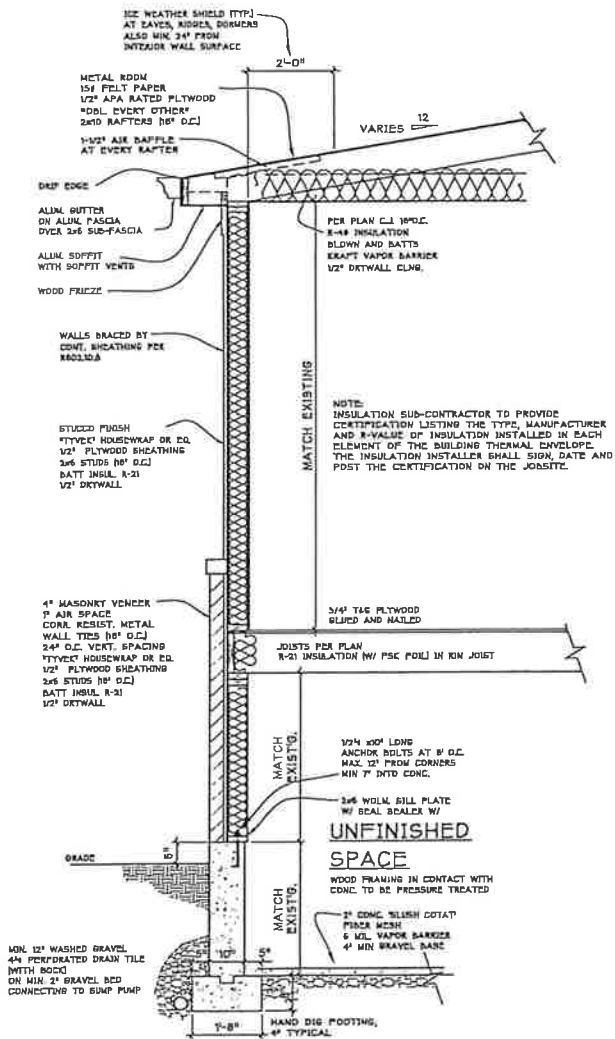
PERMIT

SHEET NO:

A1



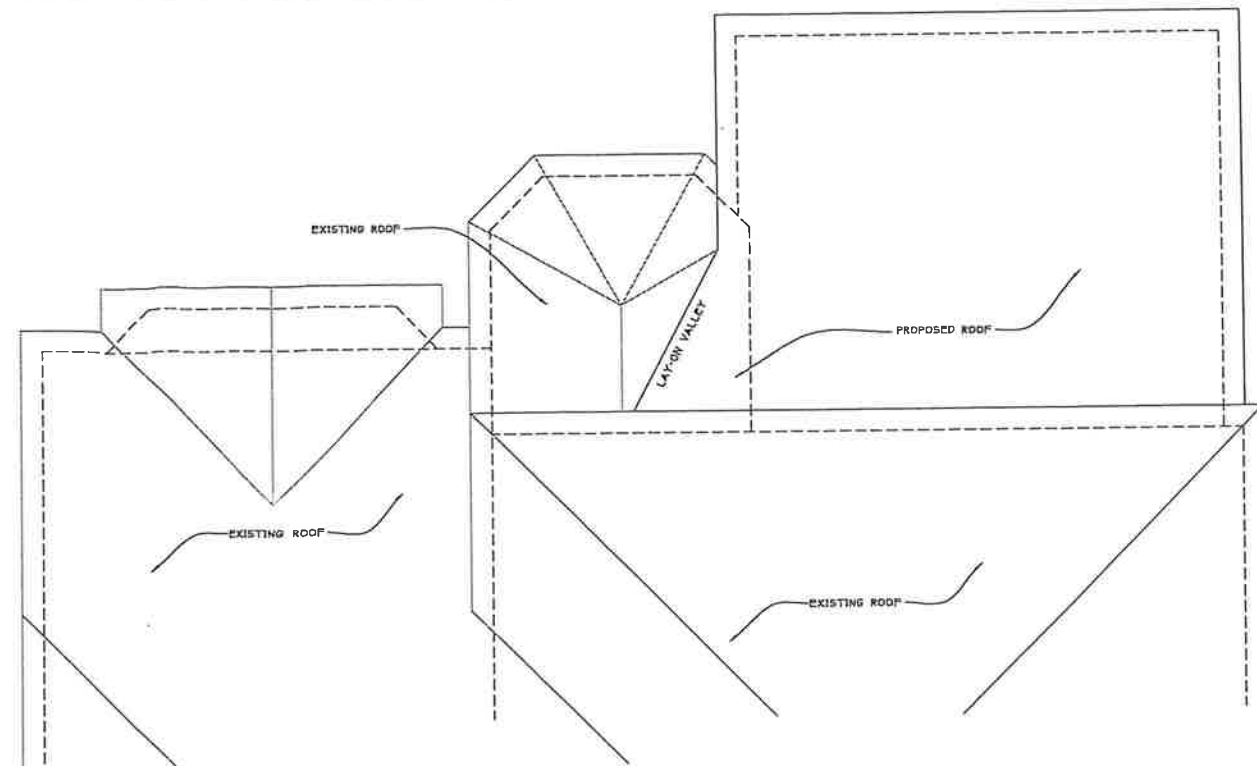
SECTION 'A'
SCALE: 1/2" = 1'-0"



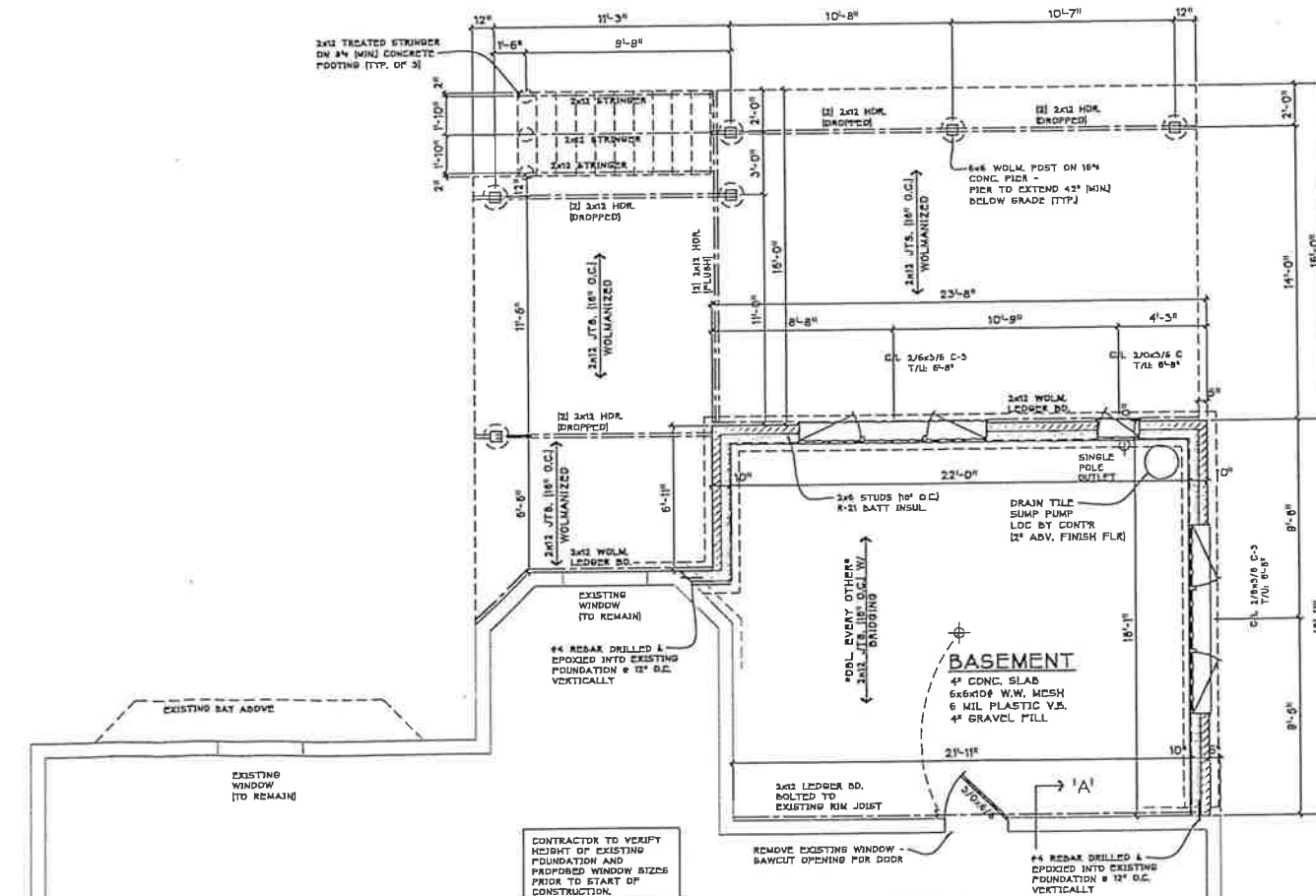
WALL SECTION
SCALE: 1/2" = 1'-0"

DESIGN CRITERIA
MC 202

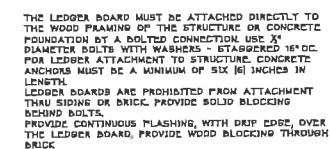
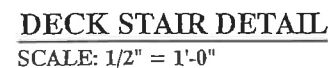
DESIGN LOADS	
1st Floor	40 psf LL, 10 psf DL
2nd Floor	40 psf LL, 10 psf DL
Roofing Area	20 psf LL
3rd Floor	30 psf LL, 10 psf DL
Roofing Area	20 psf LL
Walls	15 psf Wind for 0-20 ft height
Walls	15 psf Wind for 21-25 ft height
Walls	15 psf Wind for 26-30 ft height
Walls	15 psf Wind for 31-35 ft height
Walls	15 psf Wind for 36-40 ft height
Walls	15 psf Wind for 41-45 ft height
Walls	15 psf Wind for 46-50 ft height
Walls	15 psf Wind for 51-55 ft height
Walls	15 psf Wind for 56-60 ft height
Walls	15 psf Wind for 61-65 ft height
Walls	15 psf Wind for 66-70 ft height
Walls	15 psf Wind for 71-75 ft height
Walls	15 psf Wind for 76-80 ft height
Walls	15 psf Wind for 81-85 ft height
Walls	15 psf Wind for 86-90 ft height
Walls	15 psf Wind for 91-95 ft height
Walls	15 psf Wind for 96-100 ft height
Walls	15 psf Wind for 101-105 ft height
Walls	15 psf Wind for 106-110 ft height
Walls	15 psf Wind for 111-115 ft height
Walls	15 psf Wind for 116-120 ft height
Walls	15 psf Wind for 121-125 ft height
Walls	15 psf Wind for 126-130 ft height
Walls	15 psf Wind for 131-135 ft height
Walls	15 psf Wind for 136-140 ft height
Walls	15 psf Wind for 141-145 ft height
Walls	15 psf Wind for 146-150 ft height
Walls	15 psf Wind for 151-155 ft height
Walls	15 psf Wind for 156-160 ft height
Walls	15 psf Wind for 161-165 ft height
Walls	15 psf Wind for 166-170 ft height
Walls	15 psf Wind for 171-175 ft height
Walls	15 psf Wind for 176-180 ft height
Walls	15 psf Wind for 181-185 ft height
Walls	15 psf Wind for 186-190 ft height
Walls	15 psf Wind for 191-195 ft height
Walls	15 psf Wind for 196-200 ft height
Walls	15 psf Wind for 201-205 ft height
Walls	15 psf Wind for 206-210 ft height
Walls	15 psf Wind for 211-215 ft height
Walls	15 psf Wind for 216-220 ft height
Walls	15 psf Wind for 221-225 ft height
Walls	15 psf Wind for 226-230 ft height
Walls	15 psf Wind for 231-235 ft height
Walls	15 psf Wind for 236-240 ft height
Walls	15 psf Wind for 241-245 ft height
Walls	15 psf Wind for 246-250 ft height
Walls	15 psf Wind for 251-255 ft height
Walls	15 psf Wind for 256-260 ft height
Walls	15 psf Wind for 261-265 ft height
Walls	15 psf Wind for 266-270 ft height
Walls	15 psf Wind for 271-275 ft height
Walls	15 psf Wind for 276-280 ft height
Walls	15 psf Wind for 281-285 ft height
Walls	15 psf Wind for 286-290 ft height
Walls	15 psf Wind for 291-295 ft height
Walls	15 psf Wind for 296-300 ft height
Walls	15 psf Wind for 301-305 ft height
Walls	15 psf Wind for 306-310 ft height
Walls	15 psf Wind for 311-315 ft height
Walls	15 psf Wind for 316-320 ft height
Walls	15 psf Wind for 321-325 ft height
Walls	15 psf Wind for 326-330 ft height
Walls	15 psf Wind for 331-335 ft height
Walls	15 psf Wind for 336-340 ft height
Walls	15 psf Wind for 341-345 ft height
Walls	15 psf Wind for 346-350 ft height
Walls	15 psf Wind for 351-355 ft height
Walls	15 psf Wind for 356-360 ft height
Walls	15 psf Wind for 361-365 ft height
Walls	15 psf Wind for 366-370 ft height
Walls	15 psf Wind for 371-375 ft height
Walls	15 psf Wind for 376-380 ft height
Walls	15 psf Wind for 381-385 ft height
Walls	15 psf Wind for 386-390 ft height
Walls	15 psf Wind for 391-395 ft height
Walls	15 psf Wind for 396-400 ft height
Walls	15 psf Wind for 401-405 ft height
Walls	15 psf Wind for 406-410 ft height
Walls	15 psf Wind for 411-415 ft height
Walls	15 psf Wind for 416-420 ft height
Walls	15 psf Wind for 421-425 ft height
Walls	15 psf Wind for 426-430 ft height
Walls	15 psf Wind for 431-435 ft height
Walls	15 psf Wind for 436-440 ft height
Walls	15 psf Wind for 441-445 ft height
Walls	15 psf Wind for 446-450 ft height
Walls	15 psf Wind for 451-455 ft height
Walls	15 psf Wind for 456-460 ft height
Walls	15 psf Wind for 461-465 ft height
Walls	15 psf Wind for 466-470 ft height
Walls	15 psf Wind for 471-475 ft height
Walls	15 psf Wind for 476-480 ft height
Walls	15 psf Wind for 481-485 ft height
Walls	15 psf Wind for 486-490 ft height
Walls	15 psf Wind for 491-495 ft height
Walls	15 psf Wind for 496-500 ft height
Walls	15 psf Wind for 501-505 ft height
Walls	15 psf Wind for 506-510 ft height
Walls	15 psf Wind for 511-515 ft height
Walls	15 psf Wind for 516-520 ft height
Walls	15 psf Wind for 521-525 ft height
Walls	15 psf Wind for 526-530 ft height
Walls	15 psf Wind for 531-535 ft height
Walls	15 psf Wind for 536-540 ft height
Walls	15 psf Wind for 541-545 ft height
Walls	15 psf Wind for 546-550 ft height
Walls	15 psf Wind for 551-555 ft height
Walls	15 psf Wind for 556-560 ft height
Walls	15 psf Wind for 561-565 ft height
Walls	15 psf Wind for 566-570 ft height
Walls	15 psf Wind for 571-575 ft height
Walls	15 psf Wind for 576-580 ft height
Walls	15 psf Wind for 581-585 ft height
Walls	15 psf Wind for 586-590 ft height
Walls	15 psf Wind for 591-595 ft height
Walls	15 psf Wind for 596-600 ft height
Walls	15 psf Wind for 601-605 ft height
Walls	15 psf Wind for 606-610 ft height
Walls	15 psf Wind for 611-615 ft height
Walls	15 psf Wind for 616-620 ft height
Walls	15 psf Wind for 621-625 ft height
Walls	15 psf Wind for 626-630 ft height
Walls	15 psf Wind for 631-635 ft height
Walls	15 psf Wind for 636-640 ft height
Walls	15 psf Wind for 641-645 ft height
Walls	15 psf Wind for 646-650 ft height
Walls	15 psf Wind for 651-655 ft height
Walls	15 psf Wind for 656-660 ft height
Walls	15 psf Wind for 661-665 ft height
Walls	15 psf Wind for 666-670 ft height
Walls	15 psf Wind for 671-675 ft height
Walls	15 psf Wind for 676-680 ft height
Walls	15 psf Wind for 681-685 ft height
Walls	15 psf Wind for 686-690 ft height
Walls	15 psf Wind for 691-695 ft height
Walls	15 psf Wind for 696-700 ft height
Walls	15 psf Wind for 701-705 ft height
Walls	15 psf Wind for 706-710 ft height
Walls	15 psf Wind for 711-715 ft height
Walls	15 psf Wind for 716-720 ft height
Walls	15 psf Wind for 721-725 ft height
Walls	15 psf Wind for 726-730 ft height
Walls	15 psf Wind for 731-735 ft height
Walls	15 psf Wind for 736-740 ft height
Walls	15 psf Wind for 741-745 ft height
Walls	15 psf Wind for 746-750 ft height
Walls	15 psf Wind for 751-755 ft height
Walls	15 psf Wind for 756-760 ft height
Walls	15 psf Wind for 761-765 ft height
Walls	15 psf Wind for 766-770 ft height
Walls	15 psf Wind for 771-775 ft height
Walls	15 psf Wind for 776-780 ft height
Walls	15 psf Wind for 781-785 ft height
Walls	15 psf Wind for 786-790 ft height
Walls	15 psf Wind for 791-795 ft height
Walls	15 psf Wind for 796-800 ft height
Walls	15 psf Wind for 801-805 ft height
Walls	15 psf Wind for 806-810 ft height
Walls	15 psf Wind for 811-815 ft height
Walls	15 psf Wind for 816-820 ft height
Walls	15 psf Wind for 821-825 ft height
Walls	15 psf Wind for 826-830 ft height
Walls	15 psf Wind for 831-835 ft height
Walls	15 psf Wind for 836-840 ft height
Walls	15 psf Wind for 841-845 ft height
Walls	15 psf Wind for 846-850 ft height
Walls	15 psf Wind for 851-855 ft height
Walls	15 psf Wind for 856-860 ft height
Walls	15 psf Wind for 861-865 ft height
Walls	15 psf Wind for 866-870 ft height
Walls	15 psf Wind for 871-875 ft height
Walls	15 psf Wind for 876-880 ft height
Walls	15 psf Wind for 881-885 ft height
Walls	15 psf Wind for 886-890 ft height
Walls	15 psf Wind for 891-895 ft height
Walls	15 psf Wind for 896-900 ft height
Walls	15 psf Wind for 901-905 ft height
Walls	15 psf Wind for 906-910 ft height
Walls	15 psf Wind for 911-915 ft height
Walls	15 psf Wind for 916-920 ft height
Walls	15 psf Wind for 921-925 ft height
Walls	15 psf Wind for 926-930 ft height
Walls	15 psf Wind for 931-935 ft height
Walls	15 psf Wind for 936-940 ft height
Walls	15 psf Wind for 941-945 ft height
Walls	15 psf Wind for 946-950 ft height
Walls	15 psf Wind for 951-955 ft height
Walls	15 psf Wind for 956-960 ft height
Walls	15 psf Wind for 961-965 ft height
Walls	15 psf Wind for 966-970 ft height
Walls	15 psf Wind for 971-975 ft height
Walls	15 psf Wind for 976-980 ft height
Walls	15 psf Wind for 981-985 ft height
Walls	15 psf Wind for 986-990 ft height
Walls	15 psf Wind for 991-995 ft height
Walls	15 psf Wind for 996-1000 ft height



PARTIAL ROOF PLAN
SCALE: 1/4" = 1'-0"

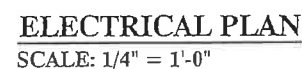


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



DECK LEDGER BOARD

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



CARBON MONOXIDE DETECTOR SHALL BE A/C HARDWIRED W/ BATTERY BACKUP AND IN THE IMMEDIATE VICINITY [15] OF ALL BEDROOMS.



DESIGN CRITERIA

DC 2011

DESIGN LOADS

1st Floor =	40 psf LL	10 psf DL
2nd Floor =	40 psf LL	10 psf DL
3rd Floor =	40 psf LL	10 psf DL
5th Floor =	30 psf LL	10 psf DL
Roofing/Interior Exterior Deck =	80 psf LL	
Walls 10' =	20 psf Wind for 30' F. height	
20' =	20 psf Wind for 30' F. height	
30' =	20 psf Wind for 30' F. height	
Cabling =	25 psf LL	10 psf DL
Partners =	30 psf	
	30 psf Snow	
Controlled =	30 psf LL	10 psf DL

DESIGN STRATEGIES

1. 1st Floor	Up to 25'
2. 2nd - 5th Floor	10' - 67.5' up
3. 1st - 3rd	Up to 25'
4. 1st - 3rd	Up to 25'
5. 2nd	Up to 10'
6. 2nd	Up to 10'
7. 2nd	Up to 10'
8. 2nd	Up to 10'
9. 2nd	Up to 10'
10. 2nd	Up to 10'
11. 2nd	Up to 10'
12. 2nd	Up to 10'
13. 2nd	Up to 10'
14. 2nd	Up to 10'
15. 2nd	Up to 10'
16. 2nd	Up to 10'
17. 2nd	Up to 10'
18. 2nd	Up to 10'
19. 2nd	Up to 10'
20. 2nd	Up to 10'
21. 2nd	Up to 10'
22. 2nd	Up to 10'
23. 2nd	Up to 10'
24. 2nd	Up to 10'
25. 2nd	Up to 10'
26. 2nd	Up to 10'
27. 2nd	Up to 10'
28. 2nd	Up to 10'
29. 2nd	Up to 10'
30. 2nd	Up to 10'
31. 2nd	Up to 10'
32. 2nd	Up to 10'
33. 2nd	Up to 10'
34. 2nd	Up to 10'
35. 2nd	Up to 10'
36. 2nd	Up to 10'
37. 2nd	Up to 10'
38. 2nd	Up to 10'
39. 2nd	Up to 10'
40. 2nd	Up to 10'
41. 2nd	Up to 10'
42. 2nd	Up to 10'
43. 2nd	Up to 10'
44. 2nd	Up to 10'
45. 2nd	Up to 10'
46. 2nd	Up to 10'
47. 2nd	Up to 10'
48. 2nd	Up to 10'
49. 2nd	Up to 10'
50. 2nd	Up to 10'
51. 2nd	Up to 10'
52. 2nd	Up to 10'
53. 2nd	Up to 10'
54. 2nd	Up to 10'
55. 2nd	Up to 10'
56. 2nd	Up to 10'
57. 2nd	Up to 10'
58. 2nd	Up to 10'
59. 2nd	Up to 10'
60. 2nd	Up to 10'
61. 2nd	Up to 10'
62. 2nd	Up to 10'
63. 2nd	Up to 10'
64. 2nd	Up to 10'
65. 2nd	Up to 10'
66. 2nd	Up to 10'
67. 2nd	Up to 10'
68. 2nd	Up to 10'
69. 2nd	Up to 10'
70. 2nd	Up to 10'
71. 2nd	Up to 10'
72. 2nd	Up to 10'
73. 2nd	Up to 10'
74. 2nd	Up to 10'
75. 2nd	Up to 10'
76. 2nd	Up to 10'
77. 2nd	Up to 10'
78. 2nd	Up to 10'
79. 2nd	Up to 10'
80. 2nd	Up to 10'
81. 2nd	Up to 10'
82. 2nd	Up to 10'
83. 2nd	Up to 10'
84. 2nd	Up to 10'
85. 2nd	Up to 10'
86. 2nd	Up to 10'
87. 2nd	Up to 10'
88. 2nd	Up to 10'
89. 2nd	Up to 10'
90. 2nd	Up to 10'
91. 2nd	Up to 10'
92. 2nd	Up to 10'
93. 2nd	Up to 10'
94. 2nd	Up to 10'
95. 2nd	Up to 10'
96. 2nd	Up to 10'
97. 2nd	Up to 10'
98. 2nd	Up to 10'
99. 2nd	Up to 10'
100. 2nd	Up to 10'

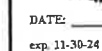
WALL LIMITS

1. 1st Floor	Up to 25'
2. 2nd - 5th Floor	10' - 67.5' up
3. 1st - 3rd	Up to 25'
4. 1st - 3rd	Up to 25'
5. 2nd	Up to 10'
6. 2nd	Up to 10'
7. 2nd	Up to 10'
8. 2nd	Up to 10'
9. 2nd	Up to 10'
10. 2nd	Up to 10'
11. 2nd	Up to 10'
12. 2nd	Up to 10'
13. 2nd	Up to 10'
14. 2nd	Up to 10'
15. 2nd	Up to 10'
16. 2nd	Up to 10'
17. 2nd	Up to 10'</



© Copyright 2000
Alfonso Archetti, Jr.
These plans may not be reproduced, built or copied
without the written consent of Alfonso Archetti, Jr.

SEAL:



1 YEAR.

The Patel Residence
6816 Fieldstone Drive
Burr Ridge, IL

PROJECT NO:

20-054

DATE: _____

DATE	10-16-20	REVIEW
------	----------	--------

12-7-22	REVIEW
---------	--------

8-4-23 PERMIT

SHEET NO:

A3



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, November 20, 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 Suryakant Patel for a variation from Section VI.F.4 of the Burr Ridge Zoning Ordinance to permit a Floor Area Ratio of .26 instead of the .20 maximum. The petitioner seeks to add a 1st floor bedroom to the existing home. The petition number and address of this petition is **V-07-2023: 6816 Fieldstone Drive,** and the Permanent Real Estate Index Number is **09-24-405-006-0000.**

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, November 14, 2023. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern'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 is outlined in red



Proposed elevation of the addition.

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 November 20, 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

HERRADA, B & E RODRIGUEZ
6 MALLORY CT
BURR RIDGE, IL 60521

CANDEL, ANTIMO & PILAR
6705 FIELDSTONE DR
BURR RIDGE, IL 60521

SHAH, SAMEER & ANNU
6763 FIELDSTONE DR
BURR RIDGE, IL 60527

PAVLINI, THOMAS & SANDRA
6774 FIELDSTONE DR
BURR RIDGE, IL 60521

BOYE, JACQUELINE & ROGER
6806 FIELDSTONE DR
BURR RIDGE, IL 60521

CAHI, L & H CHANG
6852 FIELDSTONE DR
BURR RIDGE, IL 60521

KALATHIVEETIL, JEEJY & M
12 MALLORY CT
BURR RIDGE, IL 60521

CARREON, ANSELMA M
6794 FIELDSTONE DR
BURR RIDGE, IL 60527

RAJANAHALLY, RATNAKAR & S
7 MALLORY CT
BURR RIDGE, IL 60527

SHAH, KAMLESH & S
6851 FIELDSTONE DR
BURR RIDGE, IL 60521

OPALACZ, CASMIRJ
6803 FIELDSTONE DR
BURR RIDGE, IL 60521

HAILE, ZEWDU & SOPHIA
6779 FIELDSTONE DR
BURR RIDGE, IL 60527

RIBA, HICHAM
6812 FIELDSTONE DR
BURR RIDGE, IL 60521

SHARMA, DHIRAJ
3 MALLORY CT
BURR RIDGE, IL 60521

MENDOZA JR, JOSE & C
6846 FIELDSTONE DR
BURR RIDGE, IL 60527

VUCICEVIC, DUSAN
6856 FIELDSTONE DR
BURR RIDGE, IL 60521

OLIVEIRA. LUIZ F
6825 FIELDSTONE DR
BURR RIDGE, IL 60521

DYKSTRA, THOMAS & WENDY
6837 FIELDSTONE DR
BURR RIDGE, IL 60527

ALCO SALES & SERVICE CO
6851 HIGH GROVE BLVD
BURR RIDGE, IL 60521

GOEL, SUDERSHAN & RITA
5 MALLORY CT
BURR RIDGE, IL 60527

PUTHUMANA, NEAL & K TR
6807 FIELDSTONE DR
BURR RIDGE, IL 60527

GOTTUMUKKALA, G&L CHEKURI
6813 FIELDSTONE DR
BURR RIDGE, IL 60527

CASE CORP
2211 YORK RD APT. 222
OAK BROOK , IL 60523

GOLDHAGEN, WM & KIMBERLY
10 MALLORY CT
BURR RIDGE, IL 60521

BHORANIA, BABULAL & PUSHPA
6771 FIELDSTONE DR
BURR RIDGE, IL 60521

QUINLAN PROPERTIES LLC
16W241 S FRONTAGE RD
BURR RIDGE, IL 60521

ZAFFAR, MOHAMMAD & RUBINA
6703 FIELDSTONE DR
BURR RIDGE, IL 60527

MEDLIN, JASON B & DEBBIE
6843 FIELDSTONE DR
BURR RIDGE, IL 60521

MALO, T & R AHDAB
6826 FIELDSTONE DR
BURR RIDGE, IL 60527

SHAH, KALPESH M
11 MALLORY CT
BURR RIDGE, IL 60527

ATANASOV, STANOJCE
4 MALLORY CT
BURR RIDGE, IL 60527

RASHID, ASHAN & SHAHIDA
6832 FIELDSTONE DR
BURR RIDGE, IL 60527

CAMARENA, ROMALDO & MARIA
6782 FIELDSTONE DR
BURR RIDGE, IL 60521

STAVROPOULOS, NORMA
499 S POPLAR AVE
ELMHURST, IL 60126

MONROE, FRANK & CAROLINA
6842 FIELDSTONE DR
BURR RIDGE, IL 60527

JAROSZ, KRYSTIAN
6836 FIELDSTONE DR
BURR RIDGE, IL 60521

PATEL, SURYAKANT
6816 FIELDSTONE DR
BURR RIDGE, IL 60527

TEODORESCU, MARIUS & ANA
6776 FIELDSTONE DR
BURR RIDGE, IL 60521

RENACIDO, GENELITO & M M
6778 FIELDSTONE DR
BURR RIDGE, IL 60521

AHMED, ASHRAF J
6702 FIELDSTONE DR
BURR RIDGE, IL 60521

KRAUSE, STEVEN & M ABBOUD
6767 FIELDSTONE DR
BURR RIDGE, IL 60527

ALI, AMJAD & FARHAT R
6775 FIELDSTONE DR
BURR RIDGE, IL 60521

LETSOS, DIMITRIOS & OLGA
6822 FIELDSTONE DR
BURR RIDGE, IL 60527

JAIN, ANUJ
6802 FIELDSTONE DR
BURR RIDGE, IL 60527

GHANI, USMAN & SAINA
6847 FIELDSTONE DR
BURR RIDGE, IL 60527

SETIA, MANISH
6706 FIELDSTONE DR
BURR RIDGE, IL 60527

METZGER, TIMOTHY & LYNN
6833 FIELDSTONE DR
BURR RIDGE, IL 60521

ROY, CHANDANA
9 MALLORY CT
BURR RIDGE, IL 60527

VESSOL, NICKI L & JANIS
8 MALLORY CT
BURR RIDGE, IL 60527

VILLAGE OF BURR RIDGE
7660 S COUNTY LINE RD
BURR RIDGE, IL 60521

LEE, HONG
6817 FIELDSTONE DR
BURR RIDGE, IL 60521

SELVARAJ, PRAKASH & R P
6786 FIELDSTONE DR
BURR RIDGE, IL 60527



**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:

6816 Fieldstone Drive

Property Owner or Petitioner:

Suryakant Patel

(Print Name)

[Signature]

(Signature)

Nov 2, 2023 at 9:56:32 AM
6816 Fieldstone Dr
Burr Ridge IL 60527
United States



NOTICE

Village of Burr Ridge

There will be a public hearing to consider zoning changes or approvals for this property.

For further information, please call or visit:

Burr Ridge Village Hall
7660 County Line Road
(630)654-8181, Extension

Ask for Information Re V-07-2023 22

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan Commission Agenda)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-12-2023: 114 Burr Ridge Parkway (Salamone/Capri Express); Request for an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant pursuant to special use Ordinance #A-834-17-21 and County Line Square PUD Ordinance #A-834-19-21, and Section VIII.1.e of the Burr Ridge Zoning Ordinance.

HEARING:

December 4, 2023

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern, Planner

PETITIONER:

Vito Salamone of Capri Express

PETITIONER STATUS:

Co-Owner of Capri Express

PROPERTY OWNER:

Bob Garber

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Mixed-Use Shopping Center

SITE AREA:

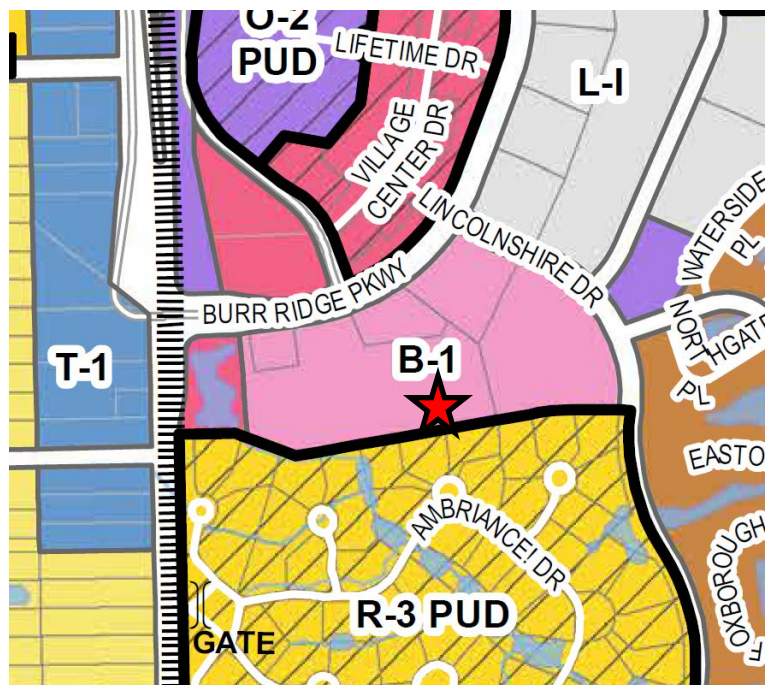
7.2 Acres

SUBDIVISION:

Burr Ridge Corporate Park

PARKING:

499 Public Spaces



Staff Report and Summary

Z-12-2023: Burr Ridge Parkway (Salamone/Capri Express); Special Use, PUD Amendment, and Findings of Fact

The petitioner, Vito Salamone of Capri Express, requests to amend an existing special use regarding an outdoor dining enclosure at an existing restaurant. Capri Express was approved originally for outdoor dining in 2021 through Ordinance #A-834-17-21. The outdoor dining area contains four (4) tables and sixteen (16) seats. The table and seat count will not change under the new proposal.



Aerial of the property with the property lines and yards.

Section VIII.A of the Zoning Ordinance stipulates several regulations related to outdoor dining at all places of eating in the Village within the Business Districts (B-1 and B-2). The petitioner's compliance with these regulations is noted in red. The petitioner has submitted a plan and information about the proposed outdoor dining area, included as Exhibit A.

1. Dining areas must be located adjacent only to the principal business to which the outdoor area is intended to serve;
2. No outdoor dining area shall be located so as to impede pedestrian traffic, or to obstruct curb cuts and the surrounding ramp and transition area, or to impede accessible access to and from the restaurant building;
3. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
4. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant; *Outdoor dining was previously approved through Ordinance #A-834-03-11, without a fence or enclosure.*
5. All fences surrounding the outdoor seating area shall have matching elevations and colors;
6. The door to the dining area shall be self-closing;
7. The area may be covered by an awning protruding from the exterior wall of the adjacent building, provided the awning is properly anchored. Awnings are subject to review and approval by the Community Development Director or their designee and should be

consistent with other awnings within the development. Awnings which are not consistent with the neighboring tenants are subject to Plan Commission review and approval;

8. Wall enclosures, whether permanent or temporary, are prohibited unless specifically approved through a special use; *The petitioner requests a fully enclosed, outdoor dining area with black fabric walls. Jonny Cabs proposed a similar black wall enclosure at the November 20, 2023, Plan Commission meeting and the case was continued until December 18, 2023. The Plan Commission will ask the Board to direct them to hold a public hearing for a text amendment regarding outdoor dining wall enclosures at the December 11, 2023 Board meeting.*
9. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
10. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
11. There shall be no advertising, signs, logos, or leaflets on the tables, chairs, fences, umbrellas or railings;
12. All furniture shall be removed during the winter season and the outdoor dining areas shall not be occupied from November 1 through March 1. All furniture must be stored out of public view or off-site of the subject property when not in use; *The petitioner wants the outdoor dining enclosure for the winter season.*
13. Tables shall be cleaned promptly following use;
14. Outdoor food preparation, storage or display is prohibited;
15. The floor or ground surface of the outdoor seating area shall be treated and cleaned before and after each season to ensure the removal of all food stains and return it to a state consistent with other sidewalks in the area;
16. Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
17. Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee. Outdoor dining areas shall comply with Zoning Ordinance Section IV, Noise Regulations
18. Approval of outdoor dining areas shall be subject to the Village's adopted Building Codes;
19. Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner;
20. Outdoor dining areas must be approved by the Community Development Director or their designee to determine final compliance with the regulations set forth herein.

County Line Square Outdoor Dining Area Regulations

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area; *The petitioner requests an outdoor dining enclosure.*
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;

Staff Report and Summary

Z-12-2023: Burr Ridge Parkway (Salamone/Capri Express); Special Use, PUD Amendment, and Findings of Fact

- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 60” of a curblineline or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village’s adopted building codes; *The petitioner requests an outdoor dining enclosure.*
- Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner; *The petitioner requests an outdoor dining enclosure.*
- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein; and *The petitioner requests an outdoor dining enclosure.*
- Outdoor dining areas shall be included as part of the size calculation for restaurants.

Public Hearing History – Related to Capri Express

Z-01-2023: Zoning Ordinance Amendments for Outdoor Dining (Ordinance #A-834-05-23)

Z-06-2023: Zoning Ordinance granting special use approval for a restaurant with amended outdoor dining. (Ordinance #A-834-17-21)

Z-12-2010: Zoning Ordinance granting special use pursuant to the Village of Burr Ridge Zoning Ordinance for an outdoor sidewalk dining area. (Ordinance #A-834-03-11)

County Line Square Planned Unit Development Regulations

Public Comment

One 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. If the Plan Commission chooses to recommend approval of the special use amendment, PUD amendment, and special use for outdoor dining, staff recommends the following conditions. The conditions on this request include those from the 2021 approval.

1. The special use shall be limited to Capri Express and shall not be transferable to any other party.
2. The special use shall substantially comply with the submitted site plan.
3. All umbrellas, furniture, and other appurtenances shall be sorted off-site during the winter season when the enclosure is not being used for outdoor dining. ** If the Plan Commission allows outdoor dining year-round, this condition should be removed.*
4. The special use shall comply with the previously approved outdoor dining plan from the 2021 approval, Ordinance #A-834-17-21.

Staff Report and Summary

Z-12-2023: Burr Ridge Parkway (Salamone/Capri Express); Special Use, PUD Amendment, and Findings of Fact

Appendix

Exhibit A - Petitioner's Materials and Public Notifications

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

Exhibit B – Plans from 2021 approval, Ordinance #A-834-03-11, #A-834-17-21, #A-834-05-23 & County Line Square Planned Unit Development Regulations



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): Vito Salamone

STATUS OF PETITIONER: Co-owner Capri Express

PETITIONER'S ADDRESS: 801 Village Center Jr; Unit 406; Burr Ridge IL 60527

ADDRESS OF SUBJECT PROPERTY: 114 Burr Ridge Parkway

PHONE: 630-323-1200

EMAIL: Vito823@gmail.com

PROPERTY OWNER: Bob Garber

PROPERTY OWNER'S ADDRESS: P.O. Box 639 PHONE: 630-920-9612

Hinsdale IL 60522

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

DESCRIPTION OF REQUEST:

Install an enclosure to provide outdoor seating
for the customers of Capri Express.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 315,976 sq ft. EXISTING ZONING: B-1

EXISTING USE/IMPROVEMENTS: Business

SUBDIVISION: Burr Ridge corporate park

PIN(S) # 18-303-050-03

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

Petitioner's Signature

Date of Filing

Special Use Ordinance Plan for Capri Express Outdoor Seating Area

Applicant: Capri Express Restaurant

Date: 10/9/2023

Introduction

This Special Use Ordinance Plan outlines the proposal for installing an enclosed outdoor seating area at Capri Express Restaurant. The purpose of this proposal is to ensure that the outdoor seating area complies with local zoning regulations and adheres to specific guidelines for design, noise reduction, waste management, and lighting.

Description of Proposed Project

Project Name: Capri Express Enclosed Outdoor Seating Area

Location: 114 Burr Ridge Parkway; Burr Ridge IL 60527

Description:

The proposed project entails the construction of an enclosed outdoor seating area adjacent to Capri Express Restaurant. This seating area will consist of four tables and comfortably seat up to 16 customers. The enclosure will match the existing awning attached to the restaurant and will closely mirror the design of neighboring restaurants, including La Cabanita, DAO Sushi, and Capri Restaurante. The primary focus of this proposal is to create an outdoor space that enhances the dining experience while maintaining harmony with the surrounding establishments.

Compliance with Local Zoning Regulations

The project will adhere to all relevant local zoning regulations, including setback requirements, maximum seating capacity, and

use of public space. The proposed outdoor seating area will not encroach on public walkways or violate any established zoning codes.

Design and Aesthetics

The design of the outdoor seating area will be in keeping with the existing restaurant aesthetics, featuring matching awnings, colors, and materials. The design will closely mirror that of neighboring restaurants to maintain a cohesive look and feel in the area.

Noise Reduction Measures

To minimize disturbances to neighboring properties, the following noise reduction measures will be implemented:

- Use of noise-absorbing materials in the enclosure.
- Establishment of clear guidelines for acceptable noise levels.
- Training of restaurant staff in noise reduction techniques and customer communication.
- Regular monitoring of noise levels during peak hours.

Waste Management

A comprehensive waste management plan will be developed and implemented to ensure the cleanliness and hygiene of the outdoor seating area. This plan includes:

- Regular garbage collection and disposal.
- Staff training on waste management protocols.
- Scheduled cleaning and maintenance of the seating area.

Lighting

Appropriate lighting will be installed to enhance the safety and ambiance of the outdoor seating area. Lighting fixtures will be chosen to minimize light pollution and to avoid any glare or disturbance to surrounding properties.

Community Engagement

To address any concerns and maintain positive relations with the local community, the restaurant will engage in proactive

communication with neighboring businesses and residents.

Timeline

The project is expected to be completed within 60 days, including the necessary construction, lighting installation, and implementation of noise reduction and waste management measures.

Conclusion

This Special Use Ordinance Plan outlines Capri Express Restaurant's proposal to construct an enclosed outdoor seating area that enhances the dining experience while ensuring compliance with local regulations and harmonious coexistence with neighboring establishments. We are committed to implementing noise reduction, waste management, and lighting solutions that contribute positively to the community.

The cooperation of local authorities and community stakeholders is highly appreciated to move this project forward successfully.

This Special Use Ordinance Plan is subject to review, approval, and potential revisions by the relevant local authorities. All aspects of the plan will be implemented in accordance with local regulations and guidelines.

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

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

Allowing Capri Express to have outdoor seating benefits the Village by enhancing the dining experience, increasing foot traffic, creating a community gathering space, supporting local businesses, attracting tourists, and improving residents' quality of life.

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

Allowing Capri Express to have outdoor seating will not endanger public health, safety, morals, comfort, or general welfare because the restaurant will adhere to safety and zoning regulations, ensuring that the outdoor seating area is designed and managed responsibly to mitigate any potential negative impacts on the community.

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

Outdoor seating at Capri Express will not be injurious to nearby property uses or property values because it will be designed and managed to minimize noise, traffic disruptions, and other potential

nuisances, ensuring that the immediate vicinity retains its character and property values remain unaffected.

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

Outdoor seating at Capri Express will not impede the normal and orderly development of surrounding properties for permitted uses in the district, as it will conform to zoning regulations and not disrupt the existing development plans or hinder the potential for future property improvements in the area.

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

Outdoor seating at Capri Express will feature adequate utilities, including proper lighting to ensure safety, sound reduction measures to minimize noise disturbances, and a well-maintained waste management system. These provisions are in place or will be provided to create a comfortable and compliant outdoor seating area.

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

Outdoor seating at Capri Express will have two points of entry, which have been designed to minimize traffic congestion in public streets. Adequate measures have been taken to ensure smooth ingress and egress, reducing the impact on traffic flow in the surrounding area.

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

The proposed outdoor seating for Capri Express aligns with the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended because it promotes economic development and community engagement while adhering to zoning and safety regulations. The Plan aims to create a vibrant and attractive community, and allowing outdoor seating contributes to this goal by enhancing the local dining experience and supporting local businesses, which is in line with the Plan's economic development and community enhancement objectives.

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

Outdoor enclosed seating at Capri Express will conform to the applicable regulations of the district in which it is located, unless specific modifications are recommended by the Plan Commission or the Zoning Board of Appeals, following due process and review. This ensures that the outdoor seating complies with local zoning and safety requirements while allowing for potential adjustments based on expert recommendations.

Business Plan for Capri Express - The Restaurant

Table of Contents

Executive Summary
Business Description
Market Analysis
Marketing and Sales Strategy
Products and Services
Operations Plan
Special Use Ordinance for Outdoor Seating
Management and Personnel

1. Executive Summary

Capri Express - The Restaurant is a charming Italian restaurant located in a vibrant urban area. We specialize in authentic Italian cuisine, prepared with the finest ingredients, and served in a warm and inviting atmosphere. Our mission is to be the top choice for Italian dining in the area, providing our customers with a delightful experience.

Business Details:

Hours of Operation:

Sunday: 10 am - 9 pm

Monday through Thursday: 10 am - 9:30 pm

Friday and Saturday: 10 am - 10 pm

Outdoor Seating:

Capri Express plans to introduce outdoor seating in an enclosed structure. The outdoor area will undergo regular maintenance, which includes proper lighting, noise reduction strategies, and efficient waste management.

Average Daily Customers:

Capri Express serves an average of 50-80 customers daily.

Employee Count:

Capri Express employs 25 dedicated and skilled individuals.

2. Business Description

Capri Express - offers a diverse range of Italian culinary delights, from traditional pasta dishes to delicious pizzas and mouthwatering desserts. We aim to bring the flavors of Italy to our community, with a commitment to quality, authenticity, and outstanding customer service.

3. Market Analysis

Target Market:

Local residents and families seeking a cozy dining experience.

Tourists and visitors in search of authentic Italian cuisine.

Working professionals looking for a quick and delicious lunch.

Competition:

Capri Express faces competition from local Italian restaurants. Our competitive advantage lies in our commitment to delivering the highest quality and a consistent dining experience.

4. Marketing and Sales Strategy

Our marketing strategies include:

Online Presence: Maintain a strong online presence through a user-friendly website and active social media profiles.

Local Partnerships: Collaborate with local businesses and organizations for cross-promotion.

Customer Loyalty Program: Implement a rewards system to encourage repeat visits.

5. Products and Services

Our menu includes:

Authentic Italian Dishes: A variety of pasta, pizza, and seafood dishes prepared with fresh, high-quality ingredients.

Desserts: Homemade Italian desserts to satisfy any sweet tooth.

6. Operations Plan

Outdoor Seating Structure:

Construction: Build an enclosed outdoor seating structure.

Maintenance: Regularly maintain the outdoor area, including lighting, noise reduction measures, and waste management.

7. Special Use Ordinance for Outdoor Seating

To implement outdoor seating, Capri Express will adhere to the local Special Use Ordinance, which outlines specific regulations and requirements for this addition:

Zoning Compliance: Ensure that the proposed outdoor seating structure complies with local zoning regulations.

Noise Reduction Measures: Implement noise reduction strategies to minimize disturbances to neighboring properties.

Proper Waste Management: Develop and adhere to a waste management plan to keep the outdoor area clean and eco-friendly.

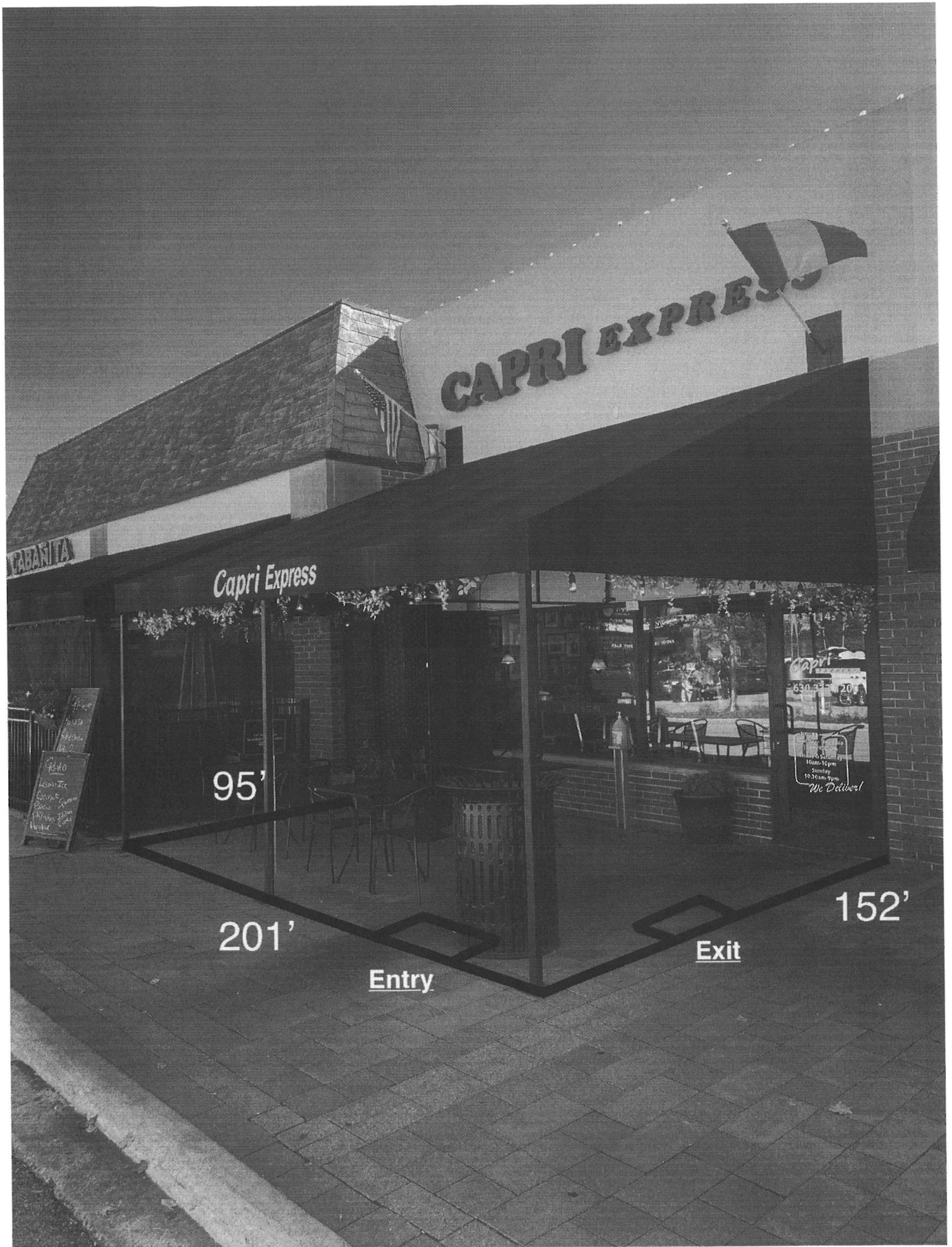
Proper Lighting: Install suitable lighting for the safety and comfort of customers.

Community Engagement: Collaborate with the local community to address any concerns and ensure a harmonious coexistence.

8. Management and Personnel

Capri Express is managed by a dedicated team with extensive experience in the restaurant industry. Our 25 employees include chefs, waitstaff, and administrative personnel, all committed to delivering exceptional service.

Capri Express - The Restaurant is ready to become a culinary hub in our community, offering Italian authenticity and an unforgettable dining experience. We are dedicated to providing quality food, exceptional service, and fostering a sense of community. Thank you for considering our business plan. We look forward to bringing the flavors of Italy to your neighborhood.



November 25, 2023

To Chairman Trzupek and Burr Ridge Plan Commissioners:

As a Burr Ridge resident I write in opposition to petitions Z-12-2023 (Capri Express) and Z-13-2023 (Great American Bagel) to be discussed at your December 4 meeting. I object to these petitions for year-round outdoor dining in County Line Square for many of the same reasons I proffered against Z-10-2023 (Jonny Cab's). I don't know the status of the Cab's petition, but I reiterate some of my same objections: this is the wrong look for County Line Square.

Generally, neither petition meets Section XII.K.7(a) of the Burr Ridge Zoning Ordinance: "The use meets a public necessity...". The petitions for "outdoor dining" merely seek to expand the capacity of each business and, as such, is not strictly a "public necessity."

Z-12-2023 (Capri Express)

IT'S NOT A SIT-DOWN DINING EXPERIENCE -- Capri Express's petition claims that it is "a charming Italian restaurant" and that "its mission is to be the top choice for Italian dining in the area, providing customers with a delightful experience." Let's face facts: ***Capri Express is a take-out and delivery operation (hence the name, "Express").*** It is disingenuous to call it "a cozy dining experience" in "an unforgettable hub in our community." It is a grab-n-go operation who was previously chastised by Village Board members in July 2021 for having delivery vehicles parked too long in the mall's fire lane. (<https://patch.com/illinois/burridge/inconsistent-burr-ridge-enforcement-fire-lanes>)

PETITIONER'S RENDERINGS ARE INADEQUATE – The rendering shows the proposed "outdoor dining" enclosure at 201' x 152'. No fence is shown, yet that is a requirement for so-called "outdoor dining" per the County Line Square PUD (CLS PUD). The rendering also shows the only ways of entry and exit would be through the canvas structure which is not ideal. Is the proposed enclosed space ADA compliant?

ENCROACHMENT INTO PUBLIC SPACE – The rendering does not show how far into the public right-of-way the proposed enclosure would extend. The CLS PUD mandates that "outdoor dining areas" be located 60" from a curb line.

"OUTDOOR DINING" SHOULD BE...OUTDOORS! – "Outdoor dining" is, by definition, *outside in fresh air*, and should remain a seasonal event from March 1 to November 1. Outdoor dining in decent weather, with necessary regulation, is a fine option, but no-one can call tables enclosed in black canvas "outdoor dining." It is also not in keeping with how other villages (e.g., Hinsdale, La Grange, Arlington Heights) handle outdoor seasonal dining; *none* of them allow enclosed "outdoor" structures year-round.

BAD AESTHETICS – These black enclosures destroy the openness of the mall, give a funereal and foreboding look, and create blight. The proliferation of year-round, enclosed "outdoor dining" structures outside restaurants serves only to make County Line Square less inviting, not more so.

MORE CAPACITY MEANS MORE PARKING PROBLEMS – Capri Express asks for 16 more seats in its "outdoor dining" petition. If both indoor and outdoor seating were at full capacity, that creates additional parking requirements for the restaurant and affects parking availability of surrounding businesses. No parking plans are provided in the petition.

Z-13-2023 (Great American Bagel)

KNOW THY PETITIONER! – The petitioner is Michael Garber, son of County Line Square owner, Bob Garber d/b/a/ Reegs Properties. He is the franchise owner of Great American Bagel-Burr Ridge.

PETITIONER'S RENDERINGS ARE INADEQUATE – Little information is given in the petition to show the type and style of fence or the awning proposed. It does not show how far into the public right-of-way the proposed fence will extend. Is it ADA compliant? There also is no entry into/exit from the main of the bagel shop into the outdoor dining space as all other "outdoor dining" petitions are mandated to have.

I would also caution the Plan Commission that if you approve the bagel store's petition for outdoor dining delineated by a fence, then it's just a matter of time until Mr. Garber comes back with a petition to enclose it for year-round "outdoor dining." This isn't the look we want in County Line Square.

Both petitions nod to increasing the ambience of the dining experience at their establishments, but that's a disingenuous claim. It's all about greed and capacity. The restaurants in County Line Square *wish* they had the same space and opportunities for "outdoor dining" as restaurants in the Village Center, only they lack the space. If they truly "need" such increased capacity, perhaps they should relocate?

Community Development Director Janine Farrell admitted recently that increased "enforcement action at County Line Square" explains "why special uses are coming in for these temporary wall enclosures." Only they are not "temporary;" two petitioners have now said they want to increase their business by offering meals in these outdoor enclosures. Don't be fooled: these are permanent, year-round structures. And why is "enforcement action" only a recent event? I would advise the Community Development Director, the new Village Planner, and our Village Code Enforcement Officer together uphold the mandates of the County Line Square PUD, enacted November 8, 2021, and hold these businesses to the terms set for them FIRST before granting them any additional special uses. Thank you.

Respectfully submitted,

Patricia A. Davis
Burr Ridge resident



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, December 4, 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 Vito Salamone of Capri Express for an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant pursuant to special use Ordinance #A-834-17-21 and County Line Square PUD Ordinance #A-834-19-21, and Section VIII.1.e of the Burr Ridge Zoning Ordinance. The petition number and address of this petition is **Z-12-2023: 114 Burr Ridge Parkway (Capri Express)**, and the Permanent Real Estate Index Number is **18-30-305-003-0000.**

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, November 28, 2023. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern'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.

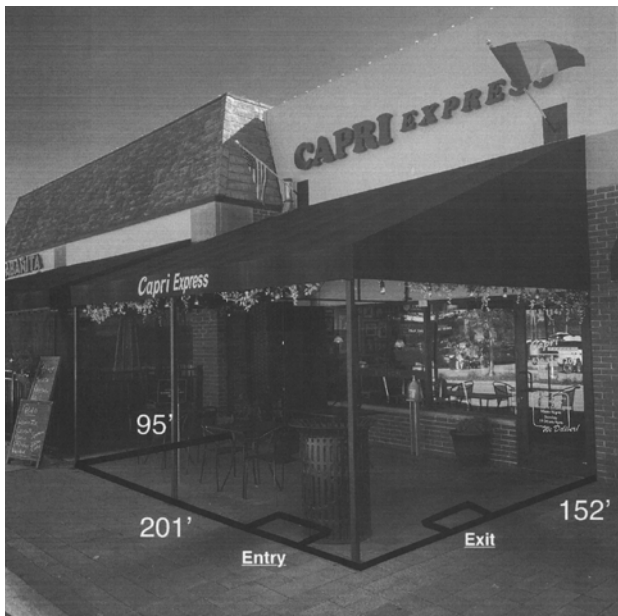
BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

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



The site is outlined in red



Proposed outdoor dining enclosure. Walls will be attached to the awning

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 December 4, 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

KARL J VAN CURA
20 38TH STREET
SIOUX CITY, IA 51104

HETALKUMAR PATEL
202 AMBRIANCE DR
BURR RIDGE, IL 60527

FERN INC
15 AMBRIANCE
BURR RIDGE, IL 60527

RANJBAR, DONNA A
7734 S COUNTY LINE RD
BURR RIDGE, IL 60527

T & M KELLY
802 AMBRIANCE DR
BURR RIDGE, IL 60527

KUKUC, FRANK & MARGARET
7603 S DREW AVE
BURR RIDGE, IL 60521

SUNIL SURI
103 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

DANA SHINNEMAN
207 AMBRIANCE DR
BURR RIDGE, IL 60527

VILLAGE OF BURR RIDGE
7660 S COUNTY LINE RD
BURR RIDGE, IL 60521

GEETHA PUNDALEEKKA
502 AMBRIANCE DR
BURR RIDGE, IL 60527

ANDREW J MOORMANN
50 BURR RIDGE PKWY
BURR RIDGE, IL 60527

BRVC OWNER LLC
PO BOX 1243
NORTHBROOK, IL 60065

KUKUC, STANLEY & IRENE
7615 S DREW AVE
BURR RIDGE, IL 60527

PARRIS SZOT
301 AMBRIANCE DR
BURR RIDGE, IL 60527

L PETERSON & J KENNEDY
117 NORTHGATE PL
BURR RIDGE, IL 60527

101 BRP LLC
20 DANADA SQ W #274
WHEATON, IL 60189

TERRELL PATTERSON
407 AMBRIANCE DR
BURR RIDGE, IL 60527

ASTA KAUPAITE
201 AMBRIANCE DR
BURR RIDGE, IL 60527

S SINGHAL
405 AMBRIANCE DR
BURR RIDGE, IL 60527

MAGDALENA KOLOSA
303 AMBRIANCE DR
BURR RIDGE, IL 60527

BREYMEYER, WILLIAM G
7711 DREW AVE
BURR RIDGE, IL 60527

OPUS NORTH MGMT CORP
701 VILLAGE CENTER DR
BURR RIDGE, IL 60527

TCF BANK
1405 XENIUM LN PCC00PD
PLYMOUTH, MN 55441

KRISHNA & ARUNA REDDY
406 AMBRIANCE DR
BURR RIDGE, IL 60527

HOSPITALITY PROP TRUST
255 WASHINGTON ST
NEWTON, MA 2458

GYTIS ARANAUSKAS
402 AMBRIANCE DR
BURR RIDGE, IL 60527

KENSINGTON PARK LLC
743 MCCLINTOCK DR
BURR RIDGE, IL 60527

NABEEL JABRI
204 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

INTER CONTL BURR RIDGE
108 BURR RIDGE RD
ESSEX, IL 60527

GARY R MURINO
18 AMBRIANCE
BURR RIDGE, IL 60527

JAMES M SNYDER
807 AMBRIANCE DR
BURR RIDGE, IL 60527

PAULIUS, ANDRIUS
1815 W IOWA ST
CHICAGO, IL 60622

EDWARD T PRODEHL
104 AMBRIANCE CT
BURR RIDGE, IL 60527

AN UNDIVIDED ONE HALF
801 AMBIANCE DRIVE
BURR RIDGE, IL 60527

TRP 745 MCCLINTOCK LLC
1700 W HIGGINS RD 280
DES PLAINES, IL 60018

CHRISTIAN BROTHER MIDWEST
7650 S COUNTY LINE RD
BURR RIDGE, IL 60527

LIFE TIME FITNESS 130
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

YANAHAN, PARTICK 0013505
7754 S COUNTY LINE RD
BURR RIDGE, IL 60521

FIRST MIDWEST S19733
703 AMBRIANCE DR
BURR RIDGE, IL 60527

NILUFAR KABIR
304 AMBRAINCE DR
BURR RIDGE, IL 60527

KALEEM MALIK
101 AMBRIANCE CT
BURR RIDGE, IL 60527

PABIJANSKI, HENRYK
7626 DREW AVE
BURR RIDGE, IL 60521

FIRST MIDWEST BANK AS
704 AMBRIANCE DR
BURR RIDGE, IL 60527

SHARAD GANDHI
403 AMBRIANCE DR
BURR RIDGE, IL 60527

KORFIST, CHRISTIAN
7611 DREW AVE
BURR RIDGE, IL 60527

SPENCER LEE & MI Y WON
205 AMBRIANCE
BURR RIDGE, IL 60527

RIVERA, RUDOLPH & L TR
7607 DREW AVE
BURR RIDGE, IL 60527

REEGS PROPERTIES
PO BOX 639
HINSDALE, IL 60522

SALVATORE QUATRUCHI
404 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

MOINNUDDIN, ABID & S
7623 S DREW
BURR RIDGE, IL 60521

GEORGE S SPINDLER
7344 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

MONA GHOBRIAL & SONIA
450 VILLAGE CENTER DR3
BURR RIDGE, IL 60527

R & N KAPOOR TR KNR TR
302 AMBRIANCE DR
BURR RIDGE, IL 60527

SPIRIT MASTER FUNDING
2727 N HARWOOD ST#300
DALLAS, TX 75201

ALAN JOHNSON
17 AMBRIANCE DR
BURR RIDGE, IL 60527

MPG RIC BURR RIDGE LLC
71 S WACKER DRIVE APT. 3725
CHICAGO, IL 60606

ATHIHALLI NAGARAJ
102 AMBRIANCE DR
BURR RIDGE, IL 60527

FAROUK B ASAAD
705 AMBERIANCE
BURR RIDGE, IL 60527

PATRICIA FORKAN
305 AMBRIANCE DR
BURR RIDGE, IL 60527

GIADLA HOLDINGS LLC
7702 CASS AVE APT. 220
DARIEN, IL 60561

BREYMEYER, WILLIAM
7701 DREW AVE
BURR RIDGE, IL 60527

RGT FAMILY LLC
501 AMBRIANCE DR
BURR RIDGE, IL 60527

D BEKTESHI
14 AMBRIANCE DR
BURR RIDGE, IL 60527

ANNE E MICALETTI TRUST
203 AMBRIANCE DR
BURR RIDGE, IL 60527

NANCY GATTUSO
401 AMBRIANCE DR
BURR RIDGE, IL 60527

KONDA REALTY LLC
10 ORCHARD APT. 200
LAKE FOREST, CA 92630

STRZELEC, WM E
7750 S COUNTY LINE RD
BURR RIDGE, IL 60527

MANSOUR AMIRAN
16 AMBRIANCE DR
BURR RIDGE, IL 60527

AMBRIANCE TRUST
1 AMBRIANCE DR
BURR RIDGE, IL 60527

SUZANNE DEYOUNG
12A AMBRIANCE
BURR RIDGE, IL 60527

ANTONIJE KELJEVIC
803 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

MOHRE LLC
1 CLUBSIDE CT
BURR RIDGE, IL 60527

MUDJER, STEPHEN &MARGARET
15W700 81ST ST
BURR RIDGE, IL 60527

DR GHASSAN ABOUD
206 AMBRIANCE DR
BURR RIDGE, IL 60527

CERVANTES, LAURA
7619 DREW AVE
BURR RIDGE, IL 60527

SHAHID HUSSAIN
11 AMBRIANCE DR
BURR RIDGE, IL 60527



**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:

114 Burr Ridge Parkway, Burr Ridge IL 60527

Property Owner or Petitioner:

Vito Salomone

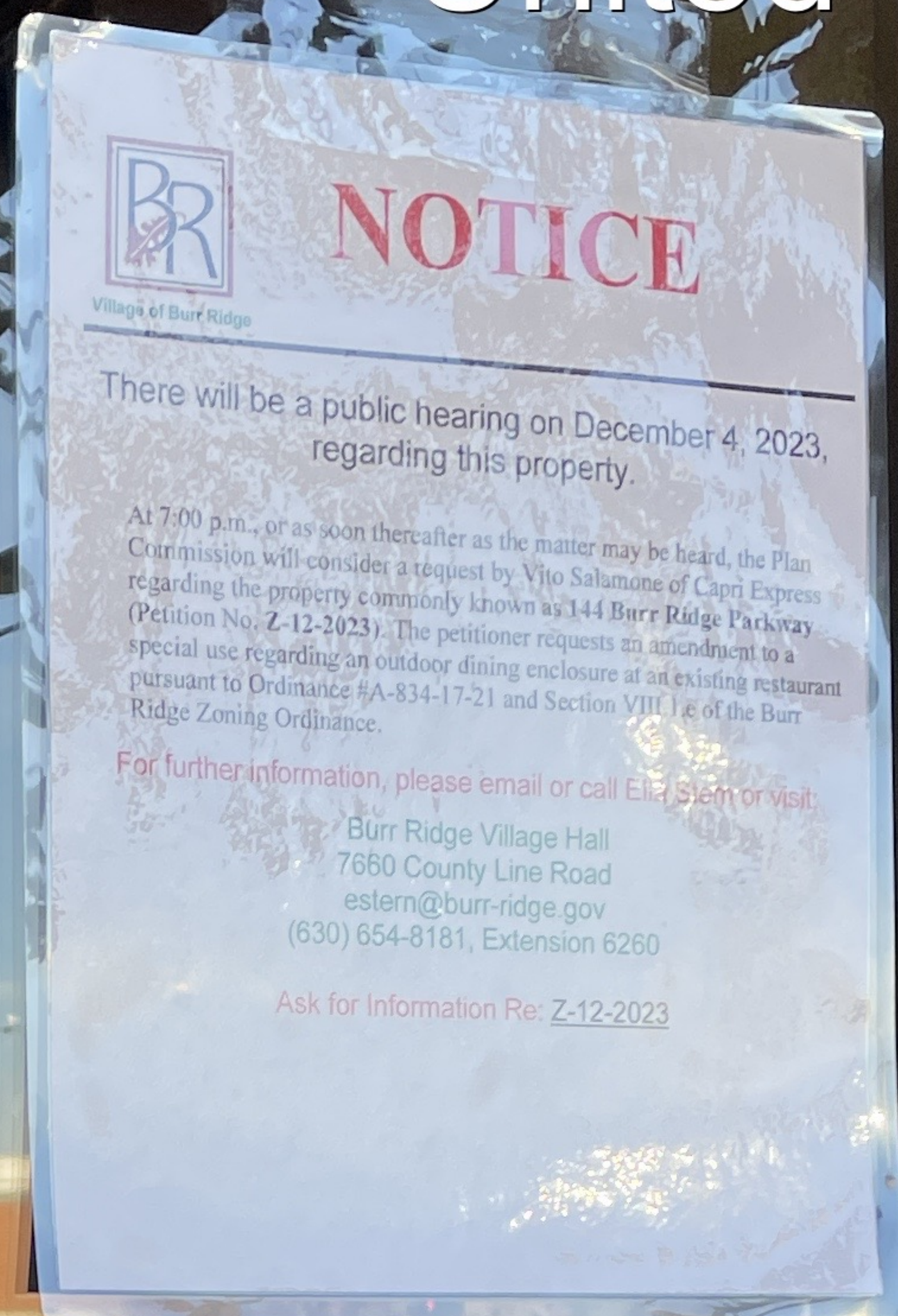
(Print Name)

[Signature]

(Signature)

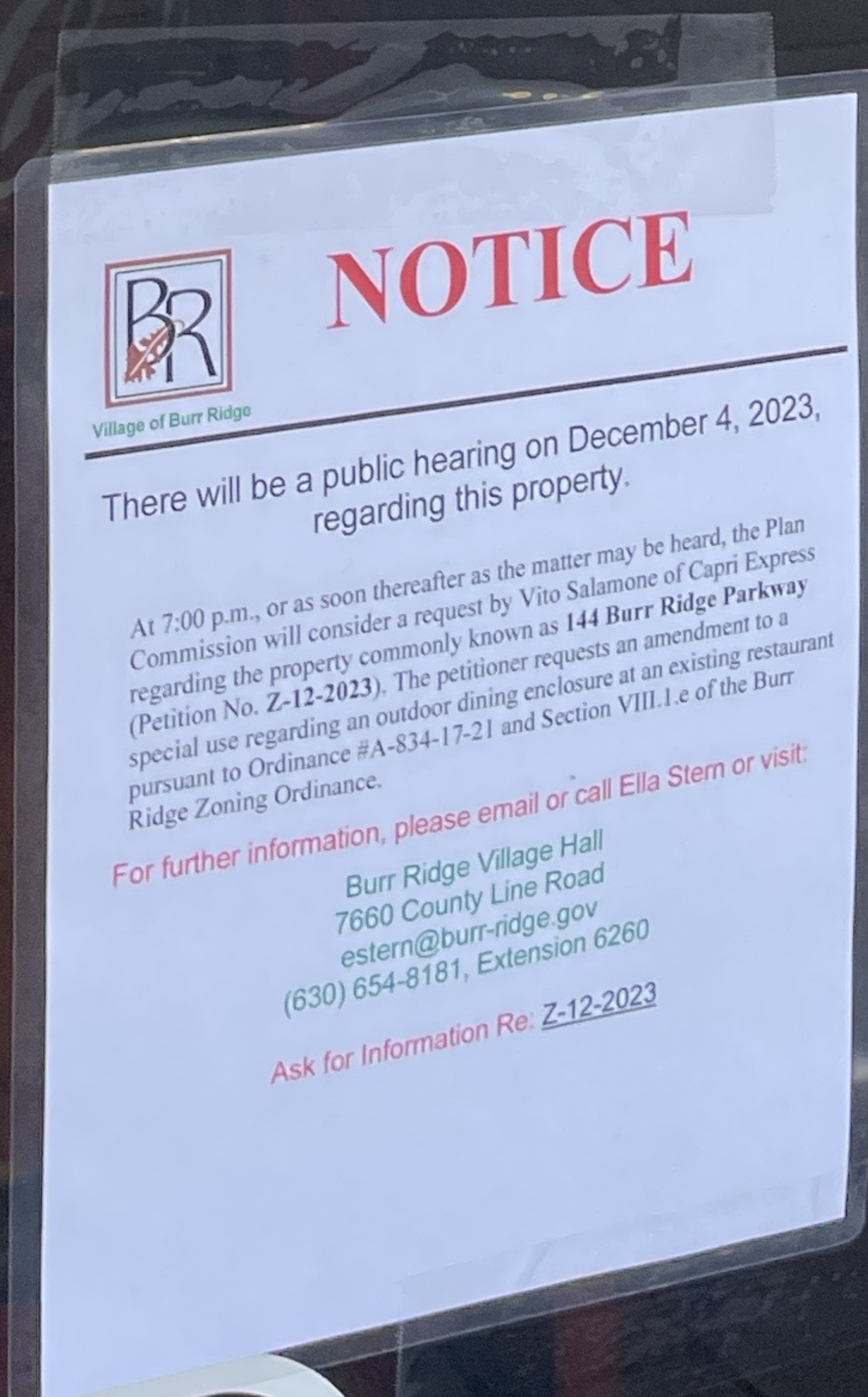
114

Nov 16, 2023 at 9:01:41 AM
114 Burr Ridge Pkwy
Burr Ridge IL 60527
United States



Capri
EXPRESS

630.323.1200



ORDINANCE NO. A-834-03-11

AN ORDINANCE GRANTING SPECIAL USE
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
FOR AN OUTDOOR SIDEWALK DINING AREA
(Z-12-2010: 114 Burr Ridge Parkway - Capri Express)

WHEREAS, an application for a special use for certain real estate has been filed with the Village Clerk 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 December 6, 2010, 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 Suburban Life, 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 a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President 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 President 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 President 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 114 Burr Ridge Parkway, Burr Ridge, Illinois, is Robert Spadoni on behalf of Capri Express (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VIII.B.2.x of the Zoning Ordinance to permit outdoor seating on the common sidewalk in front of an existing restaurant.
- B. That the special use will not be detrimental to surrounding properties because the outdoor seating area will be limited in size and will not include outdoor table service and the restaurant does not serve alcoholic beverages.
- C. That the special use is consistent with the Burr Ridge Comprehensive Plan which calls for the continued use of the property and retail shopping center as commercial which is consistent with the other uses in the retail shopping center.

Section 3: That special use approval as per Section VIII.B.2.x of the Zoning Ordinance to permit outdoor seating on the common sidewalk in front of an existing restaurant *is hereby granted* for the tenant space within the existing County Line Square commonly

known as 114 Burr Ridge Parkway and legally described as follows:

Parcel 1 - Lot 1 in Burr Ridge Market Resubdivision of Lots, 4, 5 and Vacated Emro Drive in Burr Ridge Park Unit 2 in the West ½ of the Southwest ¼ of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, According to the Plat Thereof Recorded April 18, 1989 as Document Number 89171549, Cook County, Illinois.

Parcel 2 - Lot 1 in Burr Ridge Unit 1 Being a Subdivision in the West ½ of the Southwest ¼ of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, According to the Plat Thereof Recorded January 3, 1984 as Document Number 26915064, in Cook County, Illinois.

Section 4: That the special use approval as per Section VIII.B.2.x of the Burr Ridge Zoning Ordinance to allow modifications to the outdoor dining area is subject to the following terms and conditions:

- A. The location and configuration of the outdoor seating area shall be as specified on the submitted plans attached hereto as **Exhibit A** including but not limited to a maximum of four tables and 16 chairs.
- B. At all times, the tables and chairs shall be kept at least 5 feet from the back of the curb to ensure an adequate pedestrian sidewalk.
- C. The tables shall not exceed 36 inches in diameter.
- D. There shall be no table service or service of alcoholic beverages for the sidewalk seating.
- E. The umbrellas shall be black or heather beige but shall be a uniform color for all umbrellas that are used and shall not include any lettering, logos or other advertising.
- F. The operation of the outdoor seating areas shall not include any advertising, signs, or leaflets.
- G. The tables and chairs shall match the tables and chairs approved for other sidewalk seating for County Line Square as approved in Ordinance # A-834-5-03.
- H. A trash container shall be provided adjacent to the

building and said container shall include a self-closing lid.

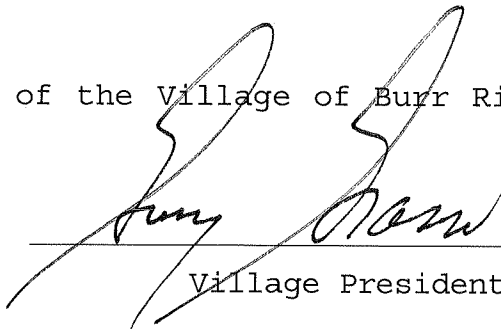
- I. Outdoor seating shall be limited to May 1 to October 31 each year, and all furniture and facilities for outdoor seating shall be removed from November 1 to April 30.
- J. Failure at any time to comply with these regulations shall deem this special use approval null and void.

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 Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 10th day of January, 2011, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:	5	-	Trustees Grela, DeClouette, Sodikoff, Paveza, Allen
NAYS:	0	-	None
ABSENT:	1	-	Trustee Wott

APPROVED by the President of the Village of Burr Ridge on this 10th day of January, 2011.



Village President

ATTEST:



Village Clerk

NOTES:

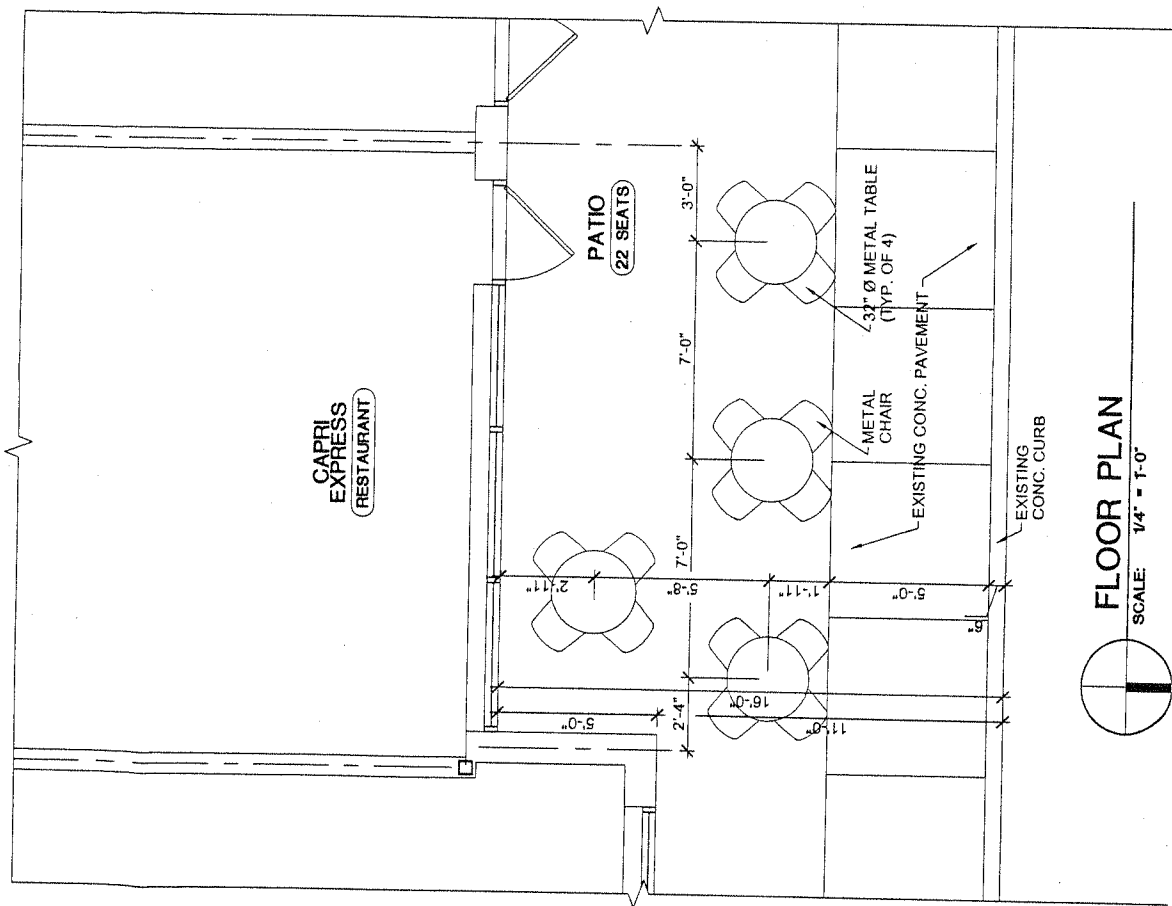
NO.	DATE	DESCRIPTION
RECORD		

OUTDOOR
PATIO FOR:
"CAPRI
EXPRESS"
RESTAURANT

114 BURR RIDGE PKWY
BURR RIDGE, IL 60527

FLOOR PLAN

Scale: AS SHOWN	Drawn: DC	Project No. 201053	Sheet Number: A-1
--------------------	-----------	-----------------------	-----------------------------



FLOOR PLAN

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

ORDINANCE NO. A-834-17-21
AN ORDINANCE GRANTING SPECIAL USE APPROVAL FOR A RESTAURANT
WITH AMENDED OUTDOOR DINING

(Z-06-2021: 114 Burr Ridge Parkway - Salamone)

WHEREAS, an application for special use approval for certain real estate has been filed with the 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 approvals on July 19, 2021, 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, 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 use approvals, 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 approvals 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 114 Burr Ridge Parkway, Burr Ridge, Illinois, is Phil Salamone (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VIII.B.2.ff to permit a restaurant with amended outdoor dining.
- B. That the restaurant is in a shopping center with a variety of commercial tenants including other restaurants.
- C. That the subject property is appropriate for a restaurant with outdoor dining, as the use has provided outdoor dining for many years without incident.

Section 3: That special use approval for a restaurant with amended outdoor dining *is hereby granted* for the property commonly known as 114 Burr Ridge Parkway and identified by the Permanent Real Estate Index Number of 18-30-305-003.

Section 4: That the special use is subject to the following terms and conditions:

1. The general location of the outdoor seating area and of the proposed awning shall be as specified on the submitted plans attached hereto as Exhibit A including and limited to a maximum of four tables and 16 chairs.
2. At all times, the tables and chairs shall be kept at least 5 feet from the back of the curb to ensure an adequate pedestrian sidewalk.
3. The tables shall not exceed 36 inches in diameter.
4. There shall be no table service or service of alcoholic beverages for the sidewalk seating.
5. The operation of the outdoor seating areas shall not include any advertising, signs, or leaflets.
6. A trash container shall be provided adjacent to the building, and said container shall include a self-closing lid.
7. Failure at any time to comply with these regulations shall deem this special use approval null and void.
8. The middle pole on the awning shall be marked by a clearly-visible identification, such as paint or planter.
9. The slope of the adjacent canopy at La Cabanita shall match that of the proposed awning.

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 Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 11th day of October, 2021, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as

follows:

AYES: 6 - Trustees Snyder, Schiappa, Paveza, Mital,
 Smith, Franzese

NAYS: 0 - None


ABSENT: 0 - None

APPROVED by the Mayor of the Village of Burr Ridge on this
11th day of October, 2021.

ATTEST:



Village Clerk



Mayor

Ed Signs

Graphic Solutions For The Sign Industry

Contact us today for your free Estimate "If you can't come to us, we will come to you"

(773) 436-5764 Fax: (773) 436-5770

edsigns@sbcglobal.net

Business Name: Capri Express

Name: Phil

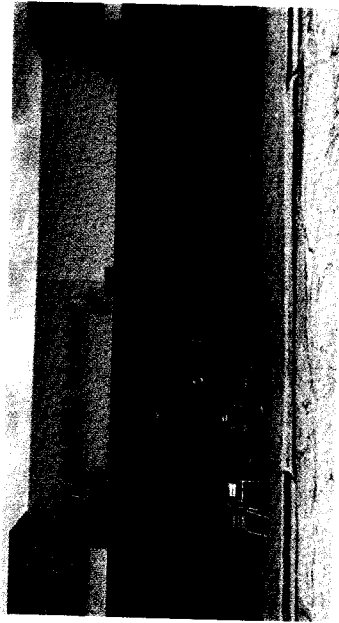
Address: 114 Burr Ridge Parkway, Burr Ridge, IL 60527

Ph: 630-232-3430

Cell: 708-692-1200

E-mail: phil@capriexpress.com

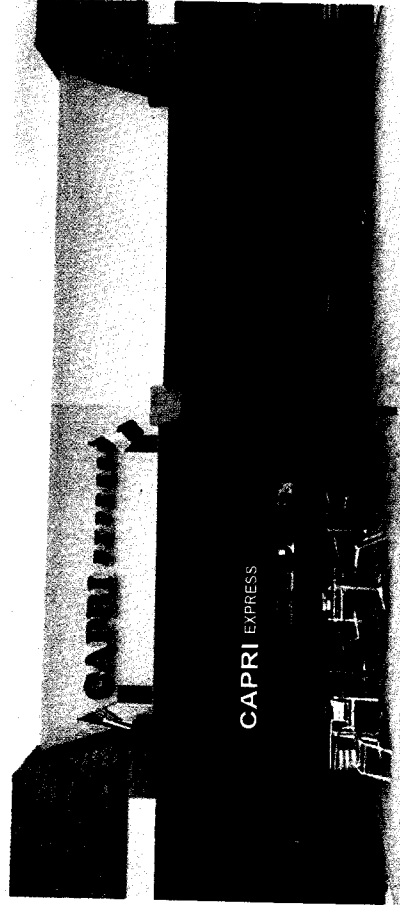
Now



Patio black canvas
Fabrications & Intallation

Proposal

Half Awning



Estimate:

58" x 19' x 13' proyection

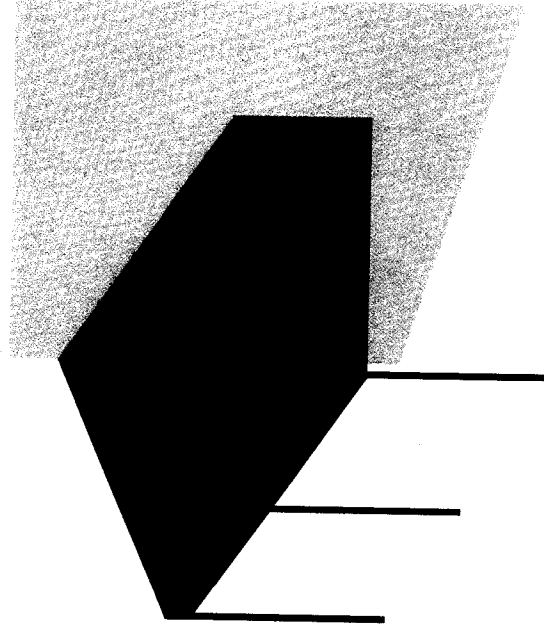
48" x 19' x 13' proyection

36" x 19' x 13' proyection

\$ 11,225.00

\$ 10,400.00

\$ 9,700.00



EXHIBIT

A

ORDINANCE NO. A-834-05-23

AN ORDINANCE AMENDING SECTION VIII OF THE ZONING ORDINANCE TO
AMEND THE REGULATIONS FOR OUTDOOR DINING.

(Z-03-2023: Text Amendment - Outdoor Dining)

WHEREAS, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance has been filed with the Community Development Director 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 two public hearings on the question of granting said text amendment on February 6 and March 20, 2023, 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 Chicago Sun-Times, 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 a text amendment to the Burr Ridge Zoning Ordinance, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of

Trustees has duly considered said report, findings, and recommendations.

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

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This Mayor and Board of Trustees find that the granting of the proposed text amendment 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 recommendation is to amend Section VIII, the regulations for Outdoor Dining, as attached hereto as Exhibit A.
- B. That the amendments described are consistent with the purpose and intent of the Zoning Ordinance.

Section 3: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 8th day of May, 2023, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

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

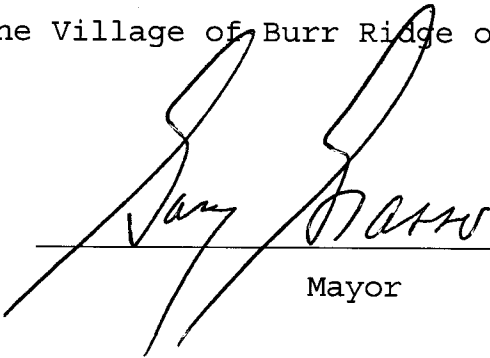
NAYS: 0 - None

ABSENT: 1 - Trustee Snyder

APPROVED by the Mayor of the Village of Burr Ridge on this 8TH day of May, 2023.

ATTEST:



Village Clerk

Mayor

EXHIBIT A

Zoning Ordinance Section VIII Language for Outdoor Dining

Outdoor Dining

Restaurant outdoor dining areas are areas set up adjacent to the exterior wall of a commercial building with tables, chairs, or other such furnishings, for the purpose of serving food and/or beverages by an adjoining restaurant in which the same food and beverages are offered for sale, sold, and served. Outdoor dining areas shall be subject, at a minimum, to the following:

1. Dining areas must be located adjacent only to the principal business to which the outdoor area is intended to serve;
2. No outdoor dining area shall be located so as to impede pedestrian traffic, or to obstruct curb cuts and the surrounding ramp and transition area, or to impede accessible access to and from the restaurant building;
3. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
4. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;
5. All fences surrounding the outdoor seating area shall have matching elevations and colors;
6. The door to the dining area shall be self-closing;
7. The area may be covered by an awning protruding from the exterior wall of the adjacent building, provided the awning is properly anchored. Awnings are subject to review and approval by the Community Development Director or their designee and should be consistent with other awnings within the development. Awnings which are not consistent with the neighboring tenants are subject to Plan Commission review and approval;
8. Wall enclosures, whether permanent or temporary, are prohibited unless specifically approved through a special use;
9. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
10. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
11. There shall be no advertising, signs, logos, or leaflets on the tables, chairs, fences, umbrellas or railings;
12. All furniture shall be removed during the winter season and the outdoor dining areas shall not be occupied from November 1 through March 1. All furniture must be stored out of public view or off-site of the subject property when not in use;
13. Tables shall be cleaned promptly following use;
14. Outdoor food preparation, storage or display is prohibited;
15. The floor or ground surface of the outdoor seating area shall be treated and cleaned before and after each season to ensure the removal of all food stains and return it to a state consistent with other sidewalks in the area;
16. Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
17. Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee. Outdoor dining areas shall comply with Zoning Ordinance Section IV, Noise Regulations;
18. Approval of outdoor dining areas shall be subject to the Village's adopted Building Codes;
19. Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner;

EXHIBIT A

Zoning Ordinance Section VIII Language for Outdoor Dining

20. Outdoor dining areas must be approved by the Community Development Director or their designee to determine final compliance with the regulations set forth herein.

- f. Dry cleaners with on-site equipment for dry cleaning
- g. Funeral parlors or crematoriums
- h. Gun and ammo sales, including shooting ranges
- i. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
- j. Liquor stores
- k. Live entertainment and dancing accessory to any permitted or special use
- l. Professional massage services
- m. Offices related to the Secretary of State's Vehicle Services Division
- n. Parking lots and structures where such uses are the principal use on a lot
- o. Pet shops and pet service stores, with or without overnight services
- p. Restaurants (including specialty restaurants such as donut shops and ice cream shops) over 4,000 square feet with or without sales of alcoholic beverages.
- q. Tobacco shops
- r. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site

Outdoor Dining Area Regulations

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area;
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 60" of a curblin or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village's adopted building codes;
- Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner;

- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein; and
- Outdoor dining areas shall be included as part of the size calculation for restaurants.

Parking Design Regulations

The subject property shall provide one parking space for each 200 gross square feet of commercial space available.

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

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

Minimum Standards for Parking Stalls and Aisles

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

*One-way aisles only

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

Accessible parking areas shall be designed in accordance with State requirements

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

Parking and Loading Regulations

The area immediately adjacent to the curblin shall be permitted to be used as a standing and loading zone (as shown in Exhibit C in yellow), except no parking, standing, or loading areas shall



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-13-2023: 104 Burr Ridge Parkway (Garber/The Great American Bagel); Request for a special use regarding an outdoor dining fence and awning at an existing restaurant pursuant to Section VIII.1.e of the Burr Ridge Zoning Ordinance and County Line Square PUD Ordinance A-834-19-21.

HEARING:

December 4, 2023

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern, Planner

PETITIONER:

Michael Garber of The Great American Bagel

PETITIONER STATUS:

Owner

PROPERTY OWNER:

Bob Garber

EXISTING ZONING:

B-1 Business District

LAND USE PLAN:

Recommends Commercial Uses

EXISTING LAND USE:

Mixed-Use Shopping Center

SITE AREA:

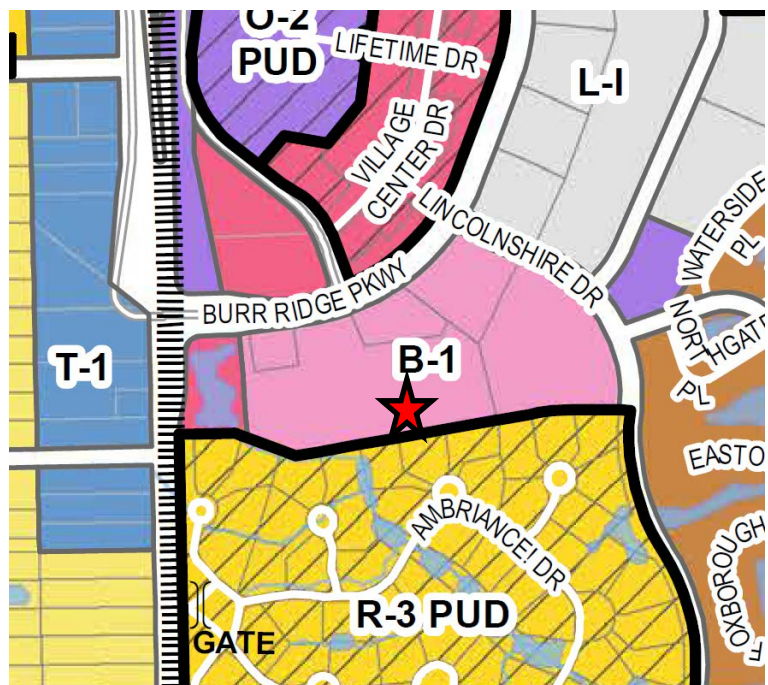
7.2 Acres

SUBDIVISION:

Burr Ridge Corporate Park

PARKING:

499 Public Spaces



Staff Report and Summary

Z-13-2023: Burr Ridge Parkway (Garber/The Great American Bagel); Special Use and Findings of Fact

The petitioner, Michael Garber of The Great American Bagel, requests a special use regarding an awning at an existing restaurant. The outdoor dining area contains two (2) tables and seven (7) seats. The table and seat count will not change under the new proposal. Staff recently discovered The Great American Bagel was approved for an outside sidewalk seating area through Ordinance #A-834-12-12. The special use was approved for an outside sidewalk seating area without a fence, so the Petitioner withdrew the request for a fence.



Aerial of the property with the property lines and yards.

After the 2012 approval, a large awning was installed over the outdoor dining area which was not part of the original approval. Zoning Ordinance regulations state that “awnings which are not consistent with the neighboring tenants are subject to Plan Commission review and approval.” This awning is not consistent with neighboring tenants, so the Petitioner still seeks approval for the awning. The height of the current letters on the awning is unknown, but per Zoning Ordinance Regulations, the lettering should be in a single row not to exceed 6 inches in height.



Existing awning at The Great American Bagel.

Section VIII.A of the Zoning Ordinance stipulates several regulations related to outdoor dining at all places of eating in the Village within the Business Districts (B-1 and B-2). The petitioner's compliance with these regulations is noted in red. The petitioner has submitted a plan and information about the proposed outdoor dining area, included as Exhibit A.

1. Dining areas must be located adjacent only to the principal business to which the outdoor area is intended to serve;
2. No outdoor dining area shall be located so as to impede pedestrian traffic, or to obstruct curb cuts and the surrounding ramp and transition area, or to impede accessible access to and from the restaurant building;
3. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
4. Dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;
5. All fences surrounding the outdoor seating area shall have matching elevations and colors;
6. The door to the dining area shall be self-closing;
7. The area may be covered by an awning protruding from the exterior wall of the adjacent building, provided the awning is properly anchored. Awnings are subject to review and approval by the Community Development Director or their designee and should be consistent with other awnings within the development. Awnings which are not consistent with the neighboring tenants are subject to Plan Commission review and approval; *The petitioner has requested approval to an existing awning.*
8. Wall enclosures, whether permanent or temporary, are prohibited unless specifically approved through a special use;
9. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
10. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
11. There shall be no advertising, signs, logos, or leaflets on the tables, chairs, fences, umbrellas, or railings;
12. All furniture shall be removed during the winter season and the outdoor dining areas shall not be occupied from November 1 through March 1. All furniture must be stored out of public view or off-site of the subject property when not in use;
13. Tables shall be cleaned promptly following use;
14. Outdoor food preparation, storage or display is prohibited;
15. The floor or ground surface of the outdoor seating area shall be treated and cleaned before and after each season to ensure the removal of all food stains and return it to a state consistent with other sidewalks in the area;
16. Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
17. Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee. Outdoor dining areas shall comply with Zoning Ordinance Section IV, Noise Regulations
18. Approval of outdoor dining areas shall be subject to the Village's adopted Building Codes; *The Petitioner requests approval for an awning.*
19. Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner; *The Petitioner requests approval for an awning.*

20. Outdoor dining areas must be approved by the Community Development Director or their designee to determine final compliance with the regulations set forth herein. *The Petitioner requests approval for an awning.*

County Line Square Outdoor Dining Area Regulations

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area; *The Petitioner requests approval for an awning.*
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 60” of a curb line or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village’s adopted building codes; *The Petitioner requests approval for an awning.*
- Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner; *The Petitioner requests approval for an awning.*
- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein; and
- Outdoor dining areas shall be included as part of the size calculation for restaurants.

Public Hearing History – Related to The Great American Bagel

Z-01-2023: Zoning Ordinance Amendments for Outdoor Dining (Ordinance #A-834-05-23)

Z-12-2012: A special use for an outside sidewalk seating area for an existing restaurant pursuant to the Village of Burr Ridge Zoning Ordinance (Ordinance #A-834-12-12)

Public Comment

One 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. If the Plan Commission chooses to recommend approval of the special use, staff recommends the following conditions,

Staff Report and Summary

Z-13-2023: Burr Ridge Parkway (Garber/The Great American Bagel); Special Use and Findings of Fact

1. The special use shall be limited to The Great American Bagel and shall not be transferable to any other party.
2. The special use shall substantially comply with the submitted site plan.
3. The number of tables and chairs shall be limited to a maximum of two tables and eight chairs, and they shall be located adjacent to the front wall of the restaurant so as not to impede pedestrian traffic.
4. All umbrellas, furniture, and other appurtenances shall be sorted off-site during the winter season when the enclosure is not being used for outdoor dining.

Appendix

Exhibit A - Petitioner's Materials and Public Notifications

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

Exhibit B – Ordinance #A-834-05-23 & #A-834-12-12, County Line Square Planned Unit Development Regulations



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

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents. - CONFIRMED. THE PROPOSED AWNING AND FENCING FOR OUTDOOR DINING ARE CONSISTENT WITH ALREADY APPROVED OUTDOOR DINING FOR OTHER ESTABLISHMENTS AT CLS
- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. CONFIRMED
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located. CONFIRMED
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district. CONFIRMED
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided. CONFIRMED
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. CONFIRMED
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended. CONFIRMED
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals. CONFIRMED



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): Michael Garber

STATUS OF PETITIONER: TENANT

PETITIONER'S ADDRESS: 104 BURR RIDGE PKWY, BURR RIDGE IL 60527

ADDRESS OF SUBJECT PROPERTY: 104 BURR RIDGE PKWY, BURR RIDGE IL 60527

PHONE: 312.259.5225

EMAIL: MGARBER10@AOL.COM

PROPERTY OWNER: REEGS PROPERTIES

PROPERTY OWNER'S ADDRESS: 11 N. GRANT ST, HINSDALE IL 60527 PHONE: 312.259.5225

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

DESCRIPTION OF REQUEST: ADDITION OF FENCING FOR OUTDOOR DINING

AND ADDITION/APPROVAL FOR EXISTING AWNING

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 315,976 sq ft. EXISTING ZONING: B-1

EXISTING USE/IMPROVEMENTS: Business

SUBDIVISION: Burr Ridge corporate park

PIN(S) # 1830305003

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

Petitioner's Signature

Date of Filing

GREAT AMERICAN BAGEL

104 BURR RIDGE PKWY

BURR RIDGE IL 60527

SPECIAL USE REQUEST

- OUTDOOR DINING FENCING
- OUTDOOR DINING AWNING

DESCRIPTION OF SPECIAL USE REQUEST:

THE DETAILS OF THE SPECIAL USE REQUEST ARE SHOWN ON THE SITEPLAN AND ALSO ON THE PHOTOS OF EXISTING SPACE. IN ORDER TO HAVE OUTDOOR DINING, WE WILL NEED TO INSTALL A FENCE (CONSISTENT WITH ALREADY EXISTING APPROVED OUTDOOR DINING FOR OTHER TENANTS AT COUNTY LINE SQUARE). IN ADDITION, WE ARE ALSO REQUESTING APPROVAL FOR THE EXISTING AWNING THAT IS ALSO CONSISTENT WITH ALREADY EXISTING APPROVED AWINGS AT COUNTY LINE SQUARE.

PLEASE REFER TO THE SITEPLAN AND PHOTOS FOR FURTHER DETAIL

SINCERELY


MICHAEL GARBER

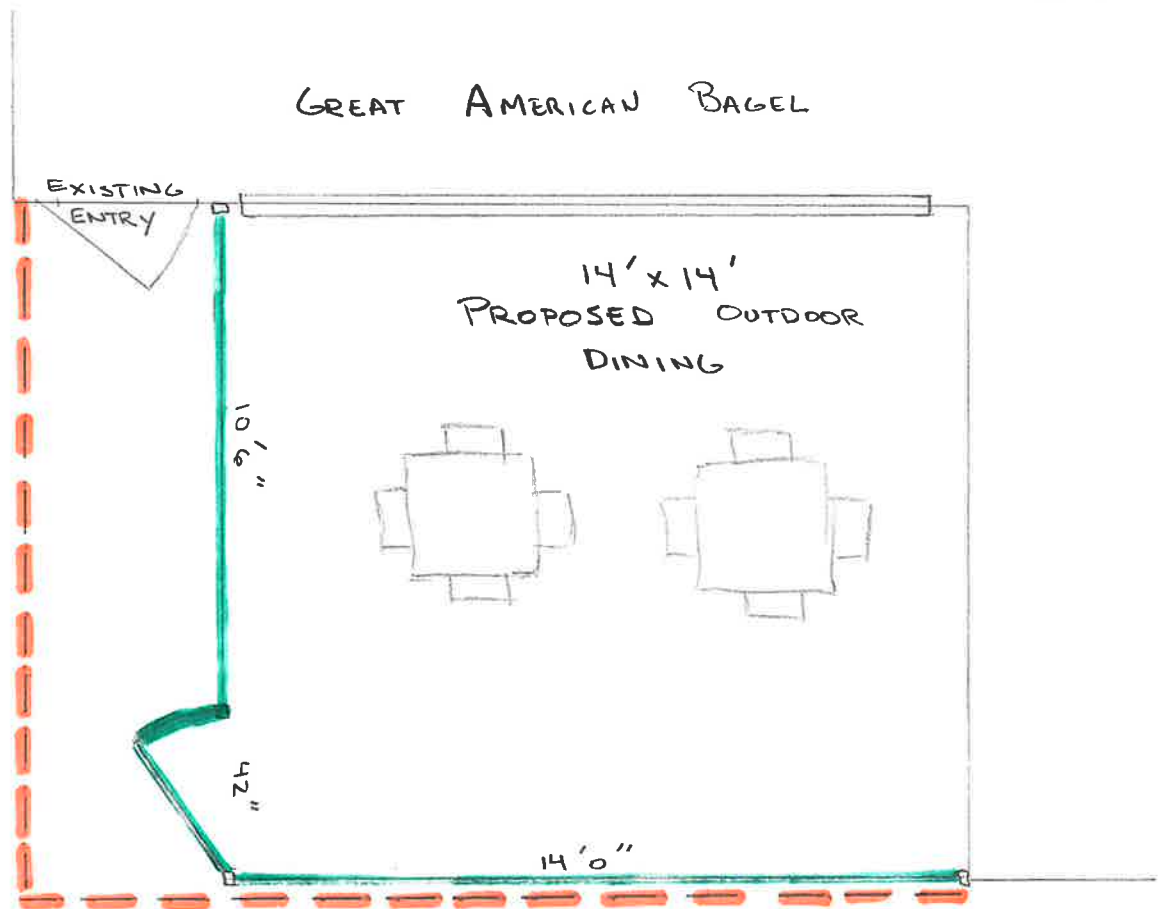
GREAT AMERICAN BAGEL

312.259.5225

SCALE = 1" = 4 FT

 DOTTED LINE = AWNING

 SOLID LINE = PROPOSED
FENCE +
GATE



FENCE DETAILS

FENCE HEIGHT 48"

AMERISTAR SECTION

2 1/2" POSTS WITH FLARGE PLATES

SELF CLOSING GATE GRAVITY LATCH

November 25, 2023

To Chairman Trzupsek and Burr Ridge Plan Commissioners:

As a Burr Ridge resident I write in opposition to petitions Z-12-2023 (Capri Express) and Z-13-2023 (Great American Bagel) to be discussed at your December 4 meeting. I object to these petitions for year-round outdoor dining in County Line Square for many of the same reasons I proffered against Z-10-2023 (Jonny Cab's). I don't know the status of the Cab's petition, but I reiterate some of my same objections: this is the wrong look for County Line Square.

Generally, neither petition meets Section XII.K.7(a) of the Burr Ridge Zoning Ordinance: "The use meets a public necessity...". The petitions for "outdoor dining" merely seek to expand the capacity of each business and, as such, is not strictly a "public necessity."

Z-12-2023 (Capri Express)

IT'S NOT A SIT-DOWN DINING EXPERIENCE -- Capri Express's petition claims that it is "a charming Italian restaurant" and that "its mission is to be the top choice for Italian dining in the area, providing customers with a delightful experience." Let's face facts: ***Capri Express is a take-out and delivery operation (hence the name, "Express").*** It is disingenuous to call it "a cozy dining experience" in "an unforgettable hub in our community." It is a grab-n-go operation who was previously chastised by Village Board members in July 2021 for having delivery vehicles parked too long in the mall's fire lane. (<https://patch.com/illinois/burridge/inconsistent-burr-ridge-enforcement-fire-lanes>)

PETITIONER'S RENDERINGS ARE INADEQUATE – The rendering shows the proposed "outdoor dining" enclosure at 201' x 152'. No fence is shown, yet that is a requirement for so-called "outdoor dining" per the County Line Square PUD (CLS PUD). The rendering also shows the only ways of entry and exit would be through the canvas structure which is not ideal. Is the proposed enclosed space ADA compliant?

ENCROACHMENT INTO PUBLIC SPACE – The rendering does not show how far into the public right-of-way the proposed enclosure would extend. The CLS PUD mandates that "outdoor dining areas" be located 60" from a curb line.

"OUTDOOR DINING" SHOULD BE...OUTDOORS! – "Outdoor dining" is, by definition, *outside in fresh air*, and should remain a seasonal event from March 1 to November 1. Outdoor dining in decent weather, with necessary regulation, is a fine option, but no-one can call tables enclosed in black canvas "outdoor dining." It is also not in keeping with how other villages (e.g., Hinsdale, La Grange, Arlington Heights) handle outdoor seasonal dining; *none* of them allow enclosed "outdoor" structures year-round.

BAD AESTHETICS – These black enclosures destroy the openness of the mall, give a funereal and foreboding look, and create blight. The proliferation of year-round, enclosed "outdoor dining" structures outside restaurants serves only to make County Line Square less inviting, not more so.

MORE CAPACITY MEANS MORE PARKING PROBLEMS – Capri Express asks for 16 more seats in its "outdoor dining" petition. If both indoor and outdoor seating were at full capacity, that creates additional parking requirements for the restaurant and affects parking availability of surrounding businesses. No parking plans are provided in the petition.

Z-13-2023 (Great American Bagel)

KNOW THY PETITIONER! – The petitioner is Michael Garber, son of County Line Square owner, Bob Garber d/b/a/ Reegs Properties. He is the franchise owner of Great American Bagel-Burr Ridge.

PETITIONER'S RENDERINGS ARE INADEQUATE – Little information is given in the petition to show the type and style of fence or the awning proposed. It does not show how far into the public right-of-way the proposed fence will extend. Is it ADA compliant? There also is no entry into/exit from the main of the bagel shop into the outdoor dining space as all other "outdoor dining" petitions are mandated to have.

I would also caution the Plan Commission that if you approve the bagel store's petition for outdoor dining delineated by a fence, then it's just a matter of time until Mr. Garber comes back with a petition to enclose it for year-round "outdoor dining." This isn't the look we want in County Line Square.

Both petitions nod to increasing the ambience of the dining experience at their establishments, but that's a disingenuous claim. It's all about greed and capacity. The restaurants in County Line Square *wish* they had the same space and opportunities for "outdoor dining" as restaurants in the Village Center, only they lack the space. If they truly "need" such increased capacity, perhaps they should relocate?

Community Development Director Janine Farrell admitted recently that increased "enforcement action at County Line Square" explains "why special uses are coming in for these temporary wall enclosures." Only they are not "temporary;" two petitioners have now said they want to increase their business by offering meals in these outdoor enclosures. Don't be fooled: these are permanent, year-round structures. And why is "enforcement action" only a recent event? I would advise the Community Development Director, the new Village Planner, and our Village Code Enforcement Officer together uphold the mandates of the County Line Square PUD, enacted November 8, 2021, and hold these businesses to the terms set for them FIRST before granting them any additional special uses. Thank you.

Respectfully submitted,

Patricia A. Davis
Burr Ridge resident



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, December 4, 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 Michael Garber of The Great American Bagel for a special use regarding an outdoor dining fence and awning at an existing restaurant pursuant to Section VIII.1.e of the Burr Ridge Zoning Ordinance and County Line Square PUD Ordinance #A-834-19-21. The petition number and address of this petition is **Z-13-2023: 104 Burr Ridge Parkway (The Great American Bagel),** and the Permanent Real Estate Index Number is **18-30-305-003-0000.**

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, November 28, 2023. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern'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.

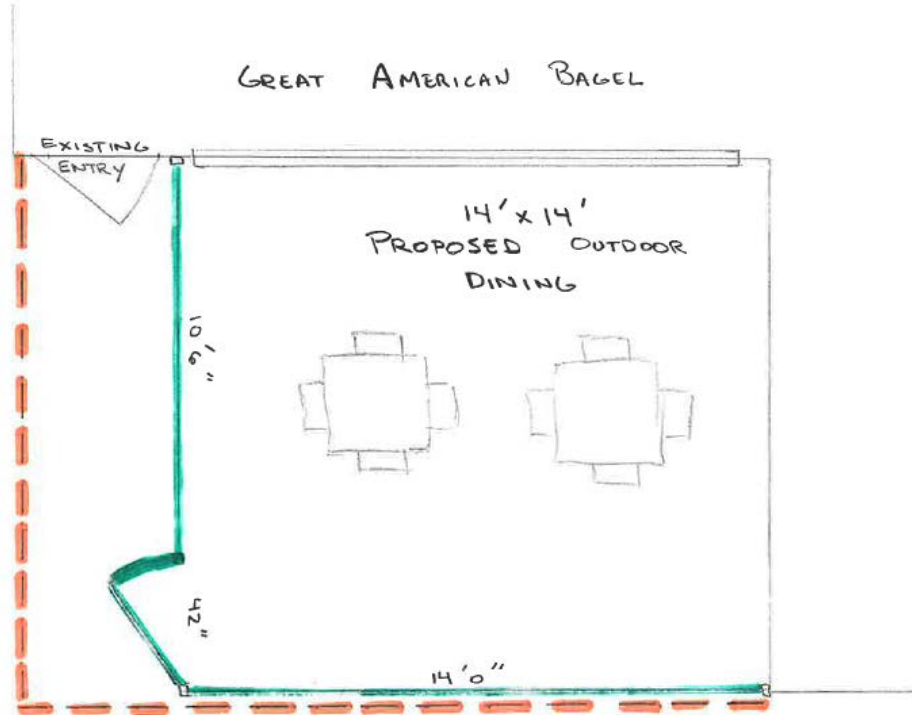
Greg Trzupek, Chairman

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



The site is outlined in red

● DOTTED LINE = AWNING
■ SOLID LINE = PROPOSED FENCE + GATE



Proposed outdoor dining space.

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 December 4, 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

KARL J VAN CURA
20 38TH STREET
SIOUX CITY, IA 51104

HETALKUMAR PATEL
202 AMBRIANCE DR
BURR RIDGE, IL 60527

FERN INC
15 AMBRIANCE
BURR RIDGE, IL 60527

RANJBAR, DONNA A
7734 S COUNTY LINE RD
BURR RIDGE, IL 60527

T & M KELLY
802 AMBRIANCE DR
BURR RIDGE, IL 60527

KUKUC, FRANK & MARGARET
7603 S DREW AVE
BURR RIDGE, IL 60521

SUNIL SURI
103 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

DANA SHINNEMAN
207 AMBRIANCE DR
BURR RIDGE, IL 60527

VILLAGE OF BURR RIDGE
7660 S COUNTY LINE RD
BURR RIDGE, IL 60521

GEETHA PUNDALEEKA
502 AMBRIANCE DR
BURR RIDGE, IL 60527

ANDREW J MOORMANN
50 BURR RIDGE PKWY
BURR RIDGE, IL 60527

BRVC OWNER LLC
PO BOX 1243
NORTHBROOK, IL 60065

KUKUC, STANLEY & IRENE
7615 S DREW AVE
BURR RIDGE, IL 60527

PARRIS SZOT
301 AMBRIANCE DR
BURR RIDGE, IL 60527

L PETERSON & J KENNEDY
117 NORTHGATE PL
BURR RIDGE, IL 60527

101 BRP LLC
20 DANADA SQ W #274
WHEATON, IL 60189

TERRELL PATTERSON
407 AMBRIANCE DR
BURR RIDGE, IL 60527

ASTA KAUPAITE
201 AMBRIANCE DR
BURR RIDGE, IL 60527

S SINGHAL
405 AMBRIANCE DR
BURR RIDGE, IL 60527

MAGDALENA KOLOSA
303 AMBRIANCE DR
BURR RIDGE, IL 60527

BREYMEYER, WILLIAM G
7711 DREW AVE
BURR RIDGE, IL 60527

OPUS NORTH MGMT CORP
701 VILLAGE CENTER DR
BURR RIDGE, IL 60527

TCF BANK
1405 XENIUM LN PCC00PD
PLYMOUTH, MN 55441

KRISHNA & ARUNA REDDY
406 AMBRIANCE DR
BURR RIDGE, IL 60527

HOSPITALITY PROP TRUST
255 WASHINGTON ST
NEWTON, MA 2458

GYTIS ARANAUSKAS
402 AMBRIANCE DR
BURR RIDGE, IL 60527

KENSINGTON PARK LLC
743 MCCLINTOCK DR
BURR RIDGE, IL 60527

NABEEL JABRI
204 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

INTER CONTL BURR RIDGE
108 BURR RIDGE RD
ESSEX, IL 60527

GARY R MURINO
18 AMBRIANCE
BURR RIDGE, IL 60527

JAMES M SNYDER
807 AMBRIANCE DR
BURR RIDGE, IL 60527

PAULIUS, ANDRIUS
1815 W IOWA ST
CHICAGO, IL 60622

EDWARD T PRODEHL
104 AMBRIANCE CT
BURR RIDGE, IL 60527

AN UNDIVIDED ONE HALF
801 AMBIANCE DRIVE
BURR RIDGE, IL 60527

TRP 745 MCCLINTOCK LLC
1700 W HIGGINS RD 280
DES PLAINES, IL 60018

CHRISTIAN BROTHER MIDWEST
7650 S COUNTY LINE RD
BURR RIDGE, IL 60527

LIFE TIME FITNESS 130
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

YANAHAN, PARTICK 0013505
7754 S COUNTY LINE RD
BURR RIDGE, IL 60521

FIRST MIDWEST S19733
703 AMBRIANCE DR
BURR RIDGE, IL 60527

NILUFAR KABIR
304 AMBRAINCE DR
BURR RIDGE, IL 60527

KALEEM MALIK
101 AMBRIANCE CT
BURR RIDGE, IL 60527

PABIJANSKI, HENRYK
7626 DREW AVE
BURR RIDGE, IL 60521

FIRST MIDWEST BANK AS
704 AMBRIANCE DR
BURR RIDGE, IL 60527

SHARAD GANDHI
403 AMBRIANCE DR
BURR RIDGE, IL 60527

KORFIST, CHRISTIAN
7611 DREW AVE
BURR RIDGE, IL 60527

SPENCER LEE & MI Y WON
205 AMBRIANCE
BURR RIDGE, IL 60527

RIVERA, RUDOLPH & L TR
7607 DREW AVE
BURR RIDGE, IL 60527

REEGS PROPERTIES
PO BOX 639
HINSDALE, IL 60522

SALVATORE QUATRUCHI
404 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

MOINNUDDIN, ABID & S
7623 S DREW
BURR RIDGE, IL 60521

GEORGE S SPINDLER
7344 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

MONA GHOBRIAL & SONIA
450 VILLAGE CENTER DR3
BURR RIDGE, IL 60527

R & N KAPOOR TR KNR TR
302 AMBRIANCE DR
BURR RIDGE, IL 60527

SPIRIT MASTER FUNDING
2727 N HARWOOD ST#300
DALLAS, TX 75201

ALAN JOHNSON
17 AMBRIANCE DR
BURR RIDGE, IL 60527

MPG RIC BURR RIDGE LLC
71 S WACKER DRIVE APT. 3725
CHICAGO, IL 60606

ATHIHALLI NAGARAJ
102 AMBRIANCE DR
BURR RIDGE, IL 60527

FAROUK B ASAAD
705 AMBERIANCE
BURR RIDGE, IL 60527

PATRICIA FORKAN
305 AMBRIANCE DR
BURR RIDGE, IL 60527

GIADLA HOLDINGS LLC
7702 CASS AVE APT. 220
DARIEN, IL 60561

BREYMEYER, WILLIAM
7701 DREW AVE
BURR RIDGE, IL 60527

RGT FAMILY LLC
501 AMBRIANCE DR
BURR RIDGE, IL 60527

D BEKTESHI
14 AMBRIANCE DR
BURR RIDGE, IL 60527

ANNE E MICALETTI TRUST
203 AMBRIANCE DR
BURR RIDGE, IL 60527

NANCY GATTUSO
401 AMBRIANCE DR
BURR RIDGE, IL 60527

KONDA REALTY LLC
10 ORCHARD APT. 200
LAKE FOREST, CA 92630

STRZELEC, WM E
7750 S COUNTY LINE RD
BURR RIDGE, IL 60527

MANSOUR AMIRAN
16 AMBRIANCE DR
BURR RIDGE, IL 60527

AMBRIANCE TRUST
1 AMBRIANCE DR
BURR RIDGE, IL 60527

SUZANNE DEYOUNG
12A AMBRIANCE
BURR RIDGE, IL 60527

ANTONIJE KELJEVIC
803 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

MOHRE LLC
1 CLUBSIDE CT
BURR RIDGE, IL 60527

MUDJER, STEPHEN & MARGARET
15W700 81ST ST
BURR RIDGE, IL 60527

DR GHASSAN ABOUD
206 AMBRIANCE DR
BURR RIDGE, IL 60527

CERVANTES, LAURA
7619 DREW AVE
BURR RIDGE, IL 60527

SHAHID HUSSAIN
11 AMBRIANCE DR
BURR RIDGE, IL 60527



**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:

104 BURR RIDGE PKWY

Property Owner or Petitioner:

MICHAEL GARBER

(Print Name)

[Signature]

(Signature)

104

Nov 16, 2023 at 9:00:06 AM
106 Burr Ridge Pkwy
Burr Ridge IL 60527
United States

NOTICE

There will be a public hearing on December 4, 2023,
regarding this property.

At 7:00 p.m., or as soon thereafter as the matter may be heard, the Plan
Commission will consider a request by Michael Garber of The Great
American Bagel regarding the property commonly known as 104 Burr
Ridge Parkway (Petition No. Z-13-2023). The petitioner requests a
special use regarding an outdoor dining fence and awning at an existing
restaurant pursuant to Ordinance #A-834-19-21 and Section VIII.1.e of the
Burr Ridge Zoning Ordinance.

For further information, please email or call Ella Stern or visit:

Burr Ridge Village Hall
7660 County Line Road
estern@burr-ridge.gov
(630) 654-8181, Extension 6260

Ask for Information Re: Z-13-2023

STORE HOURS

Sunday	6:00 - 3:00
Monday	6:00 - 4:00
Tuesday	6:00 - 4:00
Wednesday	6:00 - 4:00
Thursday	6:00 - 4:00
Friday	6:00 - 4:00
Saturday	6:00 - 4:00



NOTICE

There will be a public hearing on December 4, 2023,
regarding this property.

At 7:00 p.m., or as soon thereafter as the matter may be heard, the Plan
Commission will consider a request by Michael Garber of The Great
American Bagel regarding the property commonly known as 104 Burr
Ridge Parkway (Petition No. Z-13-2023). The petitioner requests a
special use regarding an outdoor dining fence and awning at an existing
restaurant pursuant to Ordinance #A-834-19-21 and Section VIII.1.e of the
Burr Ridge Zoning Ordinance.

For further information, please email or call Ella Stern or visit:

Burr Ridge Village Hall
7660 County Line Road
estern@burr-ridge.gov
(630) 654-8181, Extension 6260

Ask for Information Re: Z-13-2023

PULL

AIRPORT CLASS
& MIRROR, INC.
EST. 1984
(708) 599-4200

ORDINANCE NO. A-834-12-12

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE FOR
AN OUTSIDE SIDEWALK SEATING AREA FOR AN EXISTING RESTAURANT

(Z-10-2012: 104 Burr Ridge Parkway - Burr Ridge Bagel)

WHEREAS, an application for a special uses for certain real estate has been filed with the Village Clerk 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 uses on May 7, 2012 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 Suburban Life, 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 a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

NOW THEREFORE, Be It Ordained by the President 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 President 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 President 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 104 Burr Ridge Parkway, Burr Ridge, Illinois, is Capri Ristorante (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VIII.B.2 of the Burr Ridge Zoning Ordinance to permit outdoor sidewalk seating for an existing restaurant.
- B. That the outdoor sidewalk seating area is consistent with other sidewalk seating in the County Line Square Shopping Center.
- C. That there will be no table service or consumption of alcoholic beverages associated with the sidewalk seating area as the tables and chairs will be used exclusively carry out service and consumption.

Section 3: That special use approval as per Section VIII.B.2 of the Burr Ridge Zoning Ordinance to permit outdoor sidewalk seating for an existing restaurant *is hereby granted*

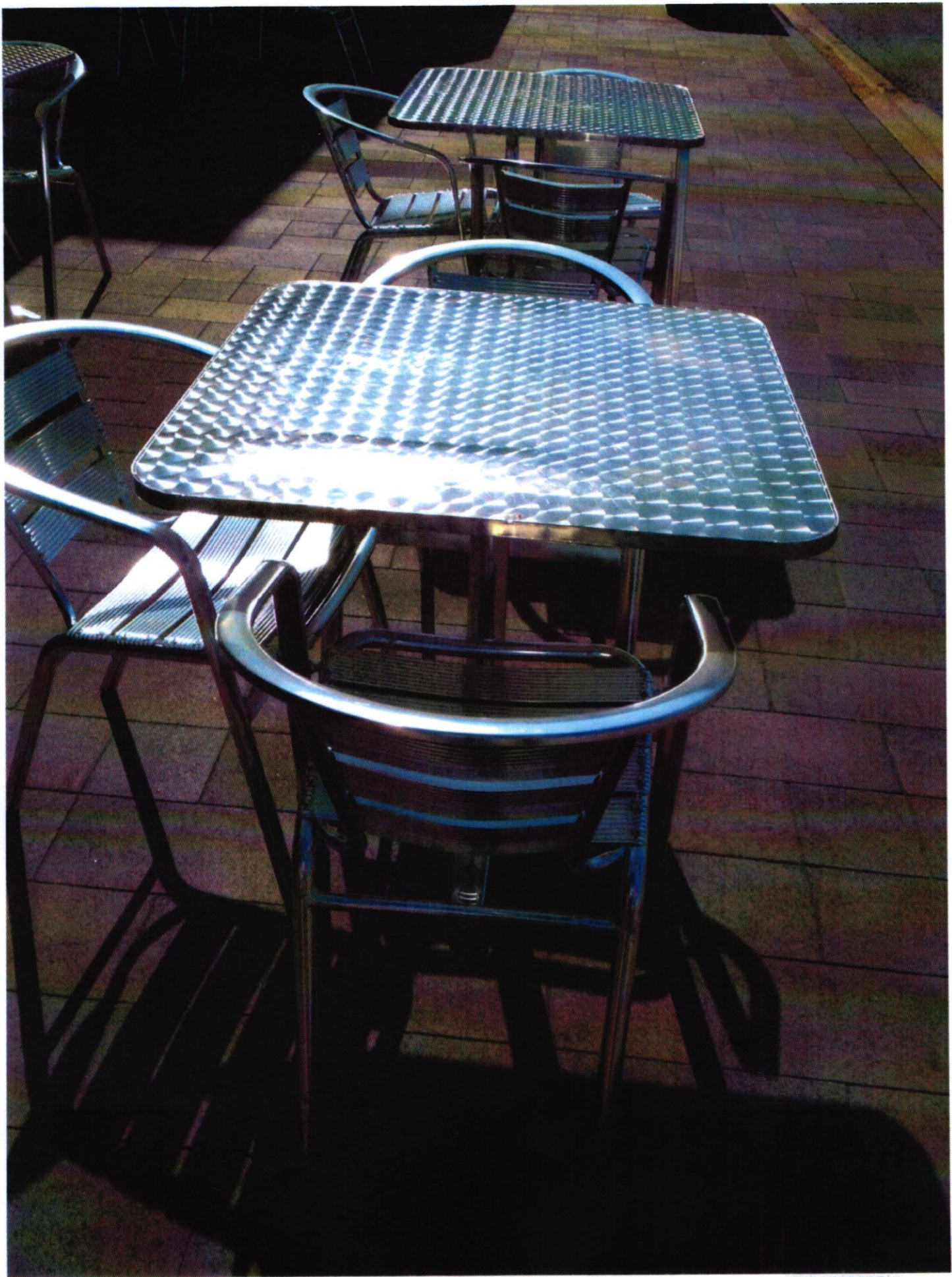
for the property commonly known as 104 Burr Ridge Parkway. The Permanent Real Estate Index Numbers (PIN) for the property is: 18-30-305-003.

Section 4: That the approval of this special use is subject to compliance with the following conditions:

- A. The number of tables and chairs shall be limited to a maximum of two tables and eight chairs and they shall be located adjacent to the front wall of the restaurant so as not to impede pedestrian traffic.
- B. There shall be no table service or service of alcoholic beverages for the sidewalk dining area.
- C. There shall be no advertising, signs, or leaflets on the tables or chairs.
- D. The tables and chairs shall match other approved sidewalk tables and chairs in County Line Square and as shown on the attached Exhibit A.
- E. A trash container shall be provided in the vicinity of the tables and chairs matching other trash containers in County Line Square and with a self-closing lid.
- F. Sidewalk seating shall be limited to May 1 to October 31 each year, and all furniture and facilities for sidewalk dining shall be removed from November 1 to April 30.
- G. Failure at any time to comply with these regulations shall deem this special use approval null and void.

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 Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

- 4 -



ORDINANCE NO. A-834-05-23

AN ORDINANCE AMENDING SECTION VIII OF THE ZONING ORDINANCE TO
AMEND THE REGULATIONS FOR OUTDOOR DINING.

(Z-03-2023: Text Amendment - Outdoor Dining)

WHEREAS, an application for a text amendment to the Village of Burr Ridge Zoning Ordinance has been filed with the Community Development Director 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 two public hearings on the question of granting said text amendment on February 6 and March 20, 2023, 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 Chicago Sun-Times, 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 a text amendment to the Burr Ridge Zoning Ordinance, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of

Trustees has duly considered said report, findings, and recommendations.

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

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This Mayor and Board of Trustees find that the granting of the proposed text amendment 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 recommendation is to amend Section VIII, the regulations for Outdoor Dining, as attached hereto as Exhibit A.
- B. That the amendments described are consistent with the purpose and intent of the Zoning Ordinance.

Section 3: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 8th day of May, 2023, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

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

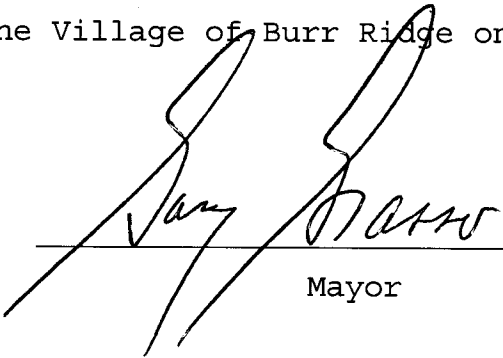
NAYS: 0 - None

ABSENT: 1 - Trustee Snyder

APPROVED by the Mayor of the Village of Burr Ridge on this 8TH day of May, 2023.

ATTEST:



Village Clerk

Mayor

EXHIBIT A

Zoning Ordinance Section VIII Language for Outdoor Dining

Outdoor Dining

Restaurant outdoor dining areas are areas set up adjacent to the exterior wall of a commercial building with tables, chairs, or other such furnishings, for the purpose of serving food and/or beverages by an adjoining restaurant in which the same food and beverages are offered for sale, sold, and served. Outdoor dining areas shall be subject, at a minimum, to the following:

1. Dining areas must be located adjacent only to the principal business to which the outdoor area is intended to serve;
2. No outdoor dining area shall be located so as to impede pedestrian traffic, or to obstruct curb cuts and the surrounding ramp and transition area, or to impede accessible access to and from the restaurant building;
3. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
4. The dining area shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant;
5. All fences surrounding the outdoor seating area shall have matching elevations and colors;
6. The door to the dining area shall be self-closing;
7. The area may be covered by an awning protruding from the exterior wall of the adjacent building, provided the awning is properly anchored. Awnings are subject to review and approval by the Community Development Director or their designee and should be consistent with other awnings within the development. Awnings which are not consistent with the neighboring tenants are subject to Plan Commission review and approval;
8. Wall enclosures, whether permanent or temporary, are prohibited unless specifically approved through a special use;
9. Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
10. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
11. There shall be no advertising, signs, logos, or leaflets on the tables, chairs, fences, umbrellas or railings;
12. All furniture shall be removed during the winter season and the outdoor dining areas shall not be occupied from November 1 through March 1. All furniture must be stored out of public view or off-site of the subject property when not in use;
13. Tables shall be cleaned promptly following use;
14. Outdoor food preparation, storage or display is prohibited;
15. The floor or ground surface of the outdoor seating area shall be treated and cleaned before and after each season to ensure the removal of all food stains and return it to a state consistent with other sidewalks in the area;
16. Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
17. Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee. Outdoor dining areas shall comply with Zoning Ordinance Section IV, Noise Regulations;
18. Approval of outdoor dining areas shall be subject to the Village's adopted Building Codes;
19. Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner;

EXHIBIT A

Zoning Ordinance Section VIII Language for Outdoor Dining

20. Outdoor dining areas must be approved by the Community Development Director or their designee to determine final compliance with the regulations set forth herein.

- f. Dry cleaners with on-site equipment for dry cleaning
- g. Funeral parlors or crematoriums
- h. Gun and ammo sales, including shooting ranges
- i. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
- j. Liquor stores
- k. Live entertainment and dancing accessory to any permitted or special use
- l. Professional massage services
- m. Offices related to the Secretary of State's Vehicle Services Division
- n. Parking lots and structures where such uses are the principal use on a lot
- o. Pet shops and pet service stores, with or without overnight services
- p. Restaurants (including specialty restaurants such as donut shops and ice cream shops) over 4,000 square feet with or without sales of alcoholic beverages.
- q. Tobacco shops
- r. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site

Outdoor Dining Area Regulations

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area;
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 60" of a curbline or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village's adopted building codes;
- Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner;

- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein; and
- Outdoor dining areas shall be included as part of the size calculation for restaurants.

Parking Design Regulations

The subject property shall provide one parking space for each 200 gross square feet of commercial space available.

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

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

Minimum Standards for Parking Stalls and Aisles

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

*One-way aisles only

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

Accessible parking areas shall be designed in accordance with State requirements

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

Parking and Loading Regulations

The area immediately adjacent to the curblin shall be permitted to be used as a standing and loading zone (as shown in Exhibit C in yellow), except no parking, standing, or loading areas shall



Z-14-2023: Request to consider a text amendment to Section IV.I.32 of the Zoning Ordinance to increase the size of swimming pool equipment pads.

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

Petitioner: Village of Burr Ridge

Prepared by: Janine Farrell, Community Development Director

Date of Hearing: December 4, 2023

The petitioner, Jim Maddin of Downes Swimming Pool Company, is requesting a text amendment to section IV of the Zoning Ordinance to increase the size of equipment pads for swimming pools.

Current Regulations:

Section IV.I.32 of the Zoning Ordinance regulates swimming pool equipment as detailed below, with the specific passage highlighted yellow.

Swimming Pool Equipment

Equipment for swimming pools and spas are permitted subject to the following standards;

- 1. Pool equipment may be located within a court yard, in an interior side, corner side, or rear buildable area or within the buildable area or within the buildable area between the principal building and the corner side lot line and may also project into the required interior side yard and rear yard setbacks if said equipment is located within 5 feet from the side or rear wall of the principal building. However, under no circumstance may such equipment be located within 15 feet of the façade of the principal building facing the front lot line nor shall any such units encroach into a required side or rear setback by more than 5 feet.*
- 2. Pool equipment must be adequately screened with year-round landscaping material.*
- 3. Pool equipment shall not generate noise exceeding 75 decibels measured 23 feet from the equipment pad.*
- 4. Pool equipment shall not exceed 28 square feet in area or 5 feet in height. (Added by Ordinance A-834-07-12).**

The petitioner stated that the 28 sq. ft. limitation cannot adequately accommodate modern inground swimming pool equipment, particularly if the pool has additional water features such as a waterfall and spa. Over the past few years, staff has received several comments from other pool contractors stating the same. The petitioner is requesting that this size be increased to 48 sq. ft. so that the equipment can be safely accommodated, including minimum separation distances

between pieces. Additional information, including the layout of equipment on a typical pad, is included as Exhibit A.

In 2012, when the most recent amendment to this Zoning Ordinance section was adopted, Chairman Trzupek questioned Mike Higgins of Platinum Pool Care if the 28 sq. ft. limitation was sufficient and Mr. Higgins believed it was. Prior to 2012, there were no specific regulations for swimming pool equipment.

Neighboring Municipality Research:

Staff researched swimming pool equipment regulations in Oakbrook and Hinsdale, two neighboring municipalities which also have larger residential lots and pools. Oakbrook and Hinsdale do regulate the size, only that the equipment must be screened.

Proposed Language:

Staff provided proposed language below, changing the 28 sq. ft. limitation to 48 sq. ft.

4. *Pool equipment shall not exceed ~~28~~ 48 square feet in area or 5 feet in height. (Added by Ordinance A-834-07-12).*

Findings of Fact

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if the amendments fulfill the purpose and intent of the Zoning Ordinance.

Attachments

- Exhibit A – Petitioner’s Materials
 - Application
 - Findings of Fact



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): Jim Madden
 STATUS OF PETITIONER: Downes Swimming Pool Company
 PETITIONER'S ADDRESS: 725 W. University Dr, Arlington Heights, IL
 ADDRESS OF SUBJECT PROPERTY: 8737 Johnston Road
 PHONE: 847.417.1829
 EMAIL: Jmadden@downespool.com
 PROPERTY OWNER: Pankaj Agrawal
 PROPERTY OWNER'S ADDRESS: 8737 Johnston Rd. PHONE: 312.493.9911
 PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☒ Text Amendment ☐ Variation(s)

DESCRIPTION OF REQUEST:

Increase pool and spa equipment pad from 28' to 48' to accept pumps, filters, heater and control center properly.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: _____ EXISTING ZONING: _____
 EXISTING USE/IMPROVEMENTS: _____
 SUBDIVISION: _____
 PIN(S) # _____

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

Jim Madden
 Petitioner's Signature

Date of Filing



DOWNES SWIMMING POOL CO., INC.

725 W. University Drive
Arlington Heights, Illinois 60004
(847) 398-7665

LEGEND.

1. SPA JET PUMP
2. WATER FEATURE PUMP
3. WATER FEATURE PUMP
4. FILTER PUMP
5. FILTERS
6. MINERAL PURIFICATION
7. CHLORINATOR
8. HEATER



DOWNES SWIMMING POOL CO., INC.

725 W. University Drive
Arlington Heights, Illinois 60004
(847) 398-7665

1. HEATER
2. FILTER PUMP
3. FILTER WATER FEATURE
4. FILTERS
5. CLEANER PUMP
6. CHLORINATOR
7. WATER FEATURE PUMP
8. SPA JET PUMP.

UNDER CONSTRUCTION, NOT BACKFILLED
OR SCREENED YET.



DOWNES SWIMMING POOL CO., INC.

725 W. University Drive
Arlington Heights, Illinois 60004
(847) 398-7665

LEGEND

1. CLEANER PUMP
2. CHLORINATOR
3. MINERAL PURIFIER
4. FILTERS
5. FILTER PUMP
6. SPA JET PUMP (8) JETS
7. SPA JET PUMP (8) JETS
8. WATER FEATURE PUMP
9. WATER FEATURE PUMP
10. WATER FEATURE PUMP
11. HEATER



DOWNES SWIMMING POOL CO., INC.

725 W. University Drive
Arlington Heights, Illinois 60004
(847) 398-7665

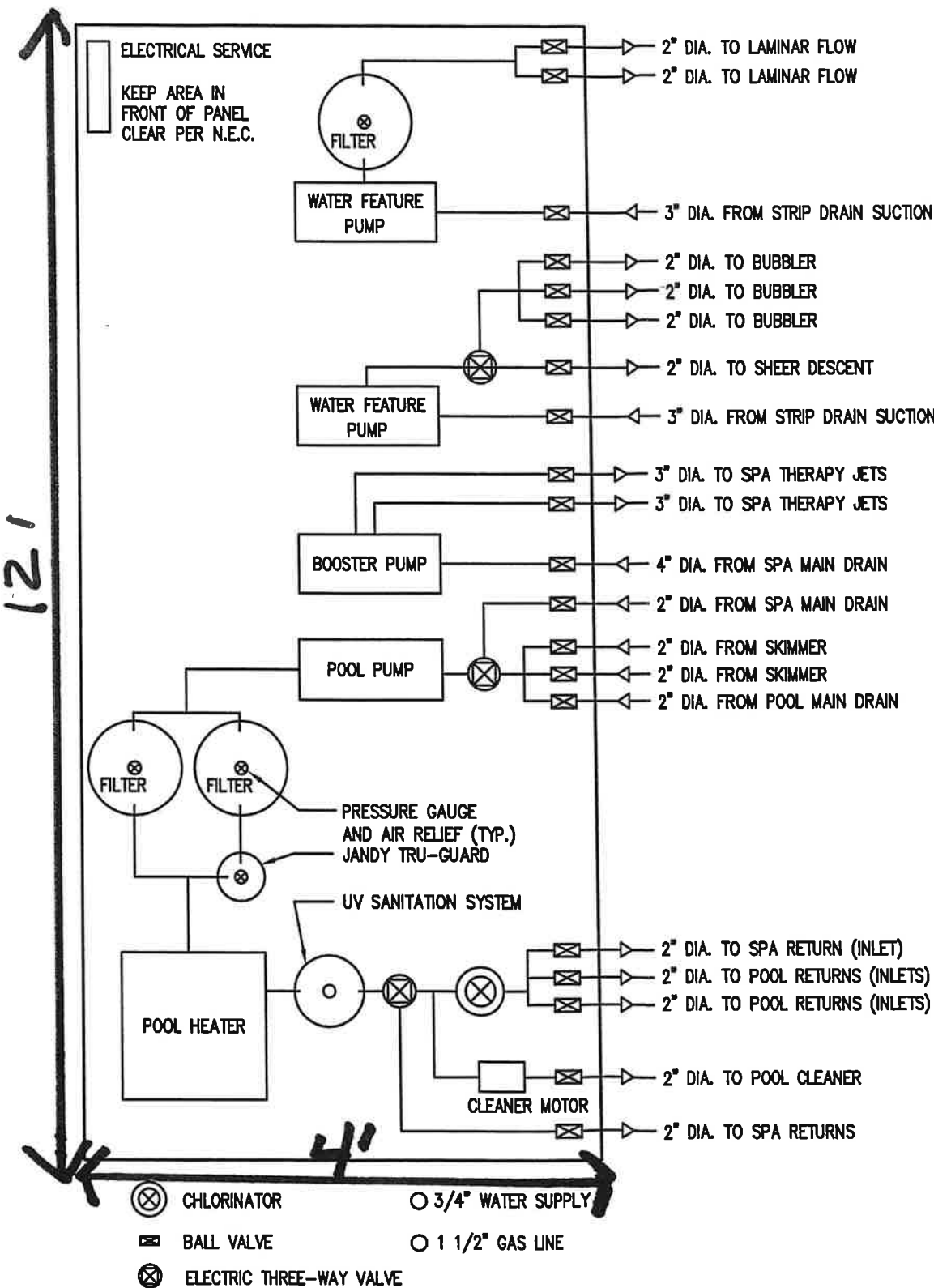
LEGEND

1. HEATER
2. MINERAL PURIFIER
3. CHLORINATOR
4. FILTER
5. FILTER PUMP
6. SPA JET PUMP
7. WATER FEATURE PUMP
8. WATER FEATURE PUMP
9. FILTER WATER FEATURE
10. IN FLOOR CLEANING FILTER

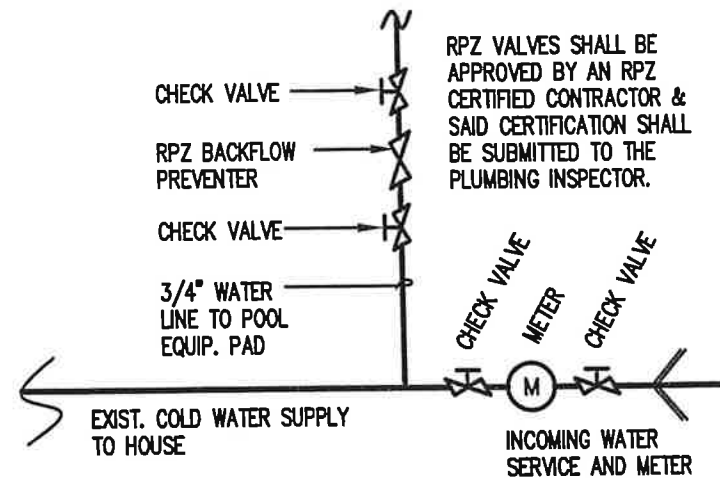
GENERAL NOTES & SPECIFICATIONS:

1. THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS POOL & SPA. THEREFORE THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR OR SUBCONTRACTOR, BUILDER, OR TRADES PERSON OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT.
2. A 12' LONG POLE WITH A SHEPARD'S HOOK ON THE END FOR LIFE SAVING PURPOSES MUST BE KEPT POOL SIDE AT ALL TIMES, ALONG WITH 20" U.S. COAST GUARD APPROVED LIFE RING BOUY WITH A 35' LONG BY 3/4" THICK NYLON ROPE.
3. DISINFECTANT TO BE 5 OZ. TRICHLORO-S-TRIAZINETRIONE PER DAY DISTRIBUTED THROUGH ENCLOSED CHLORINATOR AS SPECIFIED BELOW, STORE EXCESS STOCK IN COOL DRY AREA.
4. POOL/SPA IS TO BE FILLED AND MAKE-UP WATER IS TO BE SUPPLIED BY AN AUTOMATIC FILLER 'LETRO' MODEL #T40-B AND WATER TO BE SUPPLIED THROUGH APPROVED AND CERTIFIED RPZ AND SHUT OFF VALVE.
5. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OPERATING THE POOL & SPA IN A SAFE MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
6. ALL SHELL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI (7-1/2 BAG MIX) AT 28 DAYS WITH PEA GRAVEL AND 150 LBS. OF FLYASH PER YARD #4 BARS AT 12" O.C. E.W. POOL WALL AND FLOOR SHALL REST ON UNDISTURBED EARTH WITH A MINIMUM BEARING CAPACITY OF 1,500 PSF AND A MINIMUM OF FOUR (4) INCHES OF STONE FILL.
7. ALL INTAKE AND RETURN LINES SHALL BE P.V.C PIPE 2" DIA. SCH 40.
8. ALL ELECTRICAL REQUIREMENTS FOR SWIMMING POOLS & SPAS MUST BE MET BASED ON THE NATIONAL ELECTRIC CODE.
9. LIGHT: SEE SPEC SHEET FOR POOL AND SPA LIGHTING. JUNCTION BOX TO BE INSTALLED MIN. 4 FEET FROM WATER'S EDGE.
10. FILTER: 'PENTAIR' CARTRIDGE FILTER, DESIGN FLOW RATE=110 G.P.M., FREE AREA=300 S.F. TURN OVER RATE=1/8 HR. MANUAL AIR RELIEF AT HIGH POINT OF FILTER SYSTEM.
11. PUMP: INTELLIFLO XF PUMP AT SPA JETS, INTELLIFLO PUMP AT POOL, WITH STRAINER BASKET.
12. HEATER: 'RAYPAK' 406,000 MBTUH, NATURAL GAS.
13. INLETS: 'PENTAIR' 08429-0000 1-1/2 IN., SLIP 3/16 IN., 1/2 IN., 3/4 IN., 90 DEGREE NOZZLES, WHITE 1 0.50
14. MAIN DRAIN: PENTAIR 500115 8" STARGUARD DRAIN W/2" SIDE PORT ABS SUMP W/RING & COVER (2 PACK), WHITE. STRIP DRAIN (2 PACK) AT SPA.
15. SKIMMER: 'PENTAIR' ADMIRAL #S-15 AUTO-IN THE WALL WITH STRAINER BASKET. SKIMMERS MUST BE VENTED THRU OPENINGS IN THE LID OR THRU SEPARATE VENT PIPE. NOTE THAT EQUALIZERS ON SKIMMERS ARE PROHIBITED.
16. CHLORINATOR: JANDY TruChlor CHLORINATOR

NOTE THAT THIS LAYOUT IS DIAGRAMATICAL IN NATURE. CONTRACTOR MUST MAINTAIN PROPER WORKING CLEARANCE IN FRONT OF ELECTRICAL PANEL OF MINIMUM 36" PER N.E.C. ARTICLE 110.26.



EQUIPMENT/FILTER DIAGRAM
N.T.S.



RPZ DIAGRAM

N.T.S. PROVIDED BY GENERAL CONTRACTOR

1. EQUIPMENT PAD SPEC:
 - 4" CONCRETE SLAB WITH 6" x 6" WWF ON 4" GRANULAR FILL
2. POOL AND SPA HEATERS SHALL BE INSTALLED IN COMPLIANCE WITH IMC; SECTION 916 AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH ISPS.
3. CONTRACTOR SHALL PROVIDE CUT SHEETS FOR THE EQUIPMENT.
4. THE ELECTRIC POWER TO HEATERS SHALL BE CONTROLLED BY A READILY ACCESSIBLE ON-OFF SWITCH THAT IS AN INTEGRAL PART OF THE HEATER MOUNTED ON THE EXTERIOR OF THE HEATER, OR EXTERNAL TO AND WITHIN 3 FEET (914 MM) OF THE HEATER. OPERATION OF SUCH SWITCH SHALL NOT CHANGE THE SETTING OF THE HEATER THERMOSTAT. SUCH SWITCHES SHALL BE IN ADDITION TO A CIRCUIT BREAKER FOR THE POWER TO THE HEATER.
5. POOL HEATERS FIRED BY NATURAL GAS OR LPG SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.
6. TIME SWITCHES THAT CAN AUTOMATICALLY TURN OFF AND ON HEATERS AND PUMPS ACCORDING TO A PRESET SCHEDULE SHALL BE INSTALLED ON SWIMMING POOL HEATERS AND PUMPS.
EXCEPTIONS:
 - 6.1. WHERE PUBLIC HEALTH STANDARDS REQUIRE 24-HOUR PUMP OPERATION.
 - 6.2. WHERE PUMPS ARE REQUIRED TO OPERATE SOLAR
 - 6.3. WASTE-HEAT-RECOVERY POOL HEATING SYSTEMS.
7. HEATED POOLS SHALL BE EQUIPPED WITH A VAPOR-RETARDANT POOL COVER ON OR AT THE WATER SURFACE. POOLS HEATED TO MORE THAN 90°F (32°C) SHALL HAVE A POOL COVER WITH A MINIMUM INSULATION VALUE OF R-12. EXCEPTION: POOLS DERIVING OVER 70 PERCENT OF THE ENERGY FOR HEATING FROM A SITE-RECOVERED ENERGY OR SOLAR ENERGY SOURCE.
8. GAS PIPING: GAS PIPE TO BE BURIED 18" DEEP.
 - 8.1. WHEN PLASTIC PIPE IS USED, A YELLOW INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND NON-METALLIC PIPING. ACCESS SHALL BE PROVIDED TOT THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE THE GROUND AT EACH END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18AWG, AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.
 - 8.2. GAS PIPE SHALL BE 1/2" YELLOW PVC INDICATED FOR NATURAL GAS. PROVIDE VALVE, TEE, UNION, & DRIP LEG AT POOL HEATER.
 - 8.3. GAS PIPE TRENCH SHALL BE FILLED WITH MIN. 12" OF SAND AFTER THE UNDERGROUND INSPECTION HAS BEEN APPROVED.

EQUIPMENT & RPZ DIAGRAMS, NOTES

09/07/23

P.O. Box 64
Ringwood, Illinois 60072
815.653.7100 phone
www.gillespiegroup.com

GILLESPIE
DESIGN
GROUP

AGRAWAL RESIDENCE
8737 JOHNSTON ROAD
BURR RIDGE, ILLINOIS
DOWNES SWIMMING POOL CO.

SHEET 8



**FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

The Zoning Ordinance currently regulates the size of equipment pads for swimming pools.

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

Increasing the size of the equipment pad will accommodate the modern equipment that luxury pools and spas requires. As long as the equipment is properly located and screened, the increase in size should not be a detriment to neighbors.

(Please transcribe or attach additional pages as necessary)



Z-15-2023: Request to consider a text amendment to Sections IV.I for the regulations pertaining to architectural entrance structures and driveway gates in residential districts.

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

Petitioner: Village of Burr Ridge

Prepared by: Ella Stern, Planner

Date of Hearing: December 4, 2023

On November 13, 2023, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments pertaining to architectural entrance structures and driveway gates. The direction from the Board focused on residents within the residential districts and to consider the permitted size of a parcel for a driveway gate. Depending on whether or not the Plan Commission wishes to amend the driveway gate regulations, the regulations for architectural entrance structures may also need to be amended so there is not a conflict. Architectural entrance structures are often constructed in conjunction with the gate.

The Village of Burr Ridge has amended the driveway gate regulations a few times based on a single petitioner proposing a driveway gate for their property. In 2007, driveway gate regulations were added to the Zoning Ordinance. A driveway gate was permitted on parcels that are a minimum of 5 acres in area and 220 feet in width and subject to the following terms and conditions:

1. Driveway gates are permitted in the required front yard but not closer to the front lot line than 30 feet.
2. Only one driveway gate is permitted per lot.
3. 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.
4. The primary materials for driveway gates and related architectural entrance structures are limited to natural stone, masonry, wrought iron or similar materials.
5. 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.

In 2008, driveway gate regulations were amended due to a single petitioner's request. A driveway gate was permitted on parcels with a minimum of 2 acres in area and has a front or corner side lot line with a minimum of 220 feet of street frontage. In 2011, driveway gate regulations were amended to change the minimum 220 feet of street frontage to 150 feet of street frontage.

Under current Zoning Ordinance regulations, Driveway gates across private driveways shall be permitted on parcels in residential districts 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 (Amended by Ordinance A-834-13-11). All driveway gates must comply with the following terms and conditions:

1. 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. For example, for a 2 acre lot with 160 feet of lot frontage, the minimum required setback from the front lot line shall be 50 feet $[30 + ((220 - 160) / 3) = 50]$. (Amended by Ordinance A-834-13-11).
2. One gate per driveway is permitted.
3. 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.
4. The primary materials for driveway gates and related architectural entrance structures are limited to natural stone, masonry, wrought iron, or similar materials.
5. 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. (Amended by Ordinance A-834-24-07 and Ordinance A-834-26-08)

Under current Zoning Ordinance regulations, architectural entrance structures are permitted on a lot not less than 40,000 square feet in area, are permitted in a front, side or rear buildable area and are also permitted in the required front yard. It is important to note that architectural entrance structures are not permitted in a corner side yard although many homes have a driveway in this location. Architectural entrance features must comply with the following terms and conditions:

1. 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.
2. 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.
3. 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.
4. The primary materials for architectural entrance structures are limited to masonry brick, natural stone, or similar materials.
5. 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.
6. Architectural entrance features at an entrance to a subdivision are permitted as regulated by the Village of Burr Ridge Subdivision Ordinance.

Any new regulations pertaining to driveway gates and architectural entrance structures may be included in Zoning Ordinance sections IV.I.5 and IV.I.12, depending on the Plan Commission's direction.

Neighboring Municipality Research:

Staff researched neighboring municipalities to check their regulations for driveway gates. Of the seven municipalities surveyed, only one municipality had regulations on the required acreage for a driveway gate.

Municipality	Regulation
Darien	The city code does not contain specific regulations on driveway gates or any architectural requirements.
Hinsdale	Driveway entry gates, and any parapet or column utilized in a fence design: Eight feet (8').
Indian Head Park	Fences and gates are not allowed in Indian Head Park.
Oakbrook Terrace	No more than one ornamental entry gate shall be permitted on each side of an entrance from a street frontage, not exceeding eight feet in height, and such gates shall be set back not less than five feet from the front lot line, street pavement and driveway. Such gates shall be subject to the approval of the City Engineer and shall be certified by a structural engineer
Oakbrook	<p>Driveway gates are permitted as accessory structures in required front yards, or side yards adjoining a street; provided that they conform with the following criteria:</p> <p>A. Required Acreage: No driveway gate may be installed on a lot of less than two (2) acres, unless the front yard of said lot abuts a thoroughfare.</p> <p>B. Any driveway gate previously approved and constructed in accordance with applicable law at that time shall be treated as a permitted and legally conforming use. Direction Of Swing: Driveway gates shall not swing outward from the property.</p> <p>C. Width: The minimum width for a gate structure shall be twelve feet (12') for opening the gate. All driveway gates shall be greater than fifty percent (50%) open in design when viewed from a ninety-degree (90°) angle, except that this required open space in louver type gates may be viewed from any angle and excluding metal gates with more than seventy five percent (75%) of its surface area open space.</p> <p>D. Location Of Gates: Gates shall be located a minimum distance of twenty feet (20') from the nearest edge of pavement on local residential streets and thirty feet (30') from the nearest edge of pavement on all other streets including all thoroughfares and collectors (reference the Oak Brook transportation plan phase II report dated January 1971), to allow adequate room for vehicular access to the property. (Ord. G-678, 6-26-2001; Ord. G-741, 2-10-2004)</p>

Willowbrook	<p>The Village of Willowbrook has no specific regulations regarding driveway gates. However, they would follow the UDO for fences in the front yard of properties. Fences on Lots with Single-Family Detached and Duplex Uses. Fences on lots with single-family detached and duplex uses shall meet the requirements established below. Barbed wire, razor wire, or makeshift materials such as plywood or tarps shall be prohibited on lots with single-family detached and duplex uses. All fences shall be erected so that the posts and all other supporting members face inward toward the owner's property.</p> <p>Fences in Front Yards.</p> <p>(a) Height. Fences in front yards shall not exceed four (4) feet in height.</p> <p>(b) Setback. Fences in front yards shall be set back a minimum of seven (7) feet from the property line.</p> <p>(c) Materials.</p> <p>(1) Fences in front yards shall be of non-sight barrier construction and have a maximum opacity of fifty (50) percent.</p> <p>(2) Fence materials utilized in front yards shall complement fence materials utilized in other yards.</p> <p>(3) Permitted fence materials shall be only those materials which are designed and intended for use in fence installations and shall be limited to:</p> <p>(i) Wood, chemically treated or naturally resistant to decay,</p> <p>(ii) Wood Composites,</p> <p>(iii) Aluminum,</p> <p>(iv) Vinyl/PVC,</p> <p>(v) Wrought Iron,</p> <p>(vi) As approved by the Village Administrator or their designee.</p>
Willow Springs	No gates are permitted in the front yard.

Formal language has not been proposed for adoption in this staff report. Staff is seeking direction from the Plan Commission at this initial public hearing and will prepare draft language based upon that discussion.

Findings of Fact

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if the amendments fulfill the purpose and intent of the Zoning Ordinance.

Attachments

- Exhibit A – Petitioner's Materials and Findings of Fact



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): Janine Farrell, Community Development Director
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

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

DESCRIPTION OF REQUEST:

Request to amend the architectural entrance structure and driveway gate regulations in section IV.I of the
Zoning Ordinance.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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.

Janine Farrell
Petitioner's Signature

11/14/2023
Date of Filing



**FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

Section IV of the Zoning Ordinance details the regulations for architectural entrance structures and driveway gates in residential districts. Architectural entrance structures are permitted only on properties that are a minimum of 40,000 sq. ft. and driveway gates on properties a minimum of 2-acres.

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

The Zoning Ordinance currently contains regulations for driveway gates and architectural entrance structures. This section of the code has been modified over the years to permit gates on smaller parcels, from 10 acres to 5 acres to now 2 acres. The architectural entrance structure provisions would need to be updated to ensure there is no conflict with the gate regulations in terms of minimum lot size, setbacks, or location.

(Please transcribe or attach additional pages as necessary)

ZONING ORDINANCE LANGUAGE FOR ARCHITECTURAL ENTRANCE STRUCTURES AND DRIVEWAY GATES - SECTION IV.I

Architectural Entrance Structures

Architectural entrance structures, on a lot not less than 40,000 square feet in area, are permitted in a front, side or rear buildable area and are also permitted in the required front yard. Architectural entrance features must comply with the following terms and conditions:

1. 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.
2. 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.
3. The foot print 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.
4. The primary materials for architectural entrance structures are limited to masonry brick, natural stone, or similar materials.
5. 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.
6. Architectural entrance features at an entrance to a subdivision are permitted as regulated by the Village of Burr Ridge [Subdivision Ordinance](#).

Driveway Gates (Residence Districts)

Gates across private driveways shall be permitted on parcels in residential districts 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 (Amended by Ordinance A-834-13-11). All driveway gates must comply with the following terms and conditions:

1. 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. For example, for a 2 acre lot with 160 feet of lot frontage, the minimum required setback from the front lot line shall be 50 feet $[30 + ((220 - 160) / 3) = 50]$. (Amended by Ordinance A-834-13-11).
2. One gate per driveway is permitted.
3. 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.
4. The primary materials for driveway gates and related architectural entrance structures are limited to natural stone, masonry, wrought iron, or similar materials.
5. 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. (Amended by Ordinance A-834-24-07 and Ordinance A-834-26-08)



Z-16-2023: Request to consider a text amendment to Section Sections IV.J of the Zoning Ordinance for the regulations pertaining to fences in residential districts.

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

Petitioner: Village of Burr Ridge

Prepared by: Janine Farrell, Community Development Director

Date of Hearing: December 4, 2023

On November 13, 2023, the Board of Trustees directed the Plan Commission to hold a public hearing regarding fences in residential districts, specifically for corner lots and permitting fences in the practical rear yard of homes when the home faces the corner side yard.

Figure IV.I Required Yards and Buildable Areas

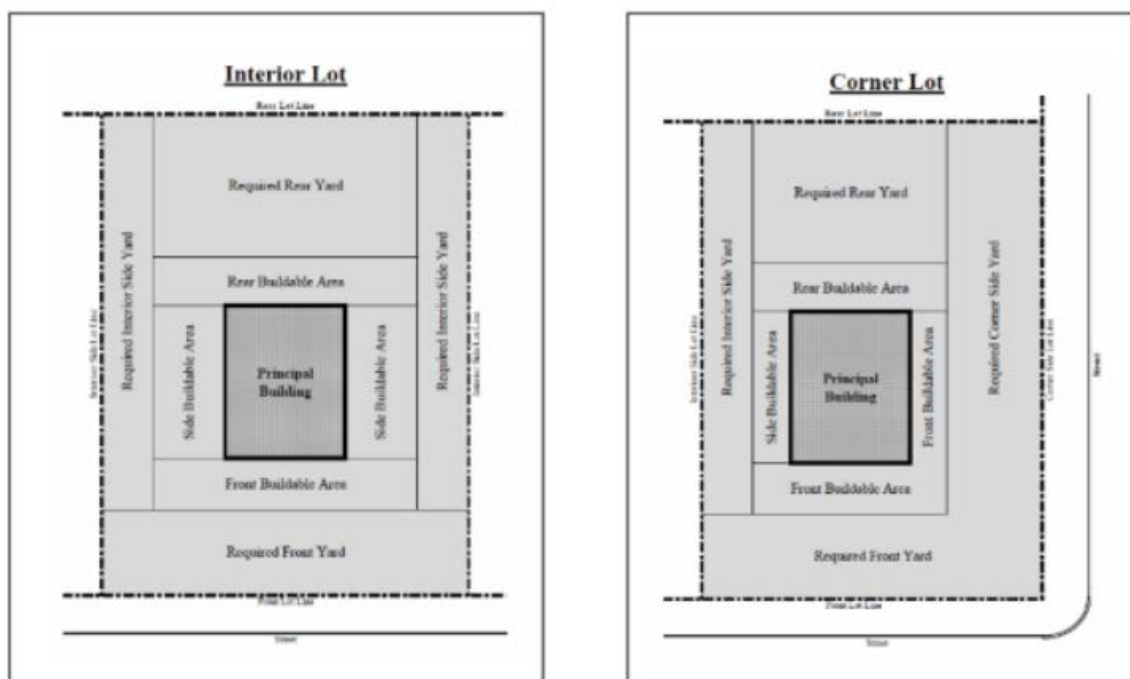


Illustration from the Zoning Ordinance showing the required yards and buildable areas for interior and corner lots. The Zoning Ordinance defines a front yard or front lot line as the one with the shortest distance.



Using a vacant corner parcel in the Village, above are examples where the front of the home faces the corner side yard (left) and the front yard (right) and where a fence would be permitted under current regulations (yellow outline).



Using a vacant corner parcel in the Village, above is an example where the front of the home faces the corner side yard and where a fence would be permitted under the proposed regulations (yellow outline).

Current Regulations:

Section IV.J of the Zoning Ordinance regulates fences as detailed below, with the specific passage highlighted yellow.

Fences, Open -- in residence districts only

- 1. Fences in residential districts shall be not more than five feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.*
- 2. Such fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback.*
(Amended by Ordinance A-834-13-11)

3. *All fence posts and all supports must face the interior of the property on which it is located.*
4. *Chain link, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited. No fence shall have any sharp, dangerous, or impaling members.*
5. *All fences in residential districts shall be open fences as defined by Section XIV and as depicted below (Amended by Ordinances A-834-09-01 and A-834-13-11). Open fences are defined as a fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence.*

Proposed Language:

Staff provided proposed language below, changing only the section pertaining to corner lots.

*2. Such fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots **as follows: where the true front or main entrance of the home faces the front yard**, such fences shall extend not nearer to the corner side lot line than the required corner side yard setback; **where the true front or main entrance of the home faces the corner side yard, such fences shall extend not nearer to the front lot line than the wall of the home closest to that lot line.***

Findings of Fact

The findings of fact for a text amendment are limited to assessing whether the amendment is compatible with other standards of the Zoning Ordinance and if the amendments fulfill the purpose and intent of the Zoning Ordinance.

Attachments

- Exhibit A – Petitioner’s Materials
 - Application
 - Findings of Fact



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): Janine Farrell, Community Development Director
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

PETITIONER'S ADDRESS: 7660 S. County Line Road, Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A

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

DESCRIPTION OF REQUEST:

Request to amend the regulations for residential fences in section IV.J of the Zoning Ordinance.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: N/A EXISTING ZONING: N/A

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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


Petitioner's signature

11/14/2023
Date of Filing



**FINDINGS OF FACT
FOR AN AMENDMENT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

- a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

Section IV.J of the Zoning Ordinance details the regulations for fences in residential zoning districts. Fences are permitted behind the rear wall of the residence only. On a corner lot, a fence may be located in the corner side yard, but it must meet the minimum setback requirement for that zoning district. This regulation poses a challenge for corner properties where the front of the home faces the corner side yard, not the Zoning Ordinance defined front yard. In these instances, a fence is permitted only in a small corner of the property. This regulation could be clarified to allow for fences behind the rear wall of the residence regardless of what street the home faces, whether the front or the corner side yard.

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

The Zoning Ordinance currently contains regulations for fences in residential districts. Clarifying the location of where a fence could be permitted ensures that the fence is located in relation to the orientation of the home instead of the Zoning Ordinance definition of the front, rear, side, and corner side yards.

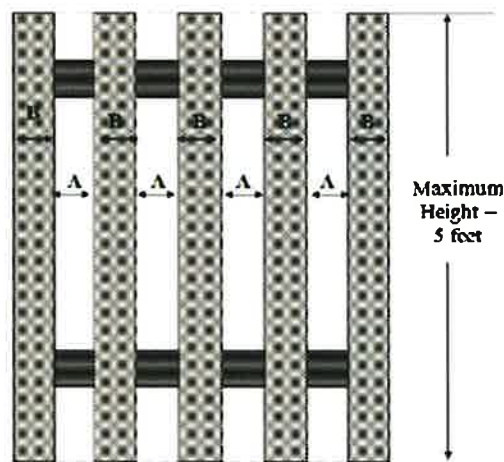
(Please transcribe or attach additional pages as necessary)

ZONING ORDINANCE LANGUAGE FOR FENCES - SECTION IV.J

Fences, Open -- in residence districts only

1. Fences in residential districts shall be not more than five feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
2. Such fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback. (Amended by Ordinance A-834-13-11)

Figure IV.J.1.e Graphic Definition of Open Fence



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

3. All fence posts and all supports must face the interior of the property on which it is located.
4. Chain link, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited. No fence shall have any sharp, dangerous, or impaling members.
5. All fences in residential districts shall be open fences as defined by Section XIV and as depicted below (Amended by Ordinances A-834-09-01 and A-834-13-11). Open fences are defined as a fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence.



VILLAGE OF BURR RIDGE
MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: December 4, 2023

RE: **PC-10-2023; Annual Appointment of Plan Commission Vice Chairperson - One Year Term Beginning January 1, 2024**

The Rules of Procedure for the Plan Commission require a rotating Vice Chair with an annual nomination by the Plan Commission and approval by the Board of Trustees. The sole duty of the Vice Chair is to serve as acting Chair when the Chairperson is not in attendance.

The Vice Chair position has been held by the following current Commissioners over the course of the last several years:

2023: Commissioner Morton
2022: Commissioner Petrich
2021: Commissioner Farrell
2020: Commissioner Irwin
2019: Commissioner Stratis
2018: Commissioner Broline

The rules state that the Vice Chair position should rotate among those willing to serve. The Plan Commission should make a recommendation and forward that recommendation to the Village Board for confirmation.



VILLAGE OF BURR RIDGE

MEMORANDUM

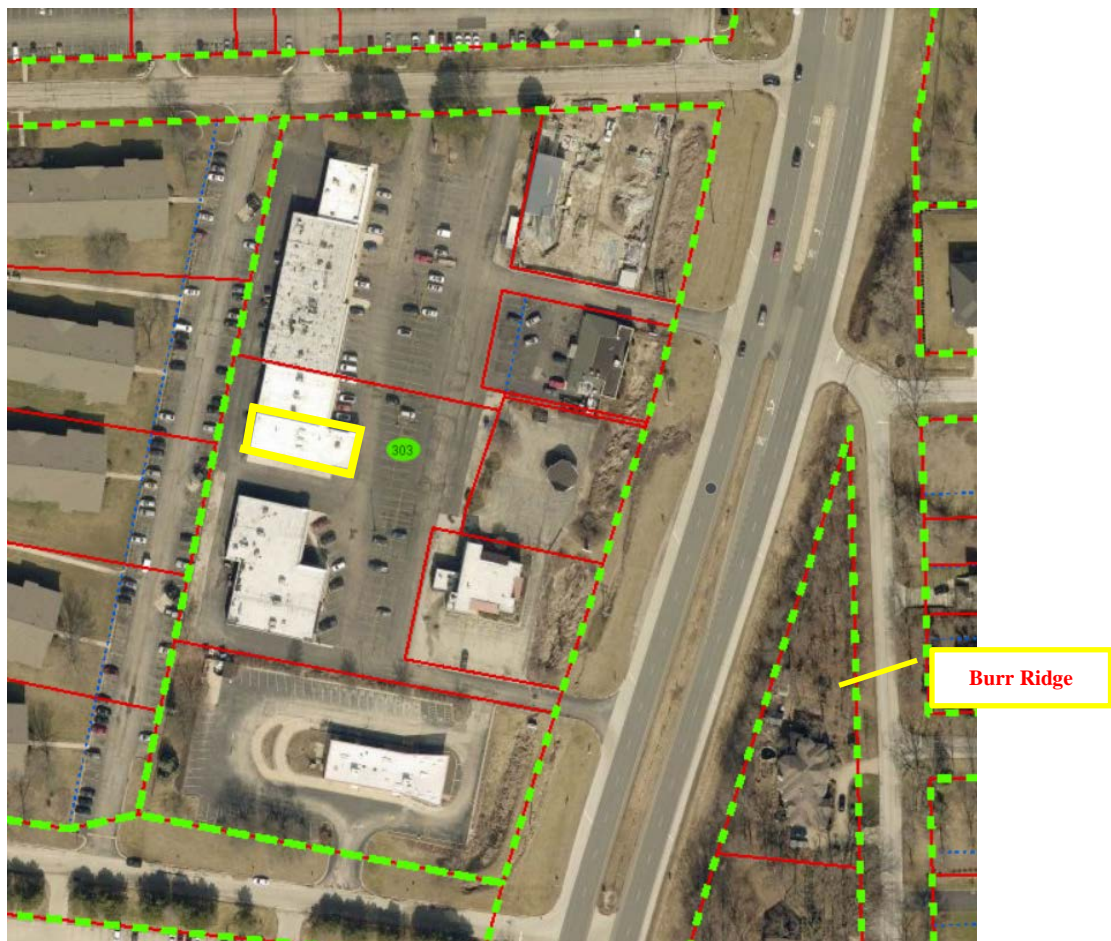
TO: Village of Burr Ridge Plan Commission
Greg Trzupek, Chairman

FROM: Janine Farrell, AICP, Community Development Director

DATE: December 4, 2023

RE: Extraterritorial Review of 10S644 S. Kingery Highway (Zhumabaev/All In Automotive) Conditional Use for Automobile Sales/DuPage County Zoning Case ZONING-23-000094

The Village received notification of a Conditional Use (special use) for automobile sales located at 10S644 Kingery Highway. The property is in unincorporated DuPage County with Village of Burr Ridge municipal limits directly to the east across Route 83/Kingery Highway. The request is for one unit within a multi-unit tenant commercial building. While the address is not recognized by DuPage County GIS, it appears to be the corner unit which previously housed an automobile related use according to a real estate ad.



Aerial image of the site with the potential unit outlined in yellow.

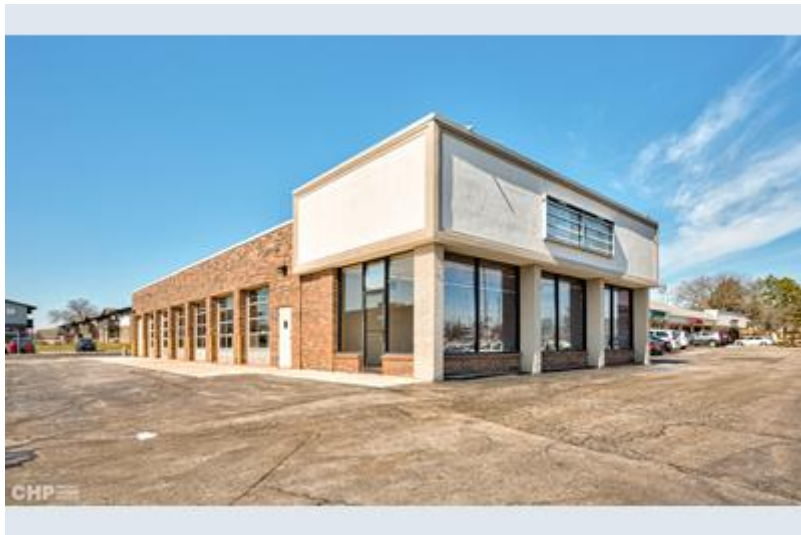


Photo of the corner unit from a real estate listing.

The petitioner, Zhumgalbek Zhumabaev of All In Automotive, LLC, is requesting a conditional use for automobile sales. There was no further information or details provided in the notification from DuPage County regarding the business plan, the parking/display of the automobiles, and so forth. An internet search for “All In Automotive” did not return results for other local businesses currently in operation under that name.

At the November 20, 2023 Plan Commission meeting, the Commission reviewed a case for internet automobile sales located to the south of this site, 10S710 Kingery Highway (former McDonald’s). Staff sent a letter with a request for additional information about the business and its operations on November 27, 2023. The DuPage County hearing for that case (ZONING-23-000085/Beilani) will be held on November 29, 2023.

Evaluation

Zoning/Uses:

The property is currently zoned B-1, a Local Business or commercial designation. Some other uses within the multi-tenant commercial building include a convenience store, restaurants, and a liquor store.

Legal Authority for Review and Recommendation

According to the State of Illinois, the Village is notified of certain zoning actions and may have the legal authority to review certain zoning actions or subdivision proposals up to 1.5 miles outside of its boundaries. In this instance, the Commission may wish to submit comments on the proposal, similar to the ZONING-23-000085 case located at 10S710 Kingery Highway (included as Exhibit B).

Attachments

Exhibit A – Petition Materials from DuPage County

Exhibit B – Letter to DuPage County for ZONING-23-000085/Beilani


**DUPAGE
COUNTY**

 Building
Division

 Zoning &
Planning Division

 Environmental
Division

BUILDING & ZONING DEPARTMENT

 630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-23-000094 All In Automotive, LLC.

Please review the information herein and return with your comments to:

Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupageco.org or via facsimile at 630-407-6702 by **December 5, 2023**.

COMMENT SECTION:		
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER		
: NO OBJECTION/CONCERNS WITH THE PETITION		
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.		
ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION		
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.		
COMMENTS:		
SIGNATURE: _____ DATE: _____		
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:		
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000094 All In Automotive, LLC.	
ZONING REQUEST	Conditional Use to allow auto sales in the B-1 Local Business District.	
OWNER	SOMERSET PLAZA, LLC. 9300 S ROUTE 83, WILLOWBROOK, IL 60527 / SOMERSET PLAZA, LLC., 1015 BUTTERFIELD ROAD, DOWNERS GROVE, IL 60515/ AGENT: ALL IN AUTOMOTIVE, LLC, (ZHUMGALBEK ZHUMABAEV), 10S644 SOUTH KINGERY HIGHWAY, WILLOWBROOK, IL 60527	
ADDRESS/LOCATION	10S644 KINGERY HIGHWAY, WILLOWBROOK, IL 60527	
PIN	10-02-303-005	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	B-1 LOCAL COMMERCIAL	LOCAL COMMERCIAL
AREA	1.76 ACRES (76,666 SQ. FT.)	
UTILITIES	WATER / SEWER	
PUBLICATION DATE	Daily Herald: NOVEMBER 21, 2023	
PUBLIC HEARING	WEDNESDAY, DECEMBER 6, 2023	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

**DU PAGE COUNTY ZONING HEARING OFFICER
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-23-000094 All In Automotive, LLC.

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, DECEMBER 6, 2023**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

If you would like to attend the hearing via Zoom, please contact Jessica Infelise at Jessica.Infelise@dupageco.org or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

PETITIONER: SOMERSET PLAZA, LLC. 9300 S ROUTE 83, WILLOWBROOK, IL 60527 / SOMERSET PLAZA, LLC., 1015 BUTTERFIELD ROAD, DOWNERS GROVE, IL 60515/ AGENT: ALL IN AUTOMOTIVE, LLC, (ZHUMGALBEK ZHUMABAEV), 10S644 SOUTH KINGERY HIGHWAY, WILLOWBROOK, IL 60527

REQUEST: Conditional Use to allow auto sales in the B-1 Local Business District.

ADDRESS OR GENERAL LOCATION: 10S644 SOUTH KINGERY HIGHWAY, WILLOWBROOK, IL 60527

LEGAL DESCRIPTION: LOTS 1 AND 7 IN KAREN'S ASSESSMENT PLAT OF LOT 3 IN RAMLIN ROSE SOUTH ASSESSMENT PLAT, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1978 AS DOCUMENT R78-111483 (EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN SAID KAREN'S ASSESSMENT PLAT; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, 152.69 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3 SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED HEREIN; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3 EXTENDED 25.0 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 3, 100 FEET; THENCE EASTERLY 25 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3, 100 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS**

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.

If you would like to attend the hearing via Zoom, please contact Jessica Infelise at Jessica.Infelise@dupageco.org or 630-514-0624 to receive the Zoom call-in/ video conferencing information.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building





November 27, 2023

Jessica Infelise
DuPage County Building and Zoning Department
421 North County Farm Rd.
Wheaton, IL 60187

Via email to Jessica.infelise@dupageco.org

Re: Zoning Petition ZONING-23-000085 Beilani

Dear Ms. Infelise,

On November 20, 2023, the Village of Burr Ridge Plan Commission/Zoning Board of Appeals performed an extraterritorial review of the conditional use request to allow for auto sales at 10S710 Kingery Highway, Willowbrook, IL 60527. This property is located to the west across from Village of Burr Ridge limits (east side of Kingery Highway).

While the Commissioners did not object to the use, they did have questions about the use which were not answered in the application materials:

- What is name of the auto sales company?
- Are there other locations and where?
- What is the business plan?
- What are the hours and days of operation?
- Are customers by appointment only or walk-ins?
- What kind of vehicles are for sale (i.e. passenger, trucks, vans, etc.) and what are the price-points (i.e. high end, luxury, used, etc.)?
- Will any repair work be performed on site? If so, is this indoors or outside?
- Where will the vehicles be displayed and stored, indoors or outside?
- What kind of security will be provided if the vehicles are outside (i.e. cameras, fencing, gates, etc.)?
- Will there be new parking lot lighting installed? If so, the Commission recommends that the lights be properly angled and shielded to prevent glare and light spillover.

Additionally, the Commission recommends that no sales signs, balloons, banners, streamers, inflatables, or other attention-getting devices be allowed. Currently the Waffles restaurant has several of these items which are distracting along an already dangerous stretch of road. The Commission also recommends that the landscaping be improved on this property since it has been vacant for a few years and there is tall grass, weeds, and an overall lack of maintenance of both the site and structure.

Should you have any questions, please do not hesitate to contact me at jfarrell@burr-ridge.gov or (630) 654-8181 x 6100.

Sincerely,

Janine Farrell, AICP
Community Development Director