



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
MARCH 6, 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 FEBRUARY 6, 2023 MEETING MINUTES**

**III. PUBLIC HEARINGS**

- A. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact [CONTINUED FROM FEBRUARY 6 and 20, 2023]**

***REQUEST TO CONTINUE UNTIL MARCH 20, 2023***

Request to amend Ordinance #A-834-02-19, a special use for automobile sales, to include an additional special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F.

- B. Z-01-2023: Zoning Ordinance Amendments for Outdoor Dining (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM FEBRUARY 6 and 20, 2023]**

Request to consider text amendments to Section VIII of the Zoning Ordinance to amend outdoor dining regulations for restaurant uses in the Business Districts.

- C. Z-03-2023: Zoning Ordinance Amendments for Trucking Company Offices (Village of Burr Ridge); Text Amendment and Findings of Fact**

Request to consider text amendments to Section IX of the Zoning Ordinance to amend the regulations regarding office uses in the Office Districts to require a special use for logistics or trucking company office uses.

**IV. CORRESPONDENCE**

- A. Board Reports**  
February 13 and 27, 2023
- B. Building Reports**  
January 2023

**V. OTHER CONSIDERATIONS**

**VI. PUBLIC COMMENT**

**VII. FUTURE MEETINGS**

**March 13 Village Board**

Chairman Trzupek is the scheduled representative.

**March 20 Plan Commission**

There are no cases currently scheduled. The deadline for publication was February 27<sup>th</sup>.

**March 27 Village Board**

Commissioner Parrella is the scheduled representative.

**April 3 Plan Commission (not scheduled due to election)**

**April 10 Village Board**

Commissioner McCollian is the scheduled representative.

**April 17 Plan Commission**

There are no cases currently scheduled, but depending on the progress of Z-01-2023 and Z-03-2023, additional text amendments will be scheduled for this date.

**April 24 Village Board**

Commissioner Irwin is the scheduled representative.

**VIII. ADJOURNMENT**

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF FEBRUARY 6, 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:** 5 – McCollian, Parrella, Petrich, Morton, and Trzupek

**ABSENT:** 3 – Stratis, Irwin, Broline

Community Development Director Janine Farrell was present.

**II. APPROVAL OF PRIOR MEETING MINUTES – JANUARY 16, 2023**

Director Farrell noted that Commissioner Irwin requested an amendment to the minutes on the first page where he requested that the December 5 minutes be amended. Director Farrell distributed a redlined text to the Commissioners with the amended verbiage which stated, “Commissioner Irwin wanted to clarify that his objection was to not disclosing payments made to individuals in exchange for them endorsing a project, and formal government officials lobbying Commissioners to support a project without informing the Commissioners that they are being paid to do so.”

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner McCollian to approve the minutes of the January 16, 2023 Plan Commission meeting with the amendment proposed by Commissioner Irwin on page 1.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Petrich, McCollian, Parrella, and Morton

**NAYS:** 0 – None

**ABSTAIN:** 1 – Trzupek

**MOTION CARRIED** by a vote of 4-0 with one abstention.

**III. APPROVAL OF PRIOR MEETING MINUTES – DECEMBER 5, 2022 AS AMENDED**

Chairman Trzupek confirmed with Director Farrell that the prior minutes could be brought forward for amendment.

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Morton to approve the minutes of the December 5, 2022 Plan Commission meeting as amended.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – McCollian, Morton, Parrella, Petrich, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

#### **IV. PUBLIC HEARINGS**

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

##### **A. Z-26-2022: 525 Village Center Dr.; AT&T Special Uses; PUD Amendment and Findings of Fact [CONTINUED FROM DECEMBER 5, 2022 AND JANUARY 16, 2023]**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the case is a special use permit for a personal wireless facility to be located inside and on top of Building 3 at the Village Center. Since the December 5<sup>th</sup> meeting, the antenna was reduced in height. It was originally 14 ft. and now is proposed to be 12 ft. above the height of the structure. At the public hearing in December, the Commission asked for more specific information about the screen wall. The petitioner provided renderings and brought samples of the material with them tonight. The petitioner provided Findings of Fact which may be adopted by the Commission in their recommendation. Should the Commission recommend approval, there are two proposed conditions regarding the submitted plans.

Chairman Trzupek asked if the petitioner was present. The petitioner, Mike Bieniek with LCC Telecom Services introduced himself and John Banks as the architect for the project.

Chairman Trzupek referred to the plans and asked for clarification about the beam on the parapet wall. Chairman Trzupek noted that the plans show the flashing removed and a steel plate being fastened to the wall. Chairman Trzupek asked for more information on these details and the fasteners being used. Chairman Trzupek was concerned about the wind load on the addition.

Mr. Banks stated that the block walls are load bearing while the other is an outside wall. Mr. Banks stated that their structural engineers did the calculations, and the walls can support the additional load. The plate will extend a half-inch beyond the masonry, have a

drip edge and a silicone bead to prevent any water from coming in. Epoxy anchors will be used for the fasteners.

Chairman Trzupek requested a condition be added that the structural engineer provides a written statement noting that they have taken into account how the existing building was built and that it can take the lateral and dead loads.

Commissioner Petrich stated that the plans state that the structural engineers have not evaluated the existing structure. Mr. Banks stated that was a boiler plate note and not accurate. Chairman Trzupek and Commissioner Petrich requested that the plans be updated and signed and stamped by the engineer.

Chairman Trzupek requested a condition be added that all steel be galvanized.

Mr. Banks distributed material samples of the screen wall to the Commissioners.

Commissioner Parrella asked how the material is adhered. Mr. Banks stated that it is laminated and is bolted to the structure.

Chairman Trzupek asked for public comment.

Bob Harbour, a resident of the Village Center, stated that this is an inappropriate use in this mixed-use area which includes residential properties. Mr. Harbour stated that the building proportions will be difficult to match.

There was no other public comment. Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton questioned if the brick could be a continuous façade. Mr. Banks stated that there would be a noticeable seam where the material joins together. Commissioner Morton and the petitioner discussed the material of the faux window and the petitioner did not know if 5G could penetrate glass.

Commissioner Petrich stated that the structure is much taller with the screen wall addition and it will be visible to residents in the upper levels. Commissioner Petrich requested that information about snow load be added to the plans. Mr. Banks stated that the snow load is negligible. Commissioner Petrich asked about a note on the plans which stated that the material is recommended for only up to 3G. Mr. Bieniek said that was a boiler plate note which needs to be updated and is not accurate. Commissioner Petrich requested that a condition be added stating that the contractor cannot approve changes, only the Village.

Commissioner Parrella asked if the radio frequencies emitting from the antennae will be dangerous to residents. The petitioners stated that the FCC evaluates this and determines what is safe. Commissioner Parrella stated that from the first day, the material will not look the same, and the materials will not age the same.

Commissioner McCollian did not have any additional questions but was concerned about the weathering of the material.

Chairman Trzupek stated that the screen wall will look different than the rest of the building. Chairman Trzupek asked what was the advantage to the Village and what was the public benefit to amending the PUD to allow for this use. The petitioner stated that this is a capacity site and cell sites compete with one another. The site will provide additional coverage to AT&T customers only. Chairman Trzupek said this was a narrow benefit and other carriers could make the same request. There was discussion about cell tower sites, different carriers, and coverage in the Village.

Commissioner Morton stated that while the FCC may have our hands-tied about radio frequency emissions, they cannot bind us regarding location of the sites.

Mr. Harbour asked if precedence would be set if this was approved and what would prohibit other carriers from making the same request at the Village Center.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Parrella to close the public hearing for Z-26-2022.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Morton, Parrella, McCollian, Petrich, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

The Commissioners reviewed the additional conditions that should be added – all steel should be galvanized, the engineer must certify the plans regarding loads, the contractor cannot make changes, the window option be selected over the applique, and final colors shall be approved by staff. The Commissioners discussed separating the requests into separate motions for the special use and PUD amendment. Director Farrell requested that they remain under one motion since this might create confusion where the use is approved, but without the screen wall and architectural modifications.

A **MOTION** was made by Commissioner Morton to approve a special use for a personal wireless facility as per section VIII.C.2 of the Zoning Ordinance and to amend Ordinance A-834-10-05 to permit alterations to the structure related to the wireless facility, with Findings of Fact, and with the following conditions:

1. The development shall substantially comply with the submitted plans, attached as Exhibit A.
2. The maximum height permitted is up to 12 ft. above the height of the existing structure.

3. All steel and metal shall be galvanized.
4. An engineer must certify the plans regarding loads.
5. The contractor cannot make changes to the approved plans.
6. The window option be selected over the applique for the screen wall.
7. Final colors shall be approved by staff.

There was no **SECOND** to the motion and the motion failed.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Parrella to deny Z-26-2022, a special use for a personal wireless facility as per section VIII.C.2 of the Zoning Ordinance and to amend Ordinance A-834-10-05 to permit alterations to the structure related to the wireless facility located at 525 Village Center Drive.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Morton, Parrella, McCollian, Petrich, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

Since there was only one member of the public remaining who wanted to speak on PC-01-2023, Chairman Trzupek requested that the case be heard next.

**B. PC-01-2023: 10S630 Garfield Ave. (Aliyeva); Extraterritorial Review of a Variation [CONTINUED FROM JANUARY 16, 2023]**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that this is a review of a DuPage County request for a variation for lot width from 165 feet to 143.55 feet in order to divide a parcel into two lots. Initial comments were provided to DuPage County outlining the Commission's concerns that this type of division would not be permitted under the Village's Codes and Ordinances. In follow-up to the discussion that occurred in January, the property cannot be forcibly annexed since the Village only surrounds on two sides, the north and the west; the east is a separate parcel and the south is unincorporated. Director Farrell spoke with the Oak Creek Club HOA president. Oak Creek Club HOA members planned on attending the DuPage County meeting and were going to have their attorney review the easement language. Director Farrell reviewed the documents that discussed the easement which was in place since 1961 and reaffirmed through the Plat of Subdivision for Oak Creek Club.

Chairman Trzupek asked for public comment.

Susan Sullivan, a resident of Oak Creek Club, expressed concern that the residents in Oak Creek Club were not given notice about a public hearing.

Chairman Trzupek responded that because the property is in DuPage County, DuPage County is the entity holding the official public hearing and the one to send out notifications. Chairman Trzupek said that the response from the Commission will be that the request to divide the parcel does not meet the Village's criteria for minimum lot width and that the Commission does not see hardship for variation.

Commissioner Morton asked what would happen if in the future the divided parcel was requesting to be annexed to Village of Burr Ridge. Chairman Trzupek and Director Farrell responded that it would be a legal, nonconforming parcel.

Director Farrell stated that she will provide the Commission's comments to DuPage County for the February 8<sup>th</sup> meeting. The letter will note that the parcel does not meet Village regulations for minimum lot width, that the standard of a hardship has not been met, and will question the notification of nearby residents.

**C. Z-01-2023: Zoning Ordinance Amendments for Outdoor Dining (Village of Burr Ridge); Text Amendments and Findings of Fact.**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the Commission was directed by the Board to review the outdoor dining regulations in light of the changes that were made to business hours of operation and the addition of live entertainment. The Board wanted to ensure that there were no conflicts in the rules and regulations. Staff did not find conflict with live entertainment, but potential conflict with hours of operation. Current regulations state that the hours are set by the Village, the County Line Square PUD states that the outdoor dining shall close one half-hour prior to the closing of the principal establishment, and hours of operation states that it is set by the special use. Director Farrell reviewed the proposed, draft language which incorporated existing language, verbiage from approved special uses, and the County Line Square PUD.

Chairman Trzupek asked if there was public comment. There was none.

Chairman Trzupek asked if this language would change the County Line Square PUD. Director Farrell confirmed that it would not. Chairman Trzupek asked why the hours should be reduced to 11:00 p.m. just to make it uniform and why not adopt the County Line Square PUD.

Director Farrell noted that the Board and staff were also concerned with wall enclosures, year-round use, and portable heaters. Director Farrell noted that if someone was specifically approved for a certain type of wall enclosure or heater through the special use, they would be permitted to continue to have it.

Chairman Trzupek did not take issue with the heaters if it extends the season as long as there are no wall enclosures. The Commissioners discussed the safety concern about portable heaters inside enclosed spaces and their use since COVID.



Commissioner Morton asked about the difference in hours of operation for establishments with liquor licenses and without. Director Farrell confirmed that the text amendment was intended to make all the hours the same since the special uses approved many different hours. Commissioner Morton requested that additional language be added regarding access so that the outdoor dining would not impede or obstruct curb cuts and would allow for wheelchair access through the pedestrian corridor.

Commissioner Petrich stated that rules have been relaxed about outdoor dining since the pandemic and was concerned about any expansion of the outdoor dining regulations to be permitted by right. Director Farrell confirmed that the special use would still be required in the Business Districts, and that the County Line Square PUD is the only place where it is permitted if under a certain size.

Chairman Trzupek confirmed with Director Farrell that the entertainment district in the Village Center was approved, but the specifications on the chairs, tables, railings, and other furniture still must be submitted to the Plan Commission for approval.

Commissioner Petrich requested that the Village be required to approve awnings and that there should be no advertising on the awnings as well.

The Commissioners discussed what was meant by the wall enclosures and wanted to control the appearance of the enclosures. The Commissioner were generally supportive of heaters with open fences but not with wall enclosures for safety concerns. The Commissioners also supported enclosures or vestibules around the entrance door, but not walls for the dining spaces with the railings.

Commissioner Petrich confirmed with Director Farrell that #19 was to ensure Building Code compliance and accessibility standards are met.

Commissioner McCollian asked to clarify #1 that the outdoor dining area must be accessed from inside the restaurant, but it allows a dining space to the rear of the building. Director Farrell stated that it can be clarified so it is along the restaurant which it serves.

Commissioner Petrich asked to include Noise Ordinance language and change the one time permit to be one time per calendar year.

The Commissioners discussed music and noise outdoors.

Commissioner McCollian requested the language be modified so that the outdoor area cannot be occupied from November 1 to March 1. The Commissioners discussed including that language as well as not storing furniture within the space.

Director Farrell clarified that the wall enclosures would be permitted through special use approval, such as Pella, on a case-by-case basis.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to continue the public hearing for Z-01-2023 until February 20, 2023.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Morton, McCollian, Parrella, Petrich, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**V. CORRESPONDENCE**

**A. Board Reports**

There were no comments on the Board Report.

**B. Building Reports**

There were no comments on the Building Report.

**VI. OTHER CONSIDERATIONS**

**A. PC-01-2023 10S630 Garfield Ave. (Aliyeva); Extraterritorial Review of a Variation [CONTINUED FROM JANUARY 16, 2023]**

*This case was moved to IV.B.*

**B. PC-02-2023 Annual Zoning Review [CONTINUED FROM JANUARY 16, 2023]**

Director Farrell introduced the annual zoning review stating that it is a compilation of all the zoning cases that were reviewed by the Commission in 2022. The second part are items which were brought up as potential issues to be address or possible text amendments. On the list are short term rentals which was from 2021 and amending outdoor dining which is in progress. For mobile storage units, there is currently no Zoning Ordinance provision regulating them and there have been code enforcement issues with these being stored on driveways for months. For public hearing notification, newspaper notices are published, public hearing signs posted, and letters sent to residents within 750 ft. to 800 ft. of the site, but the Commission has received complaints that residents were not notified of requests. For updating applications, this would include identifying the whole project team involved in the project. For trucking company offices, this is a use not specified to this detail in the Zoning Ordinance. These are different from a traditional office where the employees are driving semi-trucks, which can be disruptive to neighbors, other tenants, and pose an enforcement issue. For the fence requirement for pools, this is within the Building Code and the Zoning Ordinance references it, but it may have been deleted at some point in a text amendment. Director Farrell noted that no public comment was received.

Chairman Trzupek asked if there were topics which should be addressed sooner rather than later. Director Farrell stated that trucking company offices are posing a current enforcement issue and has impacted neighboring tenants.

Commissioner Parrella stated that the fence requirement is a safety issue and is important to address. Commissioner Morton requested that fence height be reviewed in light of the Shirely Ryan AbilityLab issue where the fence was in a ditch and not at the 5 ft. height. Director Farrell clarified that a fence is a special use in the non-residential districts and confirmed that how fence height is measured can be reviewed.

The Commissioners directed staff to bring forward the fence requirement for swimming pools, trucking company offices, and mobile storage units to the Board for direction.

## **VII. PUBLIC COMMENT**

There was no additional public comment.

## **VIII. FUTURE MEETINGS**

Chairman Trzupek noted the future Village Board and Plan Commission meetings and the cases scheduled. Commissioner Petrich stated that he will be absent for the February 20<sup>th</sup> Plan Commission and February 27<sup>th</sup> Village Board meetings and requested to switch with Commissioner Broline as the representative for February 13<sup>th</sup>.

Chairman Trzupek requested that if the Coda Motors case at 60 Shore Dr. is not ready for public hearing on February 20<sup>th</sup>, that the meeting be canceled since the outdoor dining text amendments are not an urgent matter.

## **IX. ADJOURNMENT**

A **MOTION** was made by Commissioner McCollan and **SECONDED** by Commissioner Parrella to adjourn the meeting at 9:08 p.m.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – McCollan, Parrella, Petrich, Morton, and Trzupek  
**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 5-0.

**Respectfully Submitted:**

---

Janine Farrell, AICP  
Community Development Director



**Z-01-2023: Request to consider text amendments to Section VIII of the Zoning Ordinance to amend outdoor dining regulations for restaurant uses in the Business 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 Hearings:** February 6 and March 6, 2023

On May 23, 2022, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments regarding outdoor dining. This was in response to the recent amendments to the same Zoning Ordinance section for restaurant hours of operation and live entertainment. The Board wanted to ensure that there were no conflicts between provisions and that the regulations were updated to capture all requirements.

Regarding live entertainment: No conflict.

- Live entertainment is prohibited from being conducted or broadcast outdoors. (*Live Entertainment regulations in Zoning Ordinance Section VIII*)
- 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. (*Proposed language*)

Regarding hours of operation: Potential conflict needing to be addressed.

- Hours of operation of an outdoor dining area shall be as specifically approved by the Village. (*Zoning Ordinance existing language*)
  - For many approved special uses, the closing time for outdoor dining was 11:00 p.m.
- 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. (*County Line Square PUD*)
  - Restaurants without liquor licenses can close at 10:00 p.m. This means that outdoor dining could be open until 9:30 p.m.
  - Restaurants with liquor licenses can close at midnight Sunday through Wednesday and 1:00 a.m. Thursday through Saturday. This means that outdoor dining could be open until 11:30 a.m. and 12:30 a.m.
- For outdoor dining facilities, the closing time for restaurants with liquor licenses shall be those as specified as a condition of the special use permit issued for outdoor dining at each such establishment. (*Hours of Operation regulations in Zoning Ordinance Section VIII*)

Under current Zoning Ordinance regulations, outdoor dining accessory to restaurant uses in the B-1 and B-2 zoning districts requires a special use permit. In the County Line Square Planned Unit Development (PUD), adopted in 2021, outdoor dining areas are calculated as part of the total size of the restaurant and may be permitted by right. In the Village Center, the entertainment district (Buildings 4 and 5) is proposed to have outdoor dining (Ordinance A-834-15-20), but the specifics on the final streetscape design, materials, furniture, etc. have not been submitted to the Plan Commission for approval.

There are fourteen restaurants in the Village which have approved outdoor dining areas accessory to the restaurant use, although some outdoor dining areas may not yet have been constructed. An asterisk (\*) indicates restaurants with liquor service. Only one of these restaurants, Capri Express, does not have a fenced enclosure for their outdoor dining area.

- Are We Live – Ordinance A834-06-22 (2022)\*
- Capri – Ordinance A-834-15-18 (2018)\*
- Capri Express – Ordinance A-834-17-21 (2021)
- Cooper’s Hawk – Ordinance A-834-16-22 (2022)\*
- Dao Sushi and Thai – Ordinance A-834-08-12 (2012)\*
- Falco’s – Ordinance A-834-08-20 (2020)\*
- Jonny Cab’s – Ordinance A-834-02-21 (2021)\*
- La Cabanita – Ordinance A-834-27-11 (2011)\*
- Pella – Ordinance A-834-14-21 (2021)\*
- Starbuck’s – Ordinance A-834-10-12 (2012)
- Stix & Stones – Ordinance A-834-07-15 (2015)\*
- Topaz – Ordinance A-834-14-12 (2012)\*
- Wok n Fire – Ordinance A-834-28-13 (2013)\*
- Yolk – Ordinance A-834-12-22 (2022)

The proposed text amendments were first discussed at the February 6, 2023 Plan Commission meeting. At the meeting, the Commission requested the following changes (please reference Exhibit C for the corresponding numbers):

- #1 – Clarified that the outdoor dining area must be adjacent to the building, not just the frontage which is in reference to a street.
- #2 – Revised language so that access to the restaurant is not impeded and curb cuts are not obstructed.
- #7 – Added language that awnings should be approved by the Village; *for Commission discussion, #12 restricts any advertising or signage on certain elements of the outdoor dining area but the Sign Ordinance permits the address and business name on awnings.*
- #11 – Removed; wall enclosures are prohibited, but portable heaters are acceptable.
- #13 – Clarified that the outdoor dining areas shall not be occupied during the winter season; staff also removed the word “rear” and stated that the furniture should be stored out of public view.
- #16 – Staff made the language more generic since not all patios may have a concrete floor.
- #17 – The hours of operation made the same as the County Line Square PUD.
- #18 – Added Noise Ordinance compliance language; #18 amended Define calendar year (twice per calendar year per Noise Ordinance). Prefer to leave this alone in case that section changes we don’t have multiple areas to amend

### **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
- Exhibit B – Current Zoning Ordinance regulations for outdoor dining, hours of operation, and live entertainment
- Exhibit C – Draft Zoning Ordinance regulations for outdoor dining
- Exhibit D – Excerpt of outdoor dining regulations from County Line Square PUD



# 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 outdoor dining regulations in section VIII 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

1/3/2023  
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 VIII of the Zoning Ordinance details the outdoor dining regulations for restaurant uses in the Business Districts. This section of the Zoning Ordinance also includes restaurant hours of operation and live entertainment regulations, recently amended in 2022. With that recent update, the outdoor dining regulations should be reviewed and potentially updated to ensure that there is no conflict.

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

The Zoning Ordinance currently contains regulations for outdoor dining. The proposed amendment is to review these existing regulations, ensure that there are no conflicts, that all rules are specified, and that they are satisfactory clear for enforcement.

(Please transcribe or attach additional pages as necessary)

## **EXHIBIT B**

### **Existing Zoning Ordinance Language for Outdoor Dining, Hours of Operation, and Live Entertainment**

---

#### Outdoor Dining

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

1. 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;
2. Door to the dining area shall be self-closing;
3. Tables shall be cleaned promptly following use;
4. Furniture and umbrellas shall be weighted to prevent their movement in the wind;
5. 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;
6. No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant;
7. No public sidewalks or public area may be used for a private restaurant's outdoor dining unless specifically approved by the Village;
8. Outdoor food preparation, storage or display is prohibited;
9. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.

#### Hours of Operation for Business Uses

1. The hours of operation for all uses within the B-1 and B-2 Districts, except for restaurants with liquor licenses, shall not exceed 7 A.M. to 10 P.M., except as otherwise allowed herein.
2. The hours of operation for restaurants with liquor licenses shall be as follows and shall be subject to the terms and conditions as follows:
  - a) For indoor dining facilities, the permitted closing time for restaurants with liquor licenses shall be no later than 12:00 Midnight on Sundays, Mondays, Tuesdays, and Wednesdays, and no later than 1:00 A.M. on Thursdays, Fridays and Saturdays (i.e., Friday, Saturday and Sunday at 1:00 AM), except that on December 31 of each year, the permitted closing time shall be extended to 2:00 A.M., regardless of the day of the week (i.e., 2:00 A.M. on January 1). For outdoor dining facilities, the closing time for restaurants with liquor licenses shall be those as specified as a condition of the special use permit issued for outdoor dining at each such establishment.
  - b) Restaurants with liquor licenses shall be required to provide service of food prepared on-site up to a minimum of one hour before closing.
  - c) Nothing herein shall supersede the requirements for such uses to obtain special use approval as required by Sections VIII.B.2 and VIII.C.2, herein. (Amended by Ordinance A-834-03-12).
  - d) The closing times for indoor dining specified in subparagraph 1) for restaurants with liquor licenses shall be permitted for all existing restaurants with liquor licenses located within a B-1 or B-2 District, regardless whether the ordinance approving any such special use specified an earlier closing time.
3. Any business use in the B-1 or B-2 District may request special use approval in accordance with the procedures and requirements outlined in Section XIII of this Ordinance.

#### Live Entertainment

## **EXHIBIT B**

### **Existing Zoning Ordinance Language for Outdoor Dining, Hours of Operation, and Live Entertainment**

---

1. Live entertainment shall be a permitted accessory use for all restaurants and for all wine boutiques with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site, located within a B1 or B2 District, including all existing restaurants or wine boutiques which have been approved by special use or PUD, regardless of whether the ordinance approving such special use or PUS specified differently.
2. Live entertainment is prohibited from occurring within outdoor areas or from being broadcast to outdoor areas.
3. Live entertainment shall comply with Zoning Ordinance Section IV, Noise Regulations.
4. A floor plan which illustrates both seating and the space dedicated to the live entertainment area shall be provided to the Community Development Director for review and approval before live entertainment is authorized. The live entertainment area cannot occupy greater than 10% or 100 sq. ft. of the total space dedicated to patrons, whichever is less.

## EXHIBIT C

### Proposed Zoning Ordinance Language for Outdoor Dining

---

*The following proposed, draft language incorporates the regulations from the County Line Square PUD and from approved special uses of the restaurants with approved outdoor dining. Words in red are new additions.*

#### 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 ~~when permitted as a special use~~, 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~~, or ~~to impede accessible proper 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. 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;
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. Portable heating lamps and similar devices are prohibited.~~
12. There shall be no advertising, signs, logos, or leaflets on the tables, chairs, fences, umbrellas or railings;
13. 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;
14. Tables shall be cleaned promptly following use;
15. Outdoor food preparation, storage or display is prohibited;
16. 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;
- ~~17. Hours of operation of an outdoor dining area shall be as specifically approved by the Village.~~ 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;
18. 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;

## **EXHIBIT C**

### **Proposed Zoning Ordinance Language for Outdoor Dining**

---

19. Approval of outdoor dining areas shall be subject to the Village's adopted Building Codes;
20. Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner;
21. 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*

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

\*One-way aisles only

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

Accessible parking areas shall be designed in accordance with State requirements

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

### Parking and Loading Regulations

The area immediately adjacent to the curbline 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-03-2023: Request to consider text amendments to Section IX of the Zoning Ordinance to amend the regulations regarding office uses in the Office Districts to require a special use for logistics or trucking company office uses**

**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:** March 6, 2023

On February 13, 2023, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments regarding logistics or trucking company office uses. In the annual zoning review, staff identified this as a potential text amendment that the Plan Commission may wish to review since there have been enforcement issues in the past regarding the commercial vehicles. While these businesses are not truck or freight terminals, employees visiting the office are driving semi-trucks, typically the cab only (no trailer). This type of commercial vehicle is found more commonly in the Manufacturing Districts than the Office, Transitional, or Business Districts. Office, Transitional, or Business District parking lots and complexes may not be appropriately configured to accommodate these large vehicles.

Under current Zoning Ordinance regulations, this type of office use is categorized as a general office use. A general office use is permitted in the T-2 and O-2 zoning districts (note, there are no T-2 properties in the Village). A general office use requires a special use in the T-1 and O-1 zoning districts. Due to the potential impacts that semi-trucks may have on traffic and parking, the Plan Commission may recommend that a special use be required for the O-2 zoning district. For reference, in the Zoning Ordinance, medical and dental offices are treated differently than general office due to the volume of patients and the associated parking impact.

Within the Village, trucking or logistics company uses are most frequently found along Meadowbrook Dr. To the south of Meadowbrook Dr. is a grouping of non-conforming office buildings, located in a B-2 zoning district. As an office use vacates the tenant suite, another may occupy the space, but no new office uses would be permitted unless it complies with the B-2 zoning district regulations (see next page). The office uses to the north of Meadowbrook Dr. are zoned O-2.



**Zoning Districts and Office Uses:**

- **Residential:** No office uses permitted unless a home occupation
- **Transitional Districts:**
  - T-1/Transitional District
    - Special Use = Offices, including medical and dental
  - T-2/Transitional District (there are no T-2 zoned properties in the Village)
    - Permitted Uses = Professional Office
- **Business Districts:**
  - B-1/Retail Business District
    - Special Use = Financial Services Offices; Insurance Offices; Medical, Dental, and Optical Offices and Clinics; Real Estate Offices
  - B-2/General Business District
    - Special Use = Financial Services Offices; Insurance Offices; Medical, Dental, and Optical Offices and Clinics; Real Estate Offices
- **Office Districts:**
  - O-1/Small Scale Office District
    - Permitted = Office, professional and business, but excluding medical and dental clinics
    - Special Use = Medical or dental clinics (but not including facilities devoted primarily to emergency medical services)
  - O-2/Office & Hotel District
    - Permitted = Offices, professional and business, including medical and dental clinics
- **Manufacturing Districts:**
  - RA/Research Assembly District
    - Permitted = Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.
  - L-I/Light Industrial District
    - Permitted = Offices; business, professional, governmental or institutional
  - G-I/General Industrial District
    - Permitted = Offices; business, professional, governmental or institutional

**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
- Exhibit B – Proposed Language for Zoning Ordinance Section IX



# 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 section IX of the Zoning Ordinance to amend regulations for trucking or logistics company uses in the Office Districts.

### 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

*Janine Farrell*

Date of Filing

*2/13/2023*



**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 IX of the Zoning Ordinance details permitted and special uses in the Office Districts. Under current regulations, a trucking or logistic company office is classified as a general office use, but this type of office use has the potential to impact the neighboring tenants since large commercial vehicles are brought to the site.

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

The Zoning Ordinance currently separates medical and dental clinic uses from the general "office, professional and business" uses. This is due to the volume of visitors to medical and dental clinics and the associated impact on parking. Medical and dental clinics require a special use. The proposed amendment has a similar intention, separating an office use that has a greater potential impact on the area and tenants.

(Please transcribe or attach additional pages as necessary)

## EXHIBIT B

### EXCERPTS OF ZONING ORDINANCE SECTION IX / PERMITTED AND SPECIAL USES IN O-1 AND O-2

*Proposed language is in red.*

#### **C. O-1 SMALL SCALE OFFICE DISTRICT**

The O-1 Small Scale Office District is intended to provide low density office uses in areas that are near to or may influence single-family residential areas. This district is designed to attract the user who desires spacious surroundings, lands endowed with unique natural features or residential settings, as opposed to more intensely developed business centers.

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

1. Office, professional and business; but excluding medical and dental clinics, **and trucking and logistic company offices**
2. Parks and forest preserves
3. Museums, libraries or performing art centers (under 400 seats)

##### **2. Special Uses:**

1. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services)
2. Churches, temples and synagogues
3. Dwelling units accessory to an office use
4. Private recreational clubs
5. Financial institutions (no drive-thru facilities)
6. Schools; private or public
7. Restaurants; table service only (no drive-thru facilities)
8. Planned unit developments
9. **Trucking and logistic company offices**

#### **O-2 OFFICE AND HOTEL DISTRICT**

The O-2 Office and Hotel District is intended to provide higher density office and hotel uses in locations at or near major intersections of the Village where there are natural features or other transition areas which will offset the impact of the uses included in the District.

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

1. Banks and financial institutions without drive-thru facilities
2. Civic buildings
3. Museums, libraries or performing art centers (under 500 seats) and other cultural institutions, but excluding motion picture theaters)
4. Offices, professional and business, including medical and dental clinics; **but excluding trucking and logistic company offices**
5. Parks, playgrounds and forest preserves

##### **2. Special Uses:**

1. Business Vocational School (Amended by Ordinance A-834-04-15)
2. Day care centers, if accessory to office use
3. Dwelling units accessory to an office use
4. Event Center, Meeting Hall, Banquet Room (Amended by Ordinance A-834-08-16)

## EXHIBIT B

### EXCERPTS OF ZONING ORDINANCE SECTION IX / PERMITTED AND SPECIAL USES IN O-1 AND O-2

5. General retail as approved by the Board of Trustees within an office or hotel and if providing goods or services primarily to the tenants of the office building or guests of the hotel
6. Hotels, which may include restaurants, lounges and other accessory uses
7. Parking decks or garages, accessory to a principal building or structure, and aesthetically compatible with the principal building or structure, both as to architecture and building materials
8. Planned unit developments
9. Private recreational clubs, excluding gun clubs and clubs requiring lighting for outdoor activities
10. Public and private utility facilities
11. Restaurants, but excluding drive-thru facilities
12. Senior Housing with independent living units, assisted living units, or skilled care facilities (Amended by Ordinances A-834-04-01, A-834-08-14)
13. Services accessory to office or hotel uses including, but not limited to, barber shops, beauty shops, laundries, clothes cleaning and laundry pick-up stations, shoe repair, tailor shops, and other similar stores or shops
14. **Trucking and logistic company offices**



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Janine Farrell, AICP  
Community Development Director

**DATE:** March 6, 2023

**RE:** Board Report

---

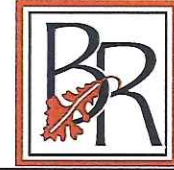
Since the last Plan Commission meeting on February 6, 2023, the Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on February 13 and 27, 2023:

- **Z-22-2022: 7600-7630 County Line Road (MedProperties LLC)**
  - The Board approved an Ordinance approving the special use amendment to reconfigure the parking lot, with the Commission's recommended conditions and with some additional modifications to the language. The Board approved an Ordinance denying a variation for parking in the front yard. The Plan Commission recommended approval of the special use amendment and forwarded no recommendation (3 to 2 vote) for the variation.
- **Annual Zoning Review:** The Board directed the Plan Commission to hold public hearings on fences for residential swimming pools, trucking company offices, and temporary storage units for residential properties.
- **Annual Zoning Map:** The Board approved a Resolution approving the 2023 Village of Burr Ridge Zoning Map. The map is available on the Village's website at [https://www.burr-ridge.gov/government/departments/community\\_development/planning\\_and\\_zoning/index.php](https://www.burr-ridge.gov/government/departments/community_development/planning_and_zoning/index.php)
- **Z-26-2022: 525 Village Center Drive (AT&T)**
  - The petitioner withdrew the requests to amend the Village Center PUD and for a special use for a personal wireless facility. This request was not formally discussed at a Board meeting.



02/13/2023

## Permits Applied for January 2023



| Permit Number | Date Applied | Property Address       | Applicant Name & Contact Info   | Description    |
|---------------|--------------|------------------------|---|----------------|
| JCA-23-001    | 01/10/2023   | 7600 Grant St          | Titan Contracting<br>814 Eagle Dr.<br>Bensenville IL 60106                | Com Alteration |
| JCA-23-004    | 01/13/2023   | 311 Shore Dr           | Macon Construction<br>3401 N. California Ave<br>Chicago IL 60618          | Com Alteration |
| JCA-23-008    | 01/19/2023   | 1333 Burr Ridge Pkwy   | Siebert Construction<br>1440 Huntington Dr<br>Calumet City IL 60409       | Com Alteration |
| JCA-23-396    | 01/10/2023   | 7600 Grant St          | Titan Contracting<br>814 Eagle Dr.<br>Bensenville IL 60106                | Com Alteration |
| JCAD-23-005   | 01/17/2023   | 7500 Willow Springs Rd | TBD   | Com Addition   |
| JDEK-23-015   | 01/24/2023   | 8061 Savoy Club Ct.    | DM Outdoor Living Spaces<br>PO Box 54<br>Western Springs IL 60558         | Deck           |
| JPAT-23-007   | 01/17/2023   | 6025 Woodcreek Dr      | Grant & Power<br>700 E. Roosevelt Rd.<br>West Chicago IL 60185            | Patio          |
| JPF-23-016    | 01/24/2023   | 8473 Clyndervn Rd      |   | Fence Permit   |
| JPPL-23-012   | 01/23/2023   | 10S 424 Glenn Dr.      | Dutch Barn Landscaping<br>22013 S. Schoolhouse Road<br>New Lenox IL 60451 | Pool           |



## Permits Applied for January 2023

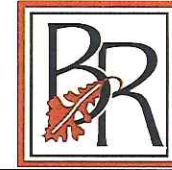
02/13/2023

| Permit Number | Date Applied | Property Address       | Applicant Name & Contact Info  | Description            |
|---------------|--------------|------------------------|--|------------------------|
| JPS-23-006    | 01/18/2023   | 306 Burr Ridge Pkwy    | Fastsigns Dowers Grove<br>408 75th St<br>Downers Grove IL 60516                | Sign                   |
| JPS-23-017    | 01/25/2023   | 100 Burr Ridge Pkwy    | Flashtrix Signs Inc<br>3434 N. Cicero<br>Chicago IL 60641                      | Sign                   |
| JPS-23-018    | 01/26/2023   | 580 Village Center Dr. | Express Sign & Lighting Maintenance<br>212 Amendodge<br>Shorewood IL 60404     | Sign                   |
| JRAL-23-009   | 01/19/2023   | 10S 721 S Jackson St   | Sunrun Installation Services, Inc.<br>1 Territorial Ct<br>Bolingbrook IL 60440 | Residential Alteration |
| JRAL-23-010   | 01/23/2023   | 8190 Ridgpointe Dr     | Oppo Development<br>18 W FIRST Unit 1S<br>Hinsdale IL 60521                    | Residential Alteration |
| JRAL-23-011   | 01/23/2023   | 439 60th Pl            | R. J. Electric Service<br>2021 MIDWEST RD STE 200<br>Oak Brook IL 60523        | Residential Alteration |
| JRAL-23-014   | 01/24/2023   | 111 Post Rd            | Sunrun Installation Services, Inc.<br>1 Territorial Ct<br>Bolingbrook IL 60440 | Residential Alteration |
| JRAL-23-393   | 01/11/2023   | 270 Forest Edge Ct     |  | Residential Alteration |
| JRPE-23-002   | 01/11/2023   | 1181 Secret Forest Dr. | Fresh Coast Solar<br>2211 N. Elston Avenue<br>Chicago IL 60614                 | Res Electrical Permit  |



02/13/2023

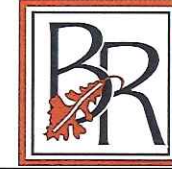
## Permits Applied for January 2023



| Permit Number | Date Applied | Property Address       | Applicant Name & Contact Info  | Description         |
|---------------|--------------|------------------------|--|---------------------|
| JRPP-23-003   | 01/13/2023   | 7215 S Commonwealth Rd | 24 Action Plumbing<br>2435 N. Laramie Ave<br>Chicago IL 60639        | Res Plumbing Permit |
| JRPP-23-013   | 01/26/2023   | 7621 Ridgewood Ln      | Rocketmen Plumbing LLC<br>6558 S Kilpatrick Ave<br>Chicago IL 60629  | Res Plumbing Permit |
| JRPP-23-019   | 01/30/2023   | 6550 Manor Dr          | Four Seasons Home Services<br>9934 S 76th Ave<br>Bridgeview IL 60455 | Res Plumbing Permit |
| <b>TOTAL:</b> | <b>21</b>    |                        |  |                     |

02/13/2023

## Permits Issued January 2023



| Permit Applicant                | Permit Number | Date Issued | Property Address       | Description                   | Value     | Sq. Feet |
|---------------------------------|---------------|-------------|------------------------|-------------------------------|-----------|----------|
| Alex Leppert- D+K Architects    | JCA-22-377    | 01/10/2023  | 806 Village Center Dr. | Com Alteration                | 50,000    | 1,747    |
| Titan Contracting               | JCA-23-001    | 01/31/2023  | 7600 Grant St          | Com Alteration                |           | 7,000    |
| Ryan Moldenhauer                | JCPM-22-387   | 01/11/2023  | 7600 County Line Rd    | Com Mechanical Permit         |           |          |
| King Bruwaert House             | JDEK-22-388   | 01/11/2023  | 103 Buttercup Bank     | Deck                          | 10,000    | 104      |
| Master Guys Demo                | JDS-22-314    | 01/24/2023  | 6301 Elm St            | Demolition Structure          | 25,000    |          |
| MaBo Remodeling and Constructio | JPF-22-389    | 01/11/2023  | 8497 Arrowhead Farm Dr | Fence Permit                  |           |          |
| Expert Pool Builders, Inc       | JPPL-22-234   | 01/10/2023  | 8497 Arrowhead Farm Dr | Pool                          | 125,635   | 620      |
| Neon Art Sign                   | JPS-22-382    | 01/27/2023  | 430 Village Center Dr. | Sign                          |           |          |
| Viren Patel                     | JPS-22-383    | 01/11/2023  | 318 Burr Ridge Pkwy    | Sign                          |           |          |
| Viren Patel                     | JPS-22-384    | 01/11/2023  | 318 Burr Ridge Pkwy    | Sign                          |           |          |
| Synergy Builders, Inc.          | JRAL-22-391   | 01/12/2023  | 7 N Old Mill LN        | Residential Alteration        | 3,525     | 47       |
| Synergy Builders, Inc.          | JRAL-22-392   | 01/12/2023  | 5 Ridge Farm Rd        | Residential Alteration        | 13,350    | 178      |
| HBK Engineerig                  | JRAL-22-394   | 01/12/2023  | ROWs Ck Cty Locations  | Right-of-Way                  |           |          |
| Fresh Coast Solar               | JRPE-23-002   | 01/19/2023  | 1181 Secret Forest Dr. | Res Electrical Permit         |           |          |
| 24 Action Plumbing              | JRPP-23-003   | 01/31/2023  | 7215 S Commonwealth Rd | Res Plumbing Permit           | 3,200     |          |
| Jose De Jesus Padilla           | JRSF-22-284   | 01/12/2023  | 15W 227 79th St        | Residential New Single Family | 600,000   | 5,480    |
| Coyle Construction Co.          | JRSF-22-349   | 01/09/2023  | 7 Cascade Ct W         | Residential New Single Family | 1,850,000 | 4,369    |
| <b>TOTAL:</b>                   | <b>17</b>     |             |                        |                               |           |          |

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

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

Construction value or square footage will nto be reflected for miscellaneous permits such as: decks, fences, pools, driveways, etc.

## Occupancy Certificates Issued January 2023

02/13/23

| CO #    | Certificate of Occupancy Date | Occupant of Record           | Address         |
|---------|-------------------------------|------------------------------|-----------------|
| OF23001 | 01/18/23                      | Business Machine Agents, Inc | 7033 High Grove |

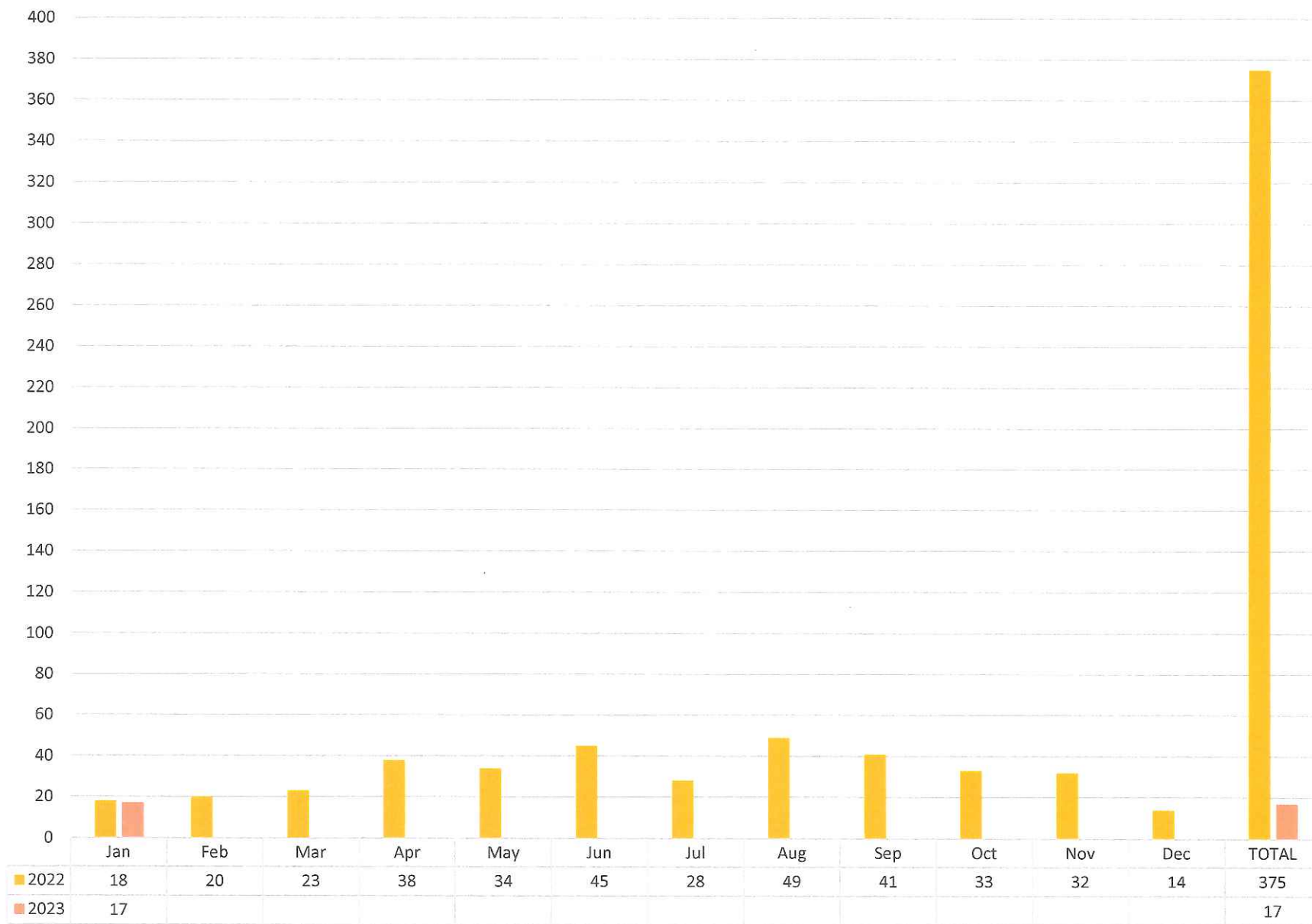
## CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2023

(Does not include miscellaneous Permits)

| MONTH             | SINGLE FAMILY<br>RESIDENTIAL<br>(NEW) | ADDITIONS<br>ALTERATIONS<br>(RES) | NON-<br>RESIDENTIAL<br>(NEW) | ADDITIONS<br>ALTERATIONS<br>(NON-RES) | TOTAL FOR<br>MONTH |
|-------------------|---------------------------------------|-----------------------------------|------------------------------|---------------------------------------|--------------------|
| JANUARY           | \$2,450,000                           | \$16,875                          | \$0                          | \$150,000                             | \$2,616,875        |
|                   | [2]                                   | [2]                               | []                           | [2]                                   |                    |
| FEBRUARY          |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| MARCH             |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| APRIL             |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| MAY               |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| JUNE              |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| JULY              |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| AUGUST            |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| SEPTEMBER         |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| OCTOBER           |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| NOVEMBER          |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| DECEMBER          |                                       |                                   |                              |                                       | \$0                |
|                   | []                                    | []                                | []                           | []                                    |                    |
| <b>2022 TOTAL</b> | <b>\$2,450,000</b>                    | <b>\$16,875</b>                   | <b>\$0</b>                   | <b>\$150,000</b>                      | <b>\$2,616,875</b> |
|                   | [2]                                   | [2]                               | []                           | [2]                                   |                    |
|                   |                                       |                                   |                              |                                       |                    |

| Country          | Publications |
|------------------|--------------|
| China            | 1.5          |
| USA              | 2.5          |
| Germany          | 0.5          |
| France           | 0.5          |
| UK               | 1.5          |
| Canada           | 0.5          |
| Australia        | 2.5          |
| India            | 1.5          |
| Japan            | 0.5          |
| South Korea      | 3.5          |
| Italy            | 0.5          |
| Spain            | 0.5          |
| Netherlands      | 1.5          |
| Sweden           | 4.5          |
| Norway           | 0.5          |
| Denmark          | 1.5          |
| Finland          | 0.5          |
| Belgium          | 0.5          |
| Switzerland      | 0.5          |
| Austria          | 0.5          |
| Portugal         | 0.5          |
| Greece           | 0.5          |
| Turkey           | 0.5          |
| Russia           | 0.5          |
| Ukraine          | 0.5          |
| Poland           | 0.5          |
| Czech Republic   | 0.5          |
| Slovakia         | 0.5          |
| Hungary          | 0.5          |
| Slovenia         | 0.5          |
| Croatia          | 0.5          |
| Serbia           | 0.5          |
| Bulgaria         | 0.5          |
| Romania          | 0.5          |
| Moldova          | 0.5          |
| Georgia          | 0.5          |
| Armenia          | 0.5          |
| Azerbaijan       | 0.5          |
| Kazakhstan       | 0.5          |
| Kyrgyzstan       | 0.5          |
| Uzbekistan       | 0.5          |
| Tajikistan       | 0.5          |
| Turkmenistan     | 0.5          |
| Afghanistan      | 0.5          |
| Pakistan         | 0.5          |
| Bangladesh       | 0.5          |
| India            | 0.5          |
| Nepal            | 0.5          |
| Bhutan           | 0.5          |
| Myanmar          | 0.5          |
| Thailand         | 0.5          |
| Laos             | 0.5          |
| Cambodia         | 0.5          |
| Vietnam          | 0.5          |
| Philippines      | 0.5          |
| Indonesia        | 0.5          |
| Malaysia         | 0.5          |
| Singapore        | 0.5          |
| Brunei           | 0.5          |
| Timor-Leste      | 0.5          |
| East Timor       | 0.5          |
| Papua New Guinea | 0.5          |
| Solomon Islands  | 0.5          |
| Vanuatu          | 0.5          |
| Fiji             | 0.5          |
| Tonga            | 0.5          |
| Samoa            | 0.5          |
| Tokelau          | 0.5          |
| Niue             | 0.5          |
| Cook Islands     | 0.5          |
| Palau            | 0.5          |
| Marshall Islands | 0.5          |
| Micronesia       | 0.5          |
| Nauru            | 0.5          |
| Kiribati         | 0.5          |
| Tuvalu           | 0.5          |
| Samoa            | 0.5          |
| Tonga            | 0.5          |
| Vanuatu          | 0.5          |
| Fiji             | 0.5          |
| Solomon Islands  | 0.5          |
| Papua New Guinea | 0.5          |
| East Timor       | 0.5          |
| Timor-Leste      | 0.5          |
| Brunei           | 0.5          |
| Singapore        | 0.5          |
| Malaysia         | 0.5          |
| Indonesia        | 0.5          |
| Philippines      | 0.5          |
| Vietnam          | 0.5          |
| Laos             | 0.5          |
| Cambodia         | 0.5          |
| Myanmar          | 0.5          |
| Bhutan           | 0.5          |
| Nepal            | 0.5          |
| India            | 0.5          |
| Bangladesh       | 0.5          |
| Pakistan         | 0.5          |
| Afghanistan      | 0.5          |
| Turkmenistan     | 0.5          |
| Uzbekistan       | 0.5          |
| Kyrgyzstan       | 0.5          |
| Kazakhstan       | 0.5          |
| Azerbaijan       | 0.5          |
| Armenia          | 0.5          |
| Georgia          | 0.5          |
| Moldova          | 0.5          |
| Romania          | 0.5          |
| Bulgaria         | 0.5          |
| Serbia           | 0.5          |
| Croatia          | 0.5          |
| Slovenia         | 0.5          |
| Hungary          | 0.5          |
| Slovakia         | 0.5          |
| Czech Republic   | 0.5          |
| Poland           | 0.5          |
| Ukraine          | 0.5          |
| Russia           | 0.5          |
| Turkey           | 0.5          |
| Greece           | 0.5          |
| Portugal         | 0.5          |
| Austria          | 0.5          |
| Switzerland      | 0.5          |
| Belgium          | 0.5          |
| Finland          | 0.5          |
| Denmark          | 0.5          |
| Norway           | 0.5          |
| Sweden           | 0.5          |
| Netherlands      | 0.5          |
| Spain            | 0.5          |
| Italy            | 0.5          |
| South Korea      | 0.5          |
| Japan            | 0.5          |
| Canada           | 0.5          |
| UK               | 0.5          |
| France           | 0.5          |
| Germany          | 0.5          |
| USA              | 0.5          |
| China            | 0.5          |

[illegible]

[illegible]



## Breakdown of Projects by Project Type

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

## Projects by Project Type

