



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
OCTOBER 16, 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 SEPTEMBER 18, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

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

REQUEST BY PETITIONER TO CONTINUE TO NOVEMBER 6, 2023.

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. 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, 2023]

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

IV. CORRESPONDENCE

A. Board Report
September 25, 2023
October 9, 2023 canceled

B. Building Reports
September 2023

V. OTHER CONSIDERATIONS

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

October 23, 2023 Village Board

Commissioner Petrich is the scheduled representative.

November 6, 2023 Plan Commission

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

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-05-2023: 724 Tomlin Dr. (Szymiski); Variations and Findings of Fact

Requests for two (2) variations from Zoning Ordinance Section IV.J to permit (1) a fence in the front yard of a single-family residence and (2) a fence in a corner side yard within the minimum 30' corner side yard setback, located at a 22' setback. The petitioner seeks to replace a fence on the property.

C. V-06-2023: 8891 S. Madison St. (Knudson); Variations and Findings of Fact

Requests for a variation from Zoning Ordinance Section IV.J to permit a fence in the front yard of a single-family residence. The petitioner seeks to construct a new fence on the property.

November 13, 2023 Village Board

Chairman Trzupek is the scheduled representative.

November 20, 2023 Plan Commission

No cases are currently scheduled. The deadline for publication is October 27.

November 27, 2023 Village Board

Commissioner Parrella is the scheduled representative.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF SEPTEMBER 18, 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 – Irwin, Petrich, Broline, Morton, and Trzupek

ABSENT: 3 – McCollian, Parrella, and Stratis

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

II. APPROVAL OF PRIOR MEETING MINUTES – AUGUST 21, 2023

Commissioner Petrich requested that the fourth condition be added to the Village Center Entertainment District on page 9. Commissioner Petrich stated that he understood the change was made to the drawing after the Plan Commission meeting but wanted it reflected in the minutes and as a condition.

Commissioner Broline stated that on page 4, the correct subdivision is Fallingwater, not Highland Fields.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Broline to approve the minutes of the August 21, 2023 meeting as amended.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – Irwin

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

III. PUBLIC HEARINGS

Chairman Trzupek introduced the public hearings on the agenda. He 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. Chairman Trzupek noted that he is aware that there was a social media posting that the Costco proposal is on the agenda for tonight, but he confirmed it was not.

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, 2023]

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that 60 Shore Drive was a request for two special uses. The first was to expand an existing special use for the interior and the second was to include outdoor storage on the exterior. This matter was remanded from the Board of Trustees back on May 22, 2023 and then continued both on June 5, 2023 and July 17, 2023 from the Plan Commission. The Plan Commission unanimously voted to recommend approval of the interior expansion of the use while they unanimously voted to recommend the denial of the outdoor storage. Director Farrell stated that May 15 was the first time this matter was heard at the Plan Commission meeting. At the May 22 Village Board meeting, the Petitioners were present and requested a remand back to the Plan Commission. The Board remanded the case back to the Plan Commission with the stipulation that fencing, screening, securing the outdoor storage be presented and information about parking with the other tenants in the building be provided for consideration. The Petitioners requested a continuation on June 5 and July 17. No additional information was provided in advance of the meeting to be included in the packet. Director Farrell stated she did meet with the Petitioners in the hallway before this meeting and the Petitioner indicated they have updated information about fencing to present tonight. Director Farrell indicated that the Commission may wish to continue the case again to review this information.

Chairman Trzupek confirmed with Director Farrell that there was no new information provided except for the fence information mentioned tonight.

Joseph Naddaf, the Petitioner, introduced himself and distributed copies of fencing proposals. The Petitioner stated that there is a section in the back of the building that is currently used as a staging area for vehicles requiring work upon delivery. The area is visible from people driving down Shore Drive heading south but is not visible from Frontage Road. The Petitioner stated that they had two fencing proposals and that they spoke with the landlord who has no objection to the proposals.

Chairman Trzupek stated that at the last meeting, the request was to show a fence and how it would work but also provide a parking count for the rest of the building and whether or not there would be enough remaining parking spaces for other building occupants' uses if the spaces in question were used for Petitioner's overnight storage.

The Petitioner indicated that there are designated parking areas for their business and Corvette Mike does not require use of those areas. Another tenant has four or five spots dedicated for their use. The remainder of the parking spaces in question is for the exclusive use of the Petitioner.

Chairman Trzupek indicated that it is difficult for the Plan Commission to develop any opinion and give a recommendation on the proposals presented given that the proposals

were not provided in advance of the meeting. Chairman Trzupek asked Director Farrell to review what other issues were to be addressed beyond the parking and the fenced area.

Director Farrell stated that in addition to the fencing, another issue to be addressed was any potential screening/landscaping that may be planted in connection with the fencing and security lighting or cameras.

The Petitioner indicated that they have security cameras and they are planning on adding an additional camera on the east side of the building to monitor the entire parking area. The Petitioner indicated that there is lighting in the back of the building but if more lighting is required, that can be addressed.

Chairman Trzupek inquired about what type of fence is being proposed. The Petitioner indicated that it was called "black chain link" with privacy slats. Chairman Trzupek asked if chain link was permissible in any location. Director Farrell stated that generally chain link would not be permitted, but any deviation from the fencing regulations in the non-residential district is part of the special use approval.

Chairman Trzupek stated that he thinks the Plan Commission requires some more information in terms of the appearance of the fence and any proposed landscaping. Chairman Trzupek preferred to continue this matter so the Petitioner may deliver a full submittal to the Staff which can be distributed for review to the Plan Commission. Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton stated that more information was needed, particularly about setbacks. Commissioner Morton noted that the chain link with the privacy slats did not seem like a pleasing look.

Commissioner Broline stated that the area is somewhat hidden and he is concerned about the space to get in and out. Commissioner Broline requested a letter evidencing the landlord's approval and more detail on the proposal.

The Petitioner confirmed that the Plan Commission was looking for an image of the fence and stated that they just received a Plat of Survey from the landlord.

Commissioner Petrich indicated he would like to see a striping plan to see how many cars will be located in the subject area of the lot. Commissioner Petrich stated that staff should be given time to take a closer look at the materials distributed to see what, if anything, is also missing.

Commissioner Irwin sought clarification on why the petition was remanded back from the Board. Chairman Trzupek stated that it was to reevaluate the matter after the submittal of plans that included more detailed information about where the fence would be located and what the fence would look like.

Commissioner Irwin asked why the Plan Commission initially denied the special use and requested a copy of the minutes from the May meeting. Chairman Trzupek indicated that denial was in large part because outdoor storage required consideration for fencing or other mechanisms of enclosure.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to continue the public hearing to October 16, 2023.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 5-0.

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

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that this matter was continued from August 7. At the August 7 meeting, the Plan Commission directed staff to prohibit short-term rental use. Staff has created a definition of what is a short-term rental and language for prohibiting the use. Currently, short-term rental uses are prohibited and are interpreted as violating the home occupation guidelines. Staff researched neighboring municipalities for their definitions of “short-term rentals.” Based upon the research and using the Village’s existing Zoning Ordinance terms, staff drafted the following definition for a “short-term rental.”

“Short-Term Rental” shall be defined as: A single-family detached dwelling, semi-detached dwelling, attached dwelling, cluster dwelling, multiple-family dwelling, two-family dwelling, accessory dwelling, accessory structure, accessory use and/or any portion thereof rented to transients or temporary guests for a period less than thirty (30) consecutive days and whether or not the permission for such occupancy or use is in exchange for a fee. This definition does not include a hotel or motel establishment duly licensed by the Village, boarding, lodging, or rooming houses, or rental of a dwelling to no more than three separate lessees per year for a 30-day minimum duration.

The language incorporates things the Commission discussed, specifically with reference to the last sentence that was drafted to address Commissioner Irwin’s concern about not having more than three separate lessees per year. This would allow someone to rent out their home but not to more than three separate people per year and for a 30-day minimum. Hotel and motel use and boarding, lodging and rooming houses are all excluded since the Commission will be looking at those uses as part of the next round of text amendments. The definition includes not just a house, but also includes an accessory structure, such as a coach house or living quarters in a detached garage. It also includes an accessory use, such as renting out one’s swimming pool. Director Farrell referenced another section of

the Ordinance, Home Occupations, and noted the language which prohibited short-term rentals as a Home Occupation use.

Chairman Trzupek asked for public comment. There was none. Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin supported the draft language.

Commissioner Petrich asked for clarification on the special use requirement to have an accessory dwelling unit. Director Farrell stated in certain residential zoning districts, such as the Village's larger zoning districts, having an accessory dwelling is a special use, and this draft language would only prohibit renting the dwelling as a short-term rental.

Commissioner Broline had no comments or questions.

Commissioner Morton asked about Community Integrated Living Arrangement (CILA) homes and if a CILA applicant would be aware that the definition would not prevent it. Director Farrell stated that staff recommends CILA homes be looked at as part of the annual zoning review. Staff's research showed that neighboring municipalities do not have regulations on CILA homes. Staff stated that the use is different than a short-term rental since it is geared toward people with developmental disabilities living in a supportive environment and that individuals residing within a CILA home are there for longer than thirty days.

Chairman Trzupek summarized that this is definition of short-term rental and short-term rentals fall under home occupations and they are expressly prohibited as a home occupation.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to close the public hearing for Z-07-2023.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to approve Z-07-2023, a text amendment to Zoning Ordinance sections IV and XIV.B to include a definition for short-term rental and add a prohibition for short-term rentals to the Home Occupation regulations, with Findings of Fact.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 5-0.

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

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated the case was continued from July 17 and August 21, 2023. Director Farrell stated the request was for five variations 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, a driveway gate within the minimum 30 ft. corner side yard setback, and to permit a fence in the corner side yard setback. The property is a corner lot with Longwood Dr. serving as the front property line although the main entrance of the home faces County Line Rd., the corner side property line. On July 17, the Commission unanimously approved to permit a deck in the front yard, unanimously denied permitting a driveway gate within the minimum 30 ft. setback, and unanimously denied permitting a driveway gate exceeding 6 ft. in height. There are two requests remaining, to permit a fence in the corner side yard setback and to permit a driveway gate on a parcel less than two acres. All of the requests are being held to go forward to the Board at one time. At the July 17 meeting, the Plan Commission requested additional information on the proposed fence and illustrations of how it will look in relation to the northern neighboring properties which have fences along County Line Rd. The Commission also requested additional information about properties in the area which have fences along County Line Rd. within the required setback. Information about the properties with frontage along County Line Rd. and which have a gate and/or a fence, starting from the Village's northern boundary and running south to the I-55 interchange is in the staff report. Director Farrell stated in the research staff found of the nine properties surveyed which have fences and/or gates along County Line Rd., eight have fences. For the one home that does not, it was denied a variation request to put a fence in the setback in 2013. Of the eight homes with fences, two have fences which meet Zoning Ordinance regulations. Of the remaining six homes, all have fences within the County Line Rd. setback. Three of those homes received variation approval for fences in the setback, but one approval was for a temporary snow protection fence only. For the remaining three homes, they are legal, nonconforming sites with homes and/or fences that pre-date the Village's incorporation. The two properties closest to the subject site, immediately adjacent to the north on the east side of County Line Rd. have fences and gates within the front yard along County Line Rd. These two properties have had these fences and gates since at least 1951, prior to the Village's incorporation, and would be deemed legal, nonconforming or "grandfathered-in." Director Farrell stated the petitioner provided updated materials, including fence materials and information on the location of the fence on County Line Rd. The petitioner has provided Findings of Fact, which the Plan Commission may adopt if in agreement with those findings. The Plan Commission

may wish to make one motion for the remaining two variation requests or separate them into individual motions.

Chairman Trzupek asked where the front yard, side yard, and corner side yard were. Director Farrell stated that per Zoning Ordinance regulations, the front is the property line that has the shortest distance along the road, which is Longwood Dr, and the corner side is County Line Rd. Although the house faces County Line Rd., the front property line is along Longwood Dr. Fences are permitted on a corner side yard but must meet the setback requirement. Director Farrell stated the petitioners are looking for the fence to be on the property line in the corner side yard which is not permitted. Director Farrell stated the setback for the corner side yard is 100 feet.

Chairman Trzupek asked if the Petitioner was present and invited them to come forward to make any additions to the staff report.

William Ryan, the attorney on behalf of the petitioners, stated they have provided additional information. Ryan stated of the nine homes along County Line Rd, 89% of them have fences and 89% of them have gates.

Hayley Zaffar, the property owner, summarized the fence material, design, and height. The petitioner stated it is substantially similar to other fences along County Line Rd. The petitioner stated that the gate will be in the same material and 6 ft. in height and around 7 ft. with the decorative top to match the surrounding area. The petitioner asked for clarification of gate regulations. Director Farrell stated the tallest point of the gate is the maximum gate height.

Rey Zaffar, the property owner, stated most of the neighbors have gates and they are around 9 ft. in height. The petitioner stated his gate only reaches 7 ft. in height in the middle. The petitioner stated he should be able to have a gate like his neighbors and does not believe a resident from Burr Ridge would have a problem with a nice gate. The petitioner stated when you leave Hinsdale, his house is within the first that three people see. The petitioner stated 6116 County Line Rd. had a variation approved and does not meet the acreage requirement. The petitioner believed many of the variations were granted due to the high speed of traffic on County Line Rd.

Hayley Zaffar stated the request is in concern of security, safety, and traffic. The petitioner stated that her neighbor without a gate constantly sees cars pulling in and turning around in their driveway. The petitioner stated the concern is for increased auto theft on County Line Rd. The petitioner stated all the neighbors are fine with them having a gate.

Rey Zaffar stated he was not prepared at the last meeting. The petitioner raised points about the fence and gate setback and the property line. The petitioner stated existing pillars are 7 ft. in height and he would like a gate to be the same height as the existing pillars. The petitioner stated the gate will be operated with its own phone number so guests can text the number and the gate will automatically open. The petitioner addressed fire trucks

access and stated that they could access Longwood Dr. where the hydrant is located or drive through the gate. The petitioner states he is open to some compromise.

Chairman Trzupke asked for public comment. There was none. Chairman Trzupke asked for Commissioner discussion.

Commissioner Morton stated that the other properties are older and the Ordinance has evolved leading to this discussion. Commissioner Morton stated when reviewing a variation request, it is approved upon seeing a hardship of the land. Commissioner Morton stated he has a hard time finding a hardship. Commissioner Morton suggested a text amendment may be a better option. Commissioner Morton stated everything the petitioners have said is reasonable and does not have an objection to any of it, but he does not see a hardship.

Chairman Trzupke stated the Plan Commission makes a recommendation to the Village Board. Chairman Trzupke stated to recommend approval of a variation, a hardship based on the land must be found. Chairman Trzupke stated it is difficult to see a hardship based on fences that have been in there for 20 to 50 years. Chairman Trzupke stated a text amendment would apply any place and it changes the code as opposed to a variation.

The Petitioner stated a hardship is that the code ignores reality of the front yard versus the side yard. The rule of shortest frontage is automatically the front yard, the house was built facing County Line Rd., and front of the house faces County Line Rd. The petitioner stated the reason they have an issue with a fence on County Line Rd. is because the code classifies County Line Rd. as a side yard, and believes that is a hardship.

Chairman Trzupke asked for clarification regarding fence regulations if the front was on County Line Rd. Director Farrell stated a fence would not be permitted in the front yard and would have to be behind the rear wall of the house.

Commissioner Broline stated the code relates to a 2-acre property and this is 1.2 acres, which is part of the problem. The lot is smaller than the code applies to. Commissioner Broline sympathized with the Petitioner's concern for safety, but stated variation approval is not based on the fact of emotion. Commissioner Broline asked why a gate taller than 6 ft. provides more security and if the Petitioners created the hardship.

The Petitioner stated the gate height of 6 ft. is for aesthetic purposes and wants the town to look cohesive. The Petitioner stated his neighbors have tall fences. The Petitioner stated if 89% of the homes near them are permitted a gate, it is a hardship to them. The Petitioner stated the hardship was part of the property.

Commissioner Petrich stated that a fence could be built on the property while meeting codes. Director Farrell confirmed. The Petitioner stated that the largest portions of the yard are along the streets. Commissioner Petrich stated that there are large lots with homes along County Line Rd. which do not have fences along County Line Rd. The Petitioner

disagreed with Commissioner Petrich. Director Farrell confirmed that out of the nine homes with fences and/or gates, there are two homes with approved variations, one home was denied a variation, one was approved for a variation for a temporary snow fence, two homes meet setback requirements, and the remainder are legal, nonconforming. Commissioner Petrich stated that the Petitioner could still build a home with a fence, but it may not be what the Petitioner desires to have. The Petitioner stated that having a fence meeting the setback did not make sense. Commissioner Petrich stated that the house did not have a fence when purchased and has been this way for a long time. Commissioner Petrich did not find a hardship in the Findings of Fact and was concerned about setting precedence for other homes in the area.

Commissioner Irwin asked for clarification on the homes which had variations approved for fences within the setback in relation to the site. Director Farrell noted them on the map and that the dates were 1984 and 1993 for the fences within the setback, and 2011 was for the temporary snow fence. Commissioner Irwin asked for clarification on where County Line Rd. tapers to one lane. Director Farrell noted it is just north of Plainfield Rd. Commissioner Irwin does not find a hardship and stated that people are slowing down where the road tapers. Commissioner Irwin stated that existing fences in the area which have been around for 70 years are not hardships. There was discussion about the percentage of homes with fences or gates in the setback on County Line Rd. Director Farrell noted that the nine homes in the staff report are those with fences and/or gates only and there are more residential properties with frontage and a driveway on County Line Rd. which do not have a gate or a fence.

Chairman Trzupek does not have a problem with a fence in this location on County Line Rd. but does have an issue with finding a hardship. The Commission's concern is finding a hardship to recommend approval to the Board.

Emily Rodriguez, a Fieldstone resident, is familiar with the area. Rodriguez stated that County Line Rd. can be fast and dangerous and has witnessed people speeding. Rodriguez stated there is no sidewalk and it is a matter of safety for children. Rodriguez stated that people can jump a 6 ft. tall gate and a car sliding on ice would be stopped by a gate. Rodriguez stated that the Costco will cause more traffic on County Line Rd. and said she cannot believe so much time was spent discussing a gate.

Chairman Trzupek stated that the Commission is dealing with the regulations and how they apply to the situation and finding a hardship.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to close the public hearing for V-01-2023.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 5-0.

Chairman Trzupek noted that there were five variations originally. The deck in the front yard was unanimously approved, and the gate exceeding 6 ft. in height and within the setback was unanimously denied. Director Farrell stated that there are two variations remaining to be voted upon.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to deny V-01-2023, a request for a variation from Zoning Ordinance Section IV.I to permit a driveway gate on a parcel less than two acres in lot area, with Findings of Fact as revised by staff.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 5-0.

Chairman Trzupek requested to note that while the parcel does not meet the minimum lot area it does meet the minimum lot frontage requirement to have a gate.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to deny V-01-2023, a request for a variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback, with Findings of Fact as revised by staff.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 5-0.

Chairman Trzupek requested to note for the record the appropriateness of having a fence in that location.

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

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the petitioner is requesting a variation from Zoning Ordinance section VI.D to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required. Stern projected an aerial image of the property outlined in red on the screen for review. Stern stated the property is zoned R-2A single-family residence. Stern stated the front property line is 100' in width along Hamilton Ave. and the corner side yard is along 77th Street, about

400' in length. Stern reiterated the variation request is a corner side yard setback of 30 ft. instead of the minimum 40 ft. required. Stern stated the petitioner seeks to build a new single-family residence. Stern stated the Petitioner's neighbor on the south side of his home is 10.25 ft. from his property line which is closer than the allowed R-2A zoning requirement of 15 ft. per Ordinance. Stern stated as per the Zoning Ordinance, a corner side yard setback must be at least 40 feet. However, for this area, Ordinance No. A-25-11-75 was adopted to allow different setbacks for all yards except the corner side yard. Ordinance No. A-25-11-75 permits a variation for a lot width from 130 ft. to 100 ft. Setbacks are permitted in a front yard from 50 ft. to 30 ft., for rear yards from 60 ft. to 50 ft., and to permit two side yards with a combined width of not less than 20 ft. rather than 30 ft. Stern noted the Ordinance permits setbacks to deviate in the front yard, rear yard, and side yards but not on a corner side yard. Stern showed the proposed site plan of the new single-family residence with the existing and new set setback lines shown. Stern stated that the petitioner provided Findings of Fact the Commission may adopt should the Commission wish to recommend approval. Additionally, should the Plan Commission recommend approval, staff recommends one condition that the setback and the new single-family residence architectural plans shall substantially comply with the plans submitted by the petitioner as included in Exhibit A.

Chairman Trzupek asked about the neighbor's property line. Director Farrell stated they are permitted a 10 ft. side yard setback per Ordinance A-25-11-75, but that does not apply to a corner side yard.

Chairman Trzupek asked if the petitioner was present and invited them to come forward to make any additions to the staff report.

Bohdan Iwanetz, the property owner, summarized that they bought the lot and want to build a new single-family residence. Iwanetz stated they would like to move their house closer to 77th Street to be 35 ft. from their neighbors instead of 25 ft. to give himself and the neighbor more privacy. Iwanetz stated there are constraints on the permitted width of the house because it is a corner lot.

Chairman Trzupek asked about the width of the lot. Stern stated the 100' width is permitted per Ordinance A-25-11-75.

Chairman Trzupek asked for public comment.

Mark Thoma, 7515 Drew, stated the Iwanetz are his current neighbors. Thoma supported approving the variation since a corner lot is challenging and that the lot width is only 100' when the R-2A zoning is 130', providing a hardship. Thoma stated the area is a part of the original Burr Ridge and was there before the Village was incorporated. Thoma stated homeowners of other corner lots in the area bought two lots to reconfigure the land to address the lot width problem, but the land is not vacant next to the Iwanetz's land. Thoma stated the area is developing and the quality of the home the Iwanetz wants to build fits in with the Village of Burr Ridge and the neighborhood.

Chairman Trzupek asked about the house across the street. Director Farrell stated staff found no variation approval and assumes it is legal, non-conforming.

Chairman Trzupek asked for public comment.

Commissioner Irwin asked if the house would comply if they moved the house back 10 ft. Iwanetz confirmed. Commissioner Irwin stated he liked the design and the improvements. Commissioner Irwin stated he sees a hardship based on the property to the south being too close to the property line.

Commissioner Petrich asked if the property to the south has a 100' foot lot width. Stern confirmed. Commissioner Petrich stated the neighbors to the south built a home with a 100 ft. width lot. Iwanetz stated the house faces Hamilton Ave. and the previous house on his lot faced 77th St.

Commissioner Broline agreed with Commissioner Irwin's comments regarding the appearance of a hardship. Commissioner Broline asked if 77th Street would expand in the future. Director Farrell stated there are no plans for 77th Street to expand.

Commissioner Morton asked Director Farrell about the property to the south which is 10.25 ft. from the property line. Director Farrell clarified Ordinance A-25-11-75 made concessions to lot sizes for the width and setbacks, so the property to the south complies with the 10' foot setback. Commissioner Morton stated Commissioner Irwin has offered a basis for a hardship that he can support,

Chairman Trzupek stated he agreed and is in support of granting the variation. Chairman Trzupek stated he sees an inconsistency with allowing the property width to change and allow some concessions on setbacks but not all. Chairman Trzupek stated it is difficult to find a hardship because of the nature of the land, but because there are variations in place for lot widths and all other setbacks, it would be appropriate to grant the variation.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to close the public hearing for V-03-2023.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Broline to approve V-03-2023, a request for a variation from Zoning Ordinance Section

IV.D to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required, with Findings of Fact, and with the following condition:

1. The setback and the new single-family residence architectural plans shall substantially comply with the plans submitted by the petitioner and included as Exhibit A.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 5-0.

IV. CORRESPONDENCE

Commissioner Trzupek invited any comments on the Board or Building Reports.

Chairman Trzupek noted that the Board requested that a fence be required for a swimming pool.

Commissioner Irwin asked about the unrelated persons text amendment and what happened following the Plan Commission meeting. Director Farrell confirmed that the Village Attorney was consulted. The Village Attorney found case law in Illinois whereafter municipalities amended their definitions of family to include a specific number of unrelated persons. The definition which went before the Board for approval was Option B which had no more than two unrelated persons.

V. OTHER CONSIDERATIONS

A. 6200 S. Madison/Ruth Lake County Club

Director Farrell introduced 6200 S. Madison, Ruth Lake Country Club, which is located in unincorporated DuPage County. Director Farrell noted that this DuPage County zoning case was sent after the Plan Commission's agenda was posted but this was distributed to the Commissioner's via email. DuPage County's hearing on the matter is September 26, before the next Plan Commission meeting. The Village limit is located directly across Madison St. Director Farrell stated the case is a variation to reduce the front yard setback from 30' to 18' along Madison St. for pickleball courts.

Chairman Trzupek clarified the Village does not have jurisdiction but there may be concerns about reducing a setback that permits a pickleball court closer to Village residents. Director Farrell stated that is correct.

Commissioner Morton stated concern about shifting uses to permit a louder activity. Chairman Trzupek stated pickleball is louder than a tennis court.

Commissioner Morton stated the Burr Ridge residents are across the street and would be concerned about the pickleball use.

Commissioner Broline stated the location is not a concern, but noise could be an issue.

Commissioner Petrich stated concerns regarding the location of the pickleball courts being too close to the entrance due to the activity and noise.

Commissioner Irwin agreed.

Chairman Trzupek agreed. Chairman Trzupek stated concern about location and noise.

Director Farrell stated that in accordance with the Commission's direction, she will draft a letter to DuPage County regarding the concerns about the noise in proximity to Burr Ridge residents across the street and the location being near the entrance.

Commissioner Morton suggested including sensitivity to additional light in the letter.

Commissioner Broline stated that if lighting is present, it would be another concern. Director Farrell stated no lights were included on the site plan provided, but lights may be in the final plan.

VI. PUBLIC COMMENT

Chairman Trzupek asked for public comment.

Leah Jayson asked for clarification regarding the proposed Costco use and who would complete the traffic studies.

Chairman Trzupek stated from his knowledge Costco would be a retail store with a separate building for office space. Chairman Trzupek reiterated there is no application and nothing has been formally submitted. Chairman Trzupek stated there is a long review process and there would be a notification of a public hearing if a formal plan is submitted. Chairman Trzupek stated he was unaware of a contract on the property. Chairman Trzupek stated a traffic study, preliminary engineering, etc., would be reviewed before a formal plan was submitted. Chairman Trzupek stated the developers would be required to hire someone to complete the necessary studies.

An unidentified man asked if the Plan Commission determines if the development follows the rules. The unidentified man stated he was against Costco and questioned if one can change the "rules."

Chairman Trzupek stated if developers followed the rules and met all the Zoning requirements, there would be no need to have the case go to the Plan Commission. Commissioner Trzupek stated that if a proposed development is submitted, it would most likely need to be rezoned or a Planned Unit Development.

Director Farrell showed the CNH page on the Village of Burr Ridge website. Director Farrell stated the most up-to-date information is posted on the website. Director Farrell stated the public can sign up for notifications to stay up to date on the project.

Lisa Turano, 6916 Fieldstone Dr., questioned why a meeting with the Park District was not on the website. Turano stated per the FOIA she submitted, the Village did participate in the conversation. Turano questioned a DuPage County Stormwater Committee meeting with the Village.

Chairman Trzupek stated the Village is not a part of the Park District.

Director Farrell stated she is unaware of a DuPage County Stormwater Committee meeting. Director Farrell stated there is a difference between staff meeting with other staff and a public meeting subject to the Open Meetings Act which has elected or appointed officials.

Ingrid Tepler, 6902 Fieldstone Dr., stated concern and frustration about a lack of transparency and elected officials. Tepler asked questions regarding re-zoning and other types of development. Tepler stated a Costco would not fit in with the image, brand, and vision of Burr Ridge.

Chairman Trzupek stated he favors a Planned Unit Development because they are more precise. Chairman Trzupek stated his appreciation for people coming tonight but suggested waiting and bringing it to a public hearing if there is one.

Shoba Rajanahally, 7 Mallory Ct., asked when the last time Burr Ridge went through a re-zoning process. Rajanahally stated concern about the economic incentives versus the residential motivations.

Director Farrell stated there were rezonings last year, a few industrially zoned properties to Office and Business Districts.

Chairman Trzupek stated that re-zoning may happen to limit the activity on the property. Chairman Trzupek reiterated that re-zoning is a long process. Chairman Trzupek stated the Plan Commission only looks at land use and plans, not sales tax.

Li Chai, 6852 Fieldstone Dr., stated concerns about zoning.

Rachel, 6886 Fieldstone Dr., asked to be included when re-zonings arise. Rachel stated concern about the schools and home values and wants families of quality to move in that

will maintain the standards of Burr Ridge. Rachel stated she would like to see homes on the development.

Li Chai, 6852 Fieldstone Dr., stated he would like to see articles from the Chicago Tribune and the Patch on the Village website.

Chairman Trzupek and Director Farrell stated typically external articles are not referenced on the Village website.

Lisa Turano, 6916 Fieldstone Dr., asked who authorizes updates to the CNH page.

Director Farrell stated that Village staff updates the website.

An unidentified man asked how zoning rules are in place and how they get changed.

Chairman Trzupek stated that changes to the Zoning Ordinance come through text amendments. Chairman Trzupek stated anyone may petition for a text amendment.

VII. FUTURE MEETINGS

Director Farrell noted that there was no business scheduled for the Plan Commission meeting on October 2, 2023.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to adjourn the meeting at 9:14 p.m.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 5-0

Director Farrell noted that Commissioner Stratis is the scheduled representative for the September 25 Village Board meeting and will not be able to attend. Chairman Trzupek volunteered to attend.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to adjourn the meeting at 9:14 p.m.

ROLL CALL VOTE was as follows:

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

NAYS: 0 - None

MOTION CARRIED by a vote of 5-0

Respectfully Submitted:

Janine Farrell, AICP
Community Development Director



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Requests to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., and an additional special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F.

HEARINGS:

May 1 and October 16, 2023;
continued June 5, July 17, and
September 18, 2023

TO:

Plan Commission
Greg Trzupsek, Chairman

FROM:

Janine Farrell, AICP
Community Development Director

PETITIONER:

Joseph Naddaf, Coda Motors

PETITIONER STATUS:

Tenant

PROPERTY OWNER:

Tim Masters

EXISTING ZONING:

G-I General Industrial PUD

LAND USE PLAN:

Recommends Light Industrial Uses

EXISTING LAND USE:

Multi-tenant Building

SITE AREA:

2.2 Acres

SUBDIVISION:

Hinsdale Industrial Park



The petitioner is Joseph Naddaf, current tenant operating Coda Motors from the site, an online based automobile sales business. In 2019, Coda Motors was approved for a special use to permit automobile sales at the site (Ordinance A-834-02-19). Two conditions of approval limited the floor area to 7,400 sq. ft. for the business and prohibited the outside display or storage of automobiles. The petitioner is now requesting to expand their internal operations to 10,100 sq. ft. and to permit the outdoor storage of vehicles.

On May 1, 2023, the Plan Commission held a public hearing on the petition. The Plan Commission voted 8 to 0 to recommend that the Board of Trustees approve the request to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., with five conditions. The Plan Commission voted 8 to 0 to recommend that the Board of Trustees deny the request for a special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F. The minutes from that meeting are attached.

At the May 22, 2023 Board of Trustees meeting, the petitioners were present (they were not present at the May 1 Plan Commission meeting) and requested that the case be remanded back to the Plan Commission. The Board remanded the case back to the Commission with the stipulation that fencing, screening, and securing the outdoor storage be presented to the Commission. The Board also requested that parking for all the tenants at the site be addressed to ensure adequate spaces are provided. The minutes from that meeting are attached.

Staff met with the petitioners on May 25, 2023 and confirmed that they wished to continue the case until July 17, 2023 which occurred at the June 5, 2023 Plan Commission meeting. The petitioners requested a continuation on July 17, 2023 until the September 18, 2023 meeting. The petitioners once again requested a continuation on September 18, 2023 to the October 16, 2023 meeting. The only change since the May 1 meeting is that the petitioner is proposing a fence around the outdoor storage area. Additional details are below, and updated information is included as Exhibit A.

Expansion of Use:

Coda Motors was originally approved for 7,400 sq. ft. of floor area dedicated to the business. Coda Motors would like to expand their internal use to 10,028 sq. ft. of leased area, rounded up to 10,100 sq. ft. for the purposes of this request. This additional internal space will include two bathrooms and a kitchen. The owner has authorized this expansion of the use. The hours of operation, number of employees, and number of anticipated customers will not change. At the May 1 Plan Commission meeting, this amendment to the special use was unanimously approved.

Outdoor Storage:

Coda Motors was prohibited from storing or displaying vehicles outside of the building. In the G-I zoning district, the outdoor, overnight storage of retail vehicles ancillary to a special use requires a separate special use. Since the original special use prohibited outdoor storage, this special use must be amended and a new special use for the outdoor storage requested. The petitioner uses the area in front of their main entrance (near S. Frontage Rd.) for customer parking and the temporary storage of vehicles which are being taken for a test drive or sold. The area located near the front entrance does not have designated or striped parking spaces. Coda Motors is proposing to use 29 spaces located at the rear of the building (near Shore Dr.) to store vehicles overnight while they are being photographed and evaluated before being listed for sale and moved indoors.

The petitioner is proposing to fence surrounding the outdoor storage area located in the southeast corner of the lot. The petitioner is proposing a 5 ft. tall black chain link fence with black privacy slats. There will be two gates to access the outdoor storage area from inside the lot and from the driveway access to Shore Dr. The petitioner provided information about the existing wall pack lights on the building and security cameras in this area. There is no landscaping proposed. As a reminder, the petitioner is a tenant in the building. Owner approval of the zoning action and subsequent building permit for the fence (if approved) is required. This approval has not been provided at the time of this report.

In non-residential districts, a fence requires a special use permit. Fences must meet the same requirements as those in the residential districts and any deviation from those standards must be included as a condition. The deviations from the Zoning Ordinance regulations for the petitioner's proposed fence are below:

- Chain link is prohibited.
- Fences must be 50% open; the proposed fence has privacy slats.
- Fences are permitted in the rear yard and behind the rear wall of the structure. For corner lots, the fence must meet the minimum corner side yard setback. The proposed fence is within the front yard (along Shore Dr.) and along the side yard of the structure.

The standards for consideration of a special use pertaining to a non-residential fence shall be limited to the standards referenced below:

1. 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.
2. 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.
3. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. 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.

Within the Hinsdale Industrial Park area, the area bounded on the east by Madison St., the west and north by S. Frontage Rd., and the south by 83rd St., staff found only one example of a chain link fence. This was located at 340 Shore Dr., to the rear of the building, surrounding an above-ground storage tank. In 1992, the owner was approved for this fenced-in area for a corrugated recycling system. The fence is chain link with brown privacy slats. Other fences can be found within the Hinsdale Industrial Park, but they are black metal and 50% open. Most of the fences appear to exceed the 5 ft. height limitation.

There are two other tenants located at 60 Shore Dr.: UR Boss, an online-based automobile sales business, and MyGreenMattress, which appears to be a light manufacturing or warehouse use. According to the property owner, there are no assigned parking spaces for any tenants at the site. According to the Plat of Survey, there are 62 total spaces. Should Coda Motors be approved to use 29 spaces for storage, 33 spaces will remain for the other two tenants. For these uses, the minimum Zoning Ordinance-based parking space requirements are based upon the total number of employees, which is unknown. The standard calculation would be two parking spaces per three employees.

Land Use and Site Plan

The property is surrounded on all sides by G-I General Industrial zoning as well as by comparable industrial and flex space development. Automobile sales and outdoor storage are listed as special uses in the G-I General Industrial District. Other retail sales and service businesses are also listed as special uses in the G-I General Industrial District. The petitioner provided a business plan and Plat of Survey detailing the location of the outdoor storage, included as Exhibit A.

Public Hearing History

Prior to Coda Motors occupying this space in 2019, a special use was approved in 2013 for Brand Max Motors and in 2017 for Midwest Auto. Neither operation permitted outdoor storage.

Public Comment

No public comments were received.

Findings of Fact and Recommendation

For reference, the previous recommendations follow.

The Plan Commission voted 8 to 0 to ***recommend that the Board of Trustees approve*** Z-02-2023, a request to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., with Findings of Fact, and with 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. Outside display or storage of any goods, materials, and automobiles shall be prohibited.
5. Outdoor mechanical maintenance of any vehicle shall be prohibited.

The Plan Commission voted 8 to 0 to ***recommend that the Board of Trustees deny*** Z-02-2023, a request for a special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F. The revised Findings of Fact are attached.

The Plan Commission may wish to reaffirm the prior recommendations or make a new motion for the requests. Should the Plan Commission wish to recommend approval of the special use for outdoor, overnight storage of retail vehicles ancillary to a special use, with Findings of Fact, staff recommends the following conditions. Additionally, the Commission will need to remove condition #4 from the special use permitting the expansion of the interior use.

1. 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.
2. Outdoor mechanical maintenance of any vehicle shall be prohibited.

3. The outdoor storage is limited to vehicles and restricted only to the fenced area as shown in Exhibit A.
4. Chain link fencing with privacy slats is permitted.

Appendix

Exhibit A – Petitioner’s Materials

- Application
- Business plan
- Plat of Survey showing outdoor storage area
- Lighting, security camera, and fencing information (updated information)
- Findings of Fact

Exhibit B – Ordinance A-834-02-19, original approving Ordinance for Coda Motors

Exhibit C – Excerpts from the May 1, 2023 Plan Commission and May 22, 2023 Village Board meeting minutes

Exhibit D - Ordinance A-454-15-92, fence variation for 340 Shore Dr.

Exhibit E – Public Notifications



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

MAR 27 2023
VILLAGE OF BURR RIDGE

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): CODA MOTORS LLC

STATUS OF PETITIONER: ACTIVE USED CAR WAREHOUSE

PETITIONER'S ADDRESS: 60 SMORE DR A-B, BURR RIDGE IL 60527

ADDRESS OF SUBJECT PROPERTY: SAME

PHONE: (630) 789-2277

EMAIL: JOSEPH@CODA-MOTORS.COM

PROPERTY OWNER: TIM MASTERS

PROPERTY OWNER'S ADDRESS: _____ PHONE: _____

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

DESCRIPTION OF REQUEST:

ALLOW THE DEALERSHIP TO HAVE CARS IN THE BACK OF THE BUILDING AREA
THAT AREA IS USED AS A STAGING AREA FOR VEHICLES THAT NEED SERVICE
WORK THE AREA BY THE MAIN ROAD WILL BE CLEAR EVERYNIGHT BEFORE CLOSING
Amend PUD ord.# A-834-02-19 and special use for outdoor, overnight retail vehicle storage

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 2.2 acres EXISTING ZONING: G-I PUD

EXISTING USE/IMPROVEMENTS: Multi-tenant industrial building

SUBDIVISION: Hinsdale Industrial Park

PIN(S) # 09-35-203-005 & 09-35-203-004

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

3/27/23
Date of Filing

From: [Joseph Naddaf](#)
To: [Janine Farrell](#)
Subject: Re: FW: Application Materials
Date: Thursday, March 2, 2023 7:12:47 PM
Attachments: [image001.jpg](#)
[Village.pdf](#)

Hello,

Coda Motors LLC is an internet based company, we have been in business since March of 2019 and occupied the same location at 60 Shore DR suite A-B Burr ridge, IL 60527. Coda Motors has 12 full time/part time employees. We are open Monday-Thursday from 9-7, Friday - Saturday 9-6 and Sunday closed.

We have been at our location for 4 years, our business grew and our number of cars increased. We are renting space from PermaSeal in Burr Ridge to allow for extra car storage. We sell 35-50 cars per month on average.

We recently added space within our building for filing and to have the use of 2 extra bathrooms and a kitchen. Our location had a unisex bathroom and no kitchen. We occupy a little over 10000 SQ with that addition. The extra space is connected through a back door.

Most of our customers are set up through appointments. Customers come in on a specific car that we already have waiting for them outside in front of our building. The customers take the vehicles on a test drive and if they like it, they purchase it. Very simple process. Unlike other car retailers, the only customers that come to visit us are set up through the internet. We get about 3-5 customers a day.

We sell quite a few vehicles to customers that have never set foot at our store. Our internet department shares all the information pertaining to those vehicles including the service history and carfax. After we receive their payment we arrange for shipping.

We are aware of the privilege granted to us by the village, we appreciate it and would like to stay in good standing. We have asked for a few changes for the sole reason of helping the flow of our growth. We need the staging area for the purchased cars that need inspections and work done before they are offered for retail. We also need to have cars parked in the front during the day for our preset test drives.

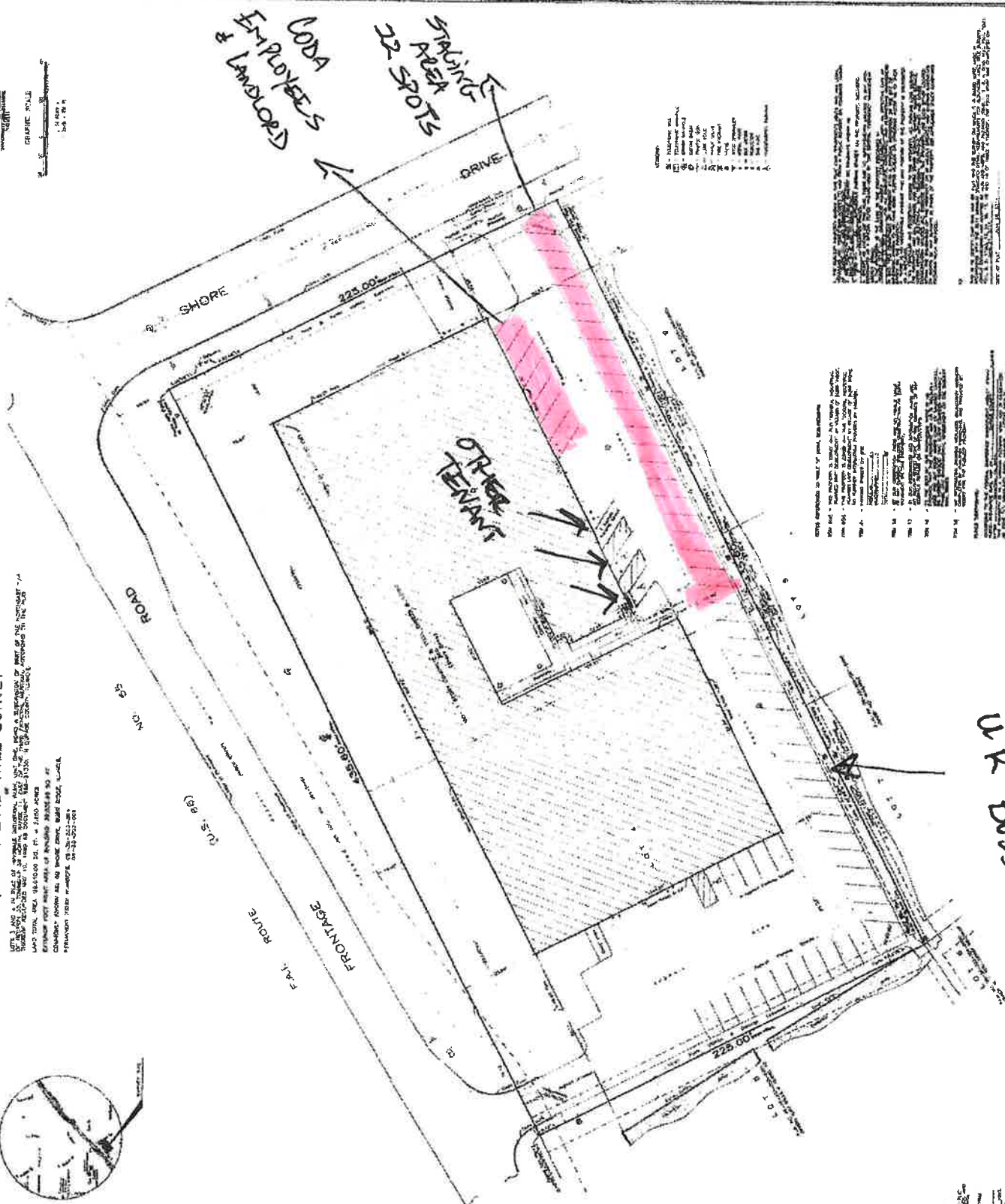
Regards,

Joseph Naddaf

Coda Motors LLC

PROFESSIONAL ASSOCIATED SURVEY, INC.
INTERNATIONAL, 4000 Ave. 10, #2000
VIA DEL REPO, CA, 94024-0000, NORTHERN CALIF.
TEL: (415) 769-9100 FAX: (415) 769-9101
WWW: WWW.PA-SURVEY.COM

TO: SAC, NEW YORK (100-157441)
FROM: SAC, NEW YORK (100-157441) (P)
SUBJECT: [REDACTED] (P)
RE: [REDACTED] (P)



u r Boss

[illegible][illegible]

WASH. FIELD OFFICE
COMM. NO. 100-447261
DATE: 10-1-54
TO: SAC, NEW YORK
FROM: SAC, WASH. FIELD (100-447261)
SUBJECT: [REDACTED]
RE: [REDACTED]



KABAL SURVEYING COMPANY

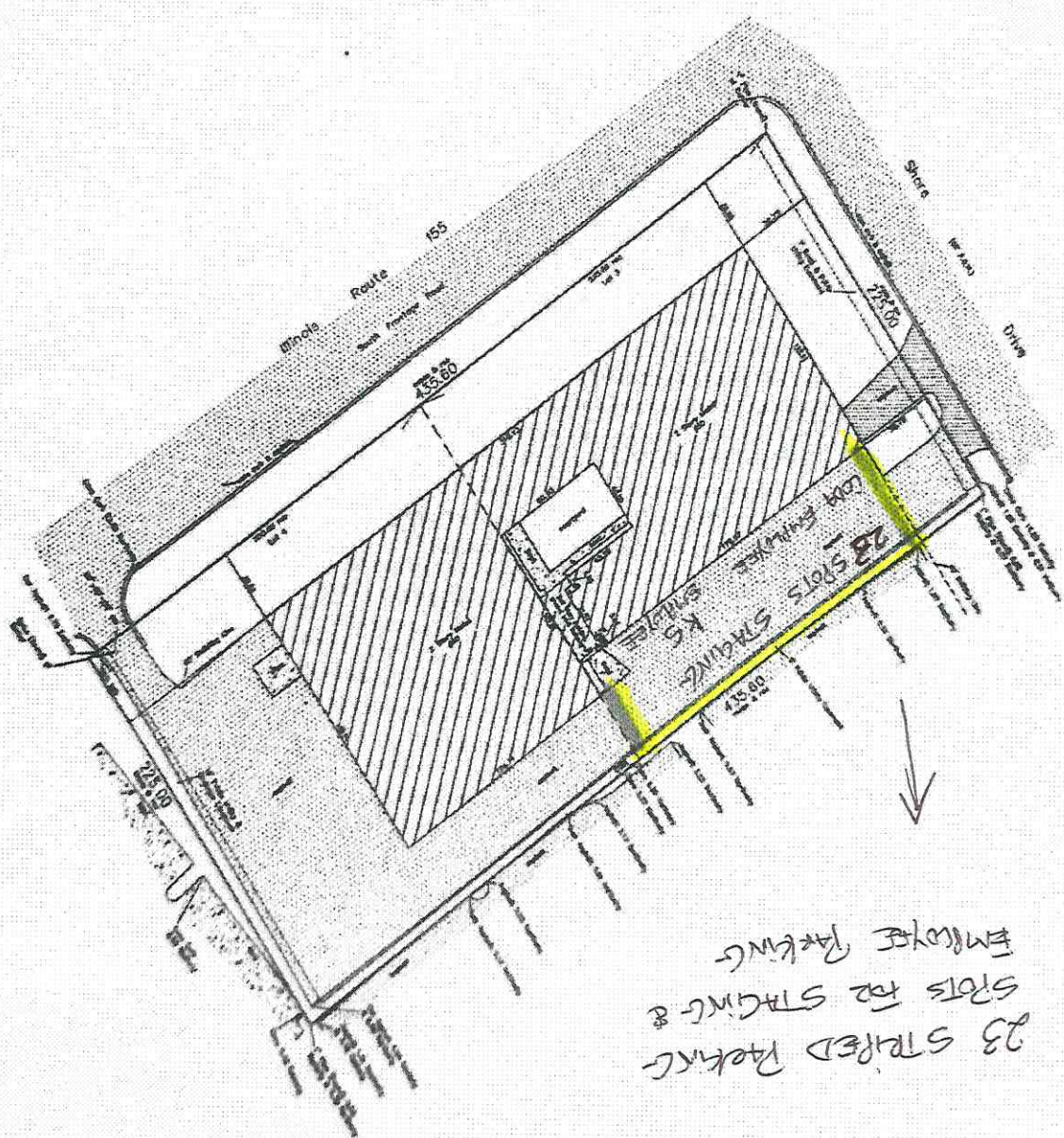
Land Surveying Services

Plot of Survey

Lot 1 & 2 in Section 16, T4N, R10E, S1W, containing a portion of the Northwest corner of Section 16, Township 4 North, Range 10 East of the First Principal Meridian, according to the Plat thereof recorded on May 10, 1978, in Document No. 207-01273 & 207-01274, DeKalb County, Illinois.

Advised on May 15th, 1979, per file.

10007 West Grand Road
Westchester, Illinois 60151
(708) 399-7500
Fax (708) 399-7514
KABAL SURVEYING COMPANY is
an Equal Opportunity Employer
Registration No. 000-00000

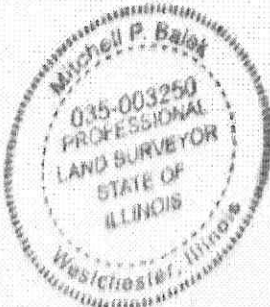


23 STRIPED PARKING
SPOTS FOR STAGING &
EMPLOYEE PARKING

Scale: 1 inch = 40 feet
1/4 inch = 10 feet
1/8 inch = 5 feet
1/16 inch = 2.5 feet

Use of property to represent public space and
other features that have been put
into the public domain
Please check Local Ordinances with local and report
any discrepancies immediately

Surveyed by: _____
Date: _____
Scale: _____
Sheet: _____



This preliminary version conforms to the current
Illinois minimum standards for a boundary survey

I, MICHAEL P. BALOK, an Illinois Professional Land Surveyor,
hereby certify that I have surveyed the property described
above and the plot herein shown is a correct representation
of said survey.

Observations are in feet and decimal parts thereof and are
corrected to a temperature of 68 degrees Fahrenheit.

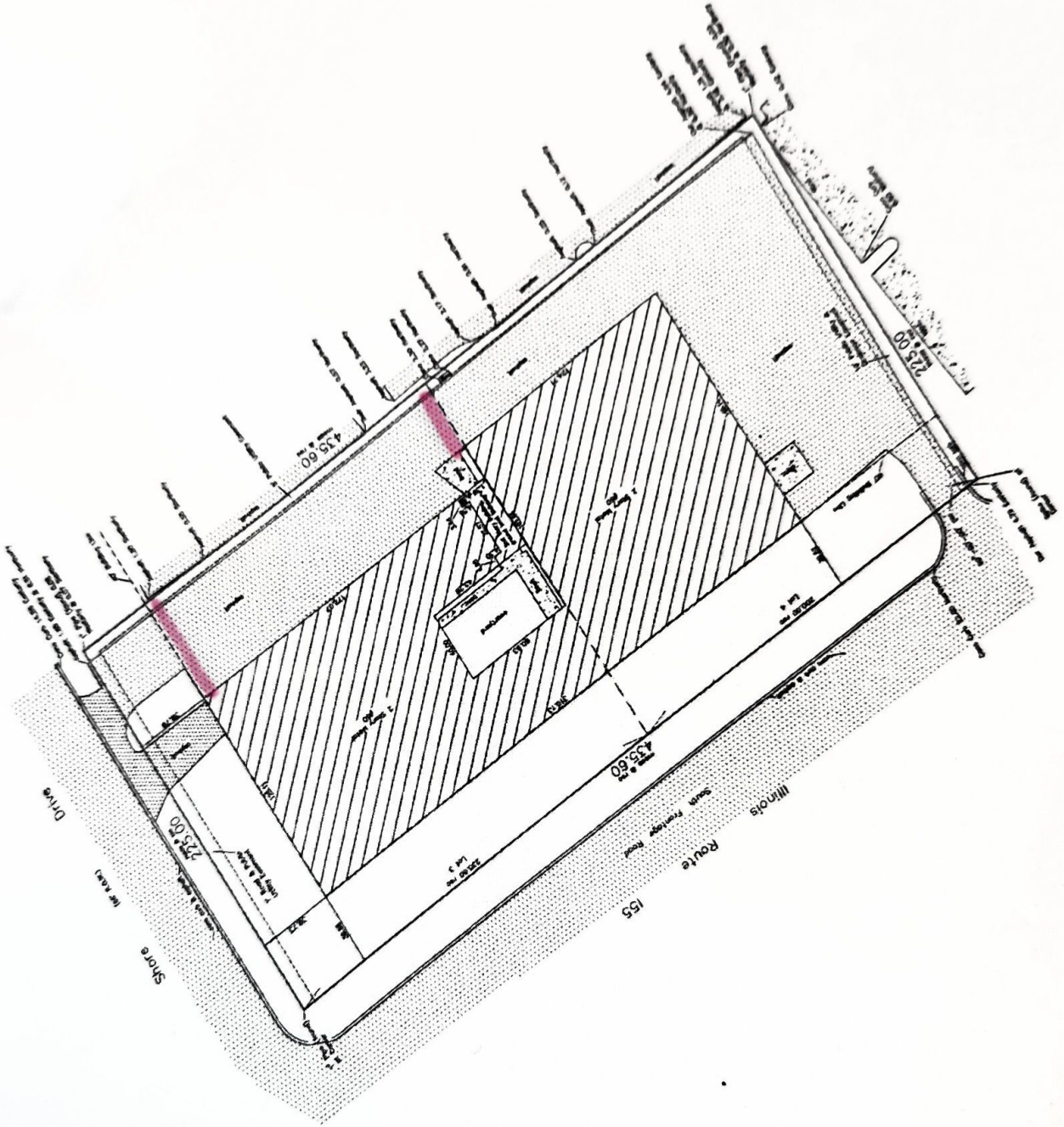
Surveyed by: _____
Date: _____
Scale: _____
Sheet: _____

| | |
|-------------|-------|
| Surveyed by | _____ |
| Date | _____ |
| Sheet | _____ |

☐ This is a preliminary survey and the boundaries shown are not to be relied upon for legal purposes.
☐ This is a final survey and the boundaries shown are to be relied upon for legal purposes.
 Scale: 1" = 100'



I, MITCHELL P. BALAK, as State Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat herein shown is a correct representation of said survey.
 Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.
 10/24/11 P. Balak
 State Professional Land Surveyor No. 035-003250
 My license expires on November 30, 2022



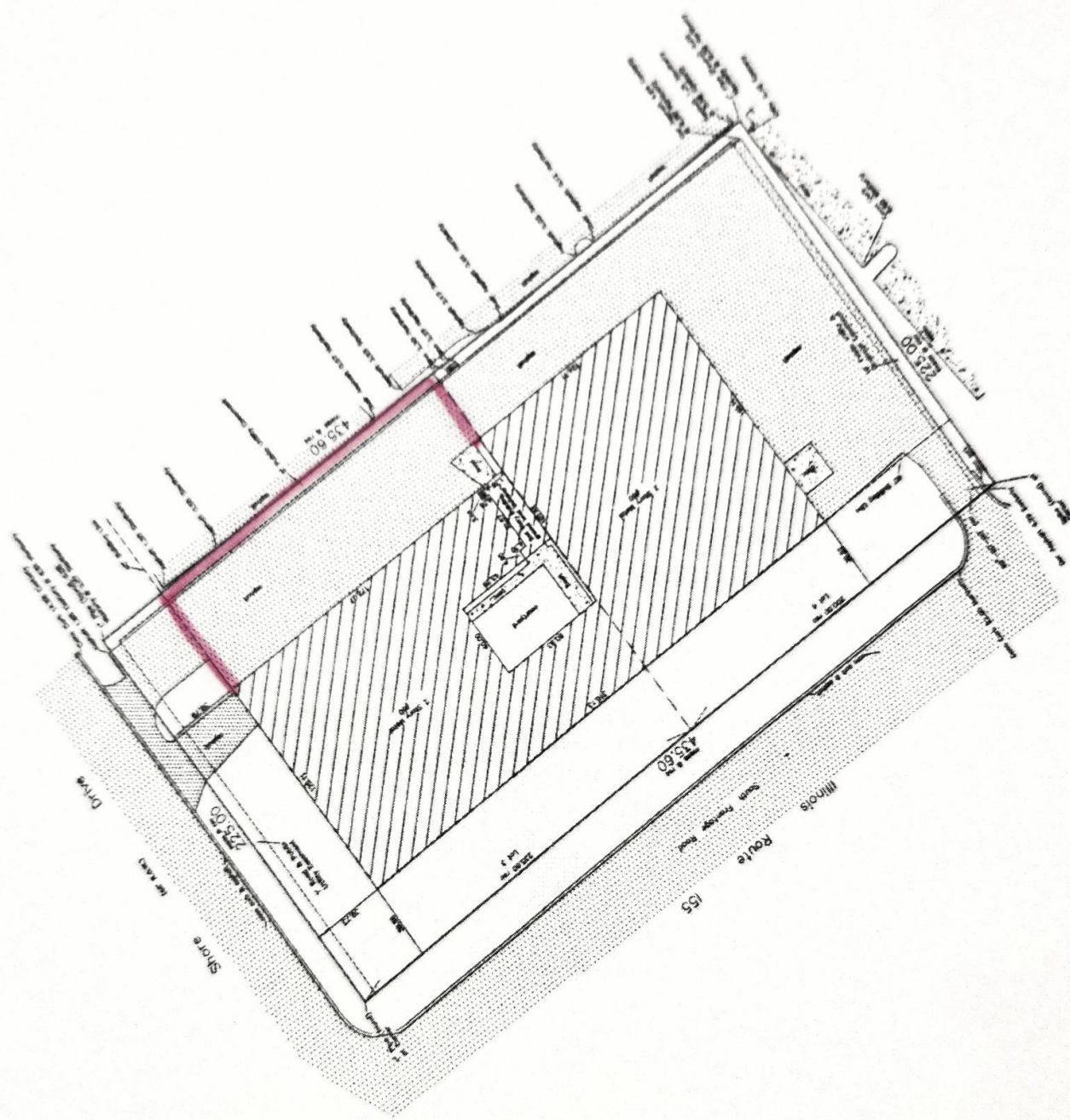
This is a plat of a portion of a section of land, being a portion of the north quarter of Section 28, Township 28 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded on May 19, 1988, as Document No. 888-01127 in DePue County, Illinois.

Plat of Survey
 Land Surveying Services
KABAL SURVEYING COMPANY

10407 West Central Road
 Westchester, Illinois 60151
 Phone (708) 666-7514
 Fax (708) 666-0822
 E-mail: kabal@kabal-surveying.com
 Registered No. 184-052081

| | |
|-------------|-------|
| Surveyed By | _____ |
| Order No. | _____ |
| Block 1 | _____ |
| Sheet | _____ |

Surveyor
 Please show legal description with block and sheet
 any discrepancy immediately
☐ If you indicate that there may be
 some of property in question, please explain how
 and in what way
 Block = 3600 sq. ft. or less
 Sheet = 1/4 of a block
 1/4 = 900 sq. ft. or less
 1/2 = 1800 sq. ft. or less
 3/4 = 2700 sq. ft. or less



Plat of Survey

KABAL SURVEYING COMPANY
 Land Surveying Services

10407 West Corporate Road
 Bensenville, Illinois 60014
 Phone (708) 562-5882
 Fax (708) 562-7314
 e-mail: kabal-surveying@comcast.net
 Registered Professional Surveyor No. 154-03387

Lot 2 & 4 in Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded on May 18, 1988, as Document No. 188-2130 in DePue County, Illinois.

Adapted to Survey Drive, Part Map



Surveyor's License No. 154-03387
 State of Illinois
 This document contains information for a boundary survey
 which is subject to the provisions of the Surveyor's
 License and the rules and regulations of the State Board
 of Surveyors. It is not to be used for any other purpose
 without the written consent of the Surveyor.

























Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

60 SHORE DR AB BURR RIDGE, IL 605

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.

CODA MOTORS IS AN INTERNET BASE DEALERSHIP, OUR PRESENCE IN BURR RIDGE CAN BRING IN EXTRA REVENUE TO THE VILLAGE, WHILE FOLLOWING THE VILLAGE'S GUIDELINES

- 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.

WE ARE AWARE OF THE PUBLIC HEALTH & SAFETY, WE DO NOT HAVE A SERVICE DEPARTMENT, NO HAZARDOUS MATERIALS. MOST OF OUR CLIENTS ARE FROM THE INTERNET WE CLOSE EARLY ENOUGH, WE NEVER HAD ANY MAJOR DISTURBANCES IN THE LAST YEAR, SINCE OPEN

- 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.

NOT AT ALL, SAFETY IS OUR #1 CONCERN, WE ARE NOT ADDING OR CHANGING ANYTHING TO THE BUILDING.

- 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.

AGREE, OUR DEALERSHIP WILL NOT AFFECT THE NORMAL & ORDERLY DEVELOPMENT

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

YES

- 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.

YES, WE ARE BY APPOINTMENT ONLY

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

AGREE

- 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.

AGREE

EXHIBIT B

ORDINANCE NO. A-834-02-19

AN ORDINANCE GRANTING SPECIAL USE APPROVAL PURSUANT TO SECTION X.F.2.a OF THE BURR RIDGE ZONING ORDINANCE TO PERMIT AN AUTOMOBILE SALES USE IN AN EXISTING BUILDING

(Z-01-2019: 60 Shore Drive - Naddaf)

WHEREAS, an application for a special use for certain real estate has been filed with the Assistant to 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 on January 21, 2019, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for special uses, including its

findings and recommendations, to this 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 60 Shore Drive, Burr Ridge, Illinois, is Joseph Naddaf (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile sales use in an existing building.
- B. That the property will not detract from the public health, safety, morals, comfort, or general welfare.
- C. That the special use will not adversely impact any adjacent properties.

- D. That the special use will allow the petitioner to bring a necessary service to the residents of the Village.
- E. That the site plan of the property is adequate for the use.
- F. That adequate traffic facilities are present on or adjacent to the property.
- G. That the use is not contrary to the objectives of the Official Comprehensive Plan.
- H. That the special use will otherwise conform to the applicable regulations of the Zoning Ordinance.

Section 3: That the special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance to permit an automobile sales use in an existing building is ***hereby granted*** for the property commonly known as 60 Shore Drive and identified by the Permanent Real Estate Index Number (PIN) of: **09-35-203-005.**

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

- A. The special use permit shall be limited to the sales of automobiles with minor detailing and repairs.
- B. The special use shall be limited to the 7,400 square feet of floor area known as Suite A at 60 Shore Drive.
- C. The special use permit 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 occupies the space or an assignment or termination of the lease at 60 Shore Drive occurs.
- D. Outside display or storage of any goods, materials, and automobiles shall be prohibited.
- E. Outdoor mechanical maintenance of any vehicle shall be prohibited.

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 February, 2019, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

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

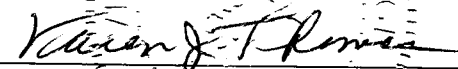
NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this 11th day of February, 2019.


Acting Village President

ATTEST:


Village Clerk

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner McCollan to continue Z-05-2023 to May 15, 2023.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

Chairman Trzupek stated that the case is being continued since transferring a portion of the outlots of the Lakeside Pointe Subdivision to the corner property would require amending the Declaration and approval by 50% of the homeowners in Lakeside Pointe. Director Farrell confirmed that any change from the 2016 Weekly Homes proposal would require amending the PUD and Plan Commission and Board of Trustees review and approval.

B. Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors); Special Use Amendment, Special Use, and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the request is to amend an existing special use to expand the interior use to 10,100 sq. ft. and an additional special use for the outdoor, overnight storage of vehicles. In 2019, Coda Motors, an online based automobile sales business, was approved for a special use for auto sales but limited to 7,400 sq. ft. of floor area and outdoor display and storage of vehicles was prohibited. The interior space will accommodate existing operations and there is no change in the business plan. Storing vehicles outside requires a special use. Coda Motors would like to store 29 vehicles outside temporarily while they are being prepped for sale before being moved indoors. Coda Motors uses spaces in front of the building which are unmarked for customer parking and moving vehicles in and out of the building for test drives or pick-up.

Chairman Trzupek asked if the petitioner was present and wished to speak. The petitioner was not present.

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

Commissioner Morton confirmed with Director Farrell that outdoor storage or display of vehicles for vehicles for sale is not typical in the Village. Director Farrell noted that vehicles associated with business operations, not for sale, such as Perma-Seal and Tesla were permitted but conditioned to have fencing and screening. Chairman Trzupek noted that M&T Trucking was permitted for truck sales and the temporary outdoor storage of trucks before they are picked up.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton expressed concern about security and recent theft issues within the Village.

Commissioner Stratis confirmed that M&T Trucking was required to have a fence for their storage area. Commissioner Stratis confirmed that the parking needs for the other tenants at 60 Shore Dr. could not be determined since the number of employees working there is unknown. Commissioner Stratis questioned what constituted minor detailing and requested that the proposed advertising condition be elaborated upon so that no inflatables or other advertising devices be allowed. Commissioner Stratis also expressed concerns about theft.

Commissioner Broline questioned the adverse impact to the neighbors with the storage of vehicles outside. Commissioner Broline noted that Shore Dr. is the address of the property and the area with storage borders the front of the property. Commissioner Broline questioned where a fence could be located on the property and if it was possible.

Commissioner Petrich agreed with the other concerns mentioned and could not recommend approval of the outside storage without knowing the needs of the other tenants. If outside storage is granted for one tenant, it should then be allowed for other tenants if they requested it. Commissioner Petrich did not have an issue with the interior expansion.

Commissioner Parrella requested clarification and more information on the interior expansion, security measures, and fencing.

Commissioner McCollan noted that when she visited the site, the cars were not parked in accordance with the parking lot striping and looked haphazard. Commissioner McCollan requested more information on the extent of the maintenance and repairs.

Commissioner Irwin was not in favor of the outdoor storage of vehicles even with fencing. Commissioner Irwin had an issue with the five spaces closest to Shore Dr. which extended near the road.

Chairman Trzupek wanted clarification on the use of the outside spaces, whether they are for staging or maintenance. Director Farrell noted that the vehicles are stored outside until they can be assessed and prepared for sale. Chairman Trzupek supported the interior expansion but was concerned about staging vehicles outside which is not typical in the Village and may take up parking from other tenants in the development.

Commissioner Parrella asked if the petitioners could be present to provide the Commission with more information. Director Farrell stated that she requested that the petitioners be present tonight.

The Commissioners discussed whether to continue the requests or move forward with a vote. The Commissioners generally agreed that they would not support the outdoor storage of vehicles regardless of additional information provided by the petitioner.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to close the public hearing for Z-02-2023.

ROLL CALL VOTE was as follows:

AYES: 8 - Irwin, Parrella, McCollian, Petrich, Broline, Stratis, Morton, and Trzupek
NAYS: 0 - None

MOTION CARRIED by a vote of 8-0

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **APPROVE** zoning case Z-02-2023, a request to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., with Findings of Fact, and with 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.

ROLL CALL VOTE was as follows:

AYES: 8 – Stratis, Broline, Irwin, McCollian, Parrella, Petrich, Morton, and Trzupek
NAYS: 0 - None

MOTION CARRIED by a vote of 8-0

After discussion by the Commissioners to add two conditions from the 2019 special use approval to this amended special use request, Commissioner Stratis requested to amend the motion as follows, with the additional conditions:

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to **APPROVE** zoning case Z-02-2023, a request to amend Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft., with Findings of Fact, and with 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. Outside display or storage of any goods, materials, and automobiles shall be prohibited.
5. Outdoor mechanical maintenance of any vehicle shall be prohibited.

ROLL CALL VOTE was as follows:

AYES: 8 – Stratis, Broline, Irwin, McCollian, Parrella, Petrich, Morton, and Trzupek
NAYS: 0 - None

MOTION CARRIED by a vote of 8-0

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to **DENY** zoning case Z-02-2023, a request for a special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F. Staff was directed to amend the Findings of Fact accordingly.

ROLL CALL VOTE was as follows:

AYES: 8 – Morton, Irwin, Petrich, McCollian, Parrella, Broline, Stratis, and Trzupek
NAYS: 0 - None

MOTION CARRIED by a vote of 8-0

C. Z-06-2023: Zoning Ordinance Amendments for Swimming Pool Fences (Village of Burr Ridge); Text Amendment and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that this text amendment was part of the annual zoning review, and the Board of Trustees directed the Plan Commission to hold a public hearing on the topic. The current requirement for a fence around a swimming pool is within the Building Ordinance, Appendix G of the 2012 International Residential Code (IRC), where a “barrier,” a fence, wall, building wall or combination thereof, is required. The Zoning Ordinance references this code by stating, “Fences for Swimming Pools - As regulated in the other codes and ordinances of the Village.” The Building Ordinance also adopted the 2012 International

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
May 22, 2023

**CONSIDERATION OF A PLAN COMMISSION RECOMMENDATION TO APPROVE
AND DENY REVISED SPECIAL USES (Z-02-2023:60 SHORE DRIVE – NADDAF/CODA
MOTORS)**

Community Development Director Janine Farrell stated that on May 1, 2023, the Plan Commission held a public hearing for two special use requests located at 60 Shore Drive. The petitioner, Coda Motors, requested two special uses, one to expand their existing automobile sales use and to have outdoor, overnight storage of vehicles at the site. There were no public comments received at the hearing, but the Plan Commission voted unanimously to approve the special use request to expand the interior use but denied the outdoor storage of vehicles. The Plan Commission was concerned about parking for the two other tenants in that building and also for potential theft, but felt that the inside expansion would not have any negative impact. Ms. Farrell stated that both Plan Commission Chair Greg Trzupek and the petitioner were present to answer any questions.

Mayor Pro Tem Franzese asked Ms. Farrell what the Plan Commission votes were for the two special use requests, she said that it was 8-0 in favor of the expansion, and 8-0 to deny the outdoor vehicle storage. Joseph Naddaf, from Coda Motors, said the business has been in Burr Ridge for four years now, and they are growing, so they are requesting parking in back of the building. They would like to use the back area to both park cars and as a staging area to sell them. This area is not visible from the street as much as the frontage area. Mr. Naddaf said he appreciated the Plan Commission decision and asked if there was anything that Coda Motors could do to work with the village to have use of that space in back.

Mayor Pro Tem Franzese asked if there were any questions for the petitioner from the Board or the public. Trustee Schiappa said he was concerned about theft considering that car theft is more prevalent these days. Trustee Paveza agreed with Plan Commission decision. Trustee Snyder recused himself as he works with Coda Motors. Trustee Mital was also concerned about safety of their cars. Mr. Naddaf said that the cars outside are largely in need of work and are hidden from the front of the building. He said that to date, they have had no issues, and they don't leave high end cars outside. He continued that they have about 140 cars, but only 40-50 cars are at this facility. The others are parked off site. He said that he would like to try to find a solution so that their business can continue to succeed in the village. He said that they do make a conscience effort to make sure cars are not visible from the front and invited the Board to see the facility.

Trustee Smith said that the area in question is private property and thinks there is a happy medium with more discussion. He recommended that Mr. Naddaf attend a Plan Commission meeting to see if there were an option that would work. Trustee Smith asked if they had plans to stay in Burr Ridge long term, and Mr. Naddaf said yes.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
May 22, 2023

Mayor Pro Tem Franzese asked the petitioner if he was requesting the Board to remand the parking issue back to the Plan Commission. Mr. Naddaf said yes. Mayor Pro Tem Franzese said the Board could either: deny this request and agree with the Plan Commission, override the Plan Commission's decision, or remand the issue back to the Plan Commission. Mayor Pro Tem Franzese asked for a motion to proceed.

Motion was made by Trustee Schiappa to remand the consideration back to the Plan Commission, which was seconded by Trustee Smith.

Mayor Pro Tem Franzese asked Plan Commission Chair Greg Trzupek for his opinion on how the Plan Commission might vote if Mr. Naddaf attended a Plan Commission meeting. Mr. Trzupek said it is a multi-tenant building and that there was a concern about parking for those tenants, along with safety and security, as it did not seem to be an easy place to put a fence around the property. Mayor Pro Tem Franzese recommended that Mr. Naddaf request an alternative plan to this current request so that the Plan Commission could work with him on another option which might accommodate his request. Mayor Pro Tem Franzese then asked village staff to check to see if other tenants of the building park cars in front of the building overnight. Mr. Naddaf asked why M&T Trucking was allowed to park trucks outside. Mayor Pro Tem Franzese said there was a perimeter fence at that property, and they have one, consistent product.

Mayor Pro Tem Franzese asked for any further discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:

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

NAYS : 0 - None

ABSENT: 0 - None

ABSTAIN: 1 – Trustee Snyder

There being five affirmative votes the motion carried.

CONSIDERATION OF A PLAN COMMISSION RECOMMENDATION TO DENY A MINOR PUD AMENDMENT (PC-04-2023: 720-730 VILLAGE CENTER DRIVE – PELLA)

Community Development Director Janine Farrell stated that on April 17, 2023, the Plan Commission reviewed a petition by Pella Restaurant to paint the entirety of the exterior facade of the tenant space at 720-730 Village Center Drive. The Plan Commission unanimously recommended denial of the request. After that meeting, the petitioner altered the plans based upon Plan Commission feedback. The petitioner removed additional canopies and awnings which they requested along Village Center Drive and is not proposing to paint the facade located along Lifetime Drive. The Board may either remand the petition to the Plan Commission for reconsideration of the revised petition or direct staff to prepare an Ordinance either approving or denying the revised plans.

FS
7/15/92

EXHIBIT D

ORDINANCE NO. A-454-15-92

AN ORDINANCE GRANTING A VARIATION
(340 Shore Drive - J.I. Case)

WHEREAS, an application has been filed with the Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, seeking a variation for certain real estate, all as more fully described below; and

WHEREAS, the Zoning Board of Appeals of this Village held a public hearing on the question of granting said variation on June 15, 1992 and July 6, 1992, at the Village Hall of this Village, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, legal notice of said public hearing was published in the manner and form required by law not more than 30 days nor less than 15 days prior to said meeting in the Burr Ridge Doings, a newspaper of general circulation in this Village, there being no newspaper published in this Village, all as required by law;

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: That the Zoning Board of Appeals has made its report, including its findings and recommendations to this President and Board of Trustees, which report and findings are herein incorporated by reference as findings of this Board of Trustees.

Section 2: That this Board of Trustees, after considering the report and recommendations of the Zoning Board of Appeals and other matters properly before it, finds as follows:

- a. That the Petitioner for the variation for the Subject Property located at 340 Shore Drive is J.I. Case, (hereinafter "Petitioner"). The Petitioner is requesting a variation for the Subject Property to permit the installation of a corrugated recycling system at the rear exterior of the building, rather than the requirement that all activities be within an enclosed building, as required by Section VIII.B of the Burr Ridge Zoning Ordinance. The Petitioner is seeking to construct a corrugated recycling system on the Subject Property.
- b. That the plight of the Petitioner is due to unique circumstances. The building on the Subject Property provides inadequate internal space, access doors and servicing driveway to allow placement of the recycling unit inside the building.
- c. That denial of this variation would be a hardship for the Petitioner because the construction cost of enclosing the recycling system is estimated to be \$75,000 and the cost of daily removal to a landfill is estimated to exceed \$12,000 per year and would preclude the use of the \$10,000 compacting unit owned by Case.
- d. That the granting of this variation will not alter the essential character of the locality since the corrugated recycling system will be enclosed by a fence adequate to preserve the character of the locality. The fence will be between seven and eight feet tall and will be constructed of chain link with slats that are of a color which is compatible with the existing building.
- e. That the condition upon which this petition for variation is based would not be applicable generally to other properties within the same zoning district because it is limited to a recycling unit and does not include manufacturing activities in connection with the business.
- f. That the granting of this variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located and this recycling unit will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. Further, the recycling unit is compatible with public safety requirements and is completely justified by eliminating the need to landfill the material. Additionally, the recycling unit will be enclosed in a seven to eight foot chain link fence with slats to screen the view from adjoining businesses.

Section 3: That a variation be and is hereby granted for the Subject Property to permit the installation of a corrugated

recycling system at the rear exterior of the building, rather than the requirement that all activities be within an enclosed building, as required by Section VIII.B of the Ridge Zoning Ordinance, subject to the construction of a seven to eight foot chain link fence with slats that are of a color which is compatible with the existing building, said Subject Property being legally described as follows:

North 166.33 feet of Lot 11 in Hinsdale Industrial Park, Unit 2, being a Subdivision of Part of the Northeast Quarter of Section 35, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Said property is commonly known as 340 Shore Drive, Burr Ridge, Illinois (J.I. Case property).

Section 4: 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 27th day of July, 1992 by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

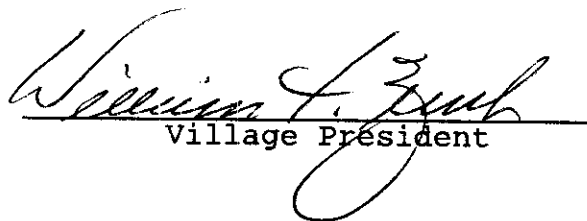
AYES: 5 - Trustees Irmien, Jacobs, McGirr, Cizek & Marshall

NAYS: 0 - None

ABSENT: 1 - Trustee Santacaterina

APPROVED by the President of the Village of Burr Ridge on the

27th day of July, 1992.


Village President

ATTEST:


Village Clerk

EXHIBIT E





**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:

60 SHORE DR A-B, BURR RIDGE, IL 60521

Property Owner or Petitioner:

JOSEPH NADDAS
(Print Name)
[Signature]
(Signature)



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, May 1, 2023, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.**

PURPOSE OF HEARING

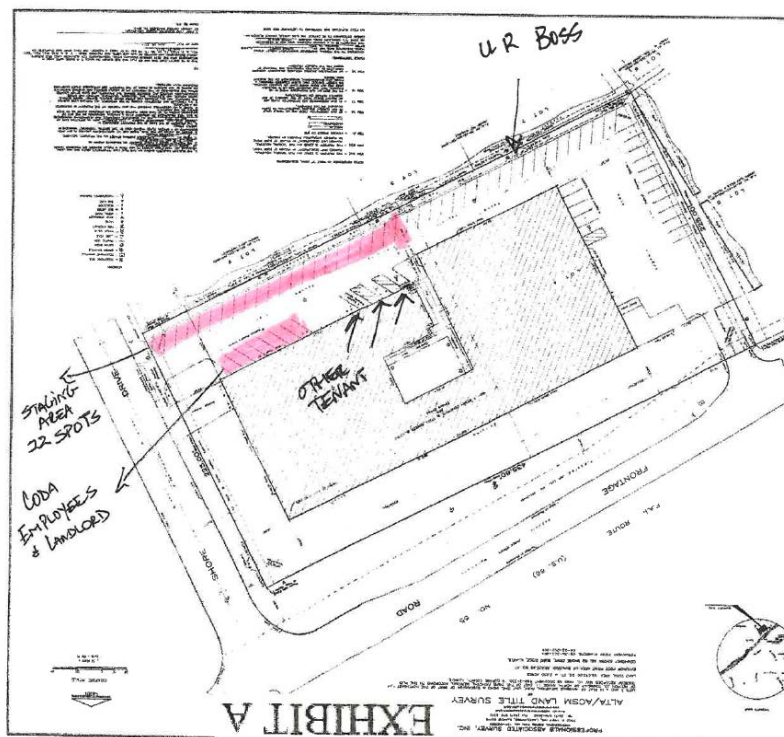
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Joseph Naddaf of Coda Motors for an amendment to Ordinance #A-834-02-19, a special use for automobile sales, to expand the existing special use from 7,400 sq. ft. to 10,100 sq. ft. The petitioner is requesting an additional special use for outdoor, overnight storage of retail vehicles ancillary to a special use in accordance with Zoning Ordinance section X.F. The petition number and address of this petition is **Z-02-2023: 60 Shore Drive** and the Permanent Real Estate Index Numbers are **09-35-203-005-0000 and 09-35-203-004-0000.**

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, April 25, 2023. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

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



Petition materials are posted on the 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 May 1, 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

760 N FRONTAGE LLC
760 N FRONTAGE RD
WILLOWBROOK, IL 60527

7900 MADISON LLC
3100 DUNDEE RD
NORTHBROOK, IL 60062

8040 MADISON LLC
3100 DUNDEE RD APT. 116
NORTHBROOK, IL 60062

ALCO SALES & SERVICE CO
6851 HIGH GROVE BLVD
BURR RIDGE, IL 60527

BARBARA HOLDING CO LLC
640 JOLIET RD.
WILLOWBROOK, IL 60527

BIRTCH, ERIC & JOANNE
7921 S MADISON
BURR RIDGE, IL 60527

BRONSON & BRATTON
240 SHORE DR
BURR RIDGE, IL 60527

BRONSON & BRATTON INC
220 SHORE DR
BURR RIDGE, IL 60527

CHICAGO TITLE 8002371582
150 SHORE DR
BURR RIDGE, IL 60527

COMPASS RE HOLDINGS LLC
15W580 FRONTAGE RD
BURR RIDGE, IL 60527

COMPLETE SUPPLY INC
16W281 79TH ST
HINSDALE, IL 60527

DONNAN REAL ESTATE I LLC
224 SHORE CT
BURR RIDGE, IL 60527

DRK REAL ESTATE INVEST
19W451 DEERPATH LN
LEMONT, IL 60439

EWM LLC
835 79TH ST
WILLOWBROOK, IL 60527

FERRIS MEDIA LLC
111 SHORE DR
BURR RIDGE, IL 60527

G2K LLC
109 SHORE DR
BURR RIDGE, IL 60527

GINGER, BETSY A
15 DEER PATH TR
BURR RIDGE, IL 60527

GUO, ZHENGANG
1413 WESLEY CT
WESTMONT, IL 60559

KARLYN BLDG JOINT VENTURE
9450 W BRYN MAWR APT. 550
ROSEMONT, IL 60018

KLING CORP
800 W 79TH ST
WILLOWBROOK, IL 60527

LA SALLE NATL 113122
3100 DUNDEE RD APT. 116
NORTHBROOK, IL 60062

LAYKO PROPERTIES
100 SHORE DR APT. 2
BURR RIDGE, IL 60527

LDD PROPERTIES LLC
16W020 79TH ST
BURR RIDGE, IL 60527

LEWANDOWSKI, DONALD E
14818 GREENVIEW RD
ORLAND PARK, IL 60462

LOMBARDI, ANNE
406 W 69TH ST
DARIEN, IL 60561

M.T. REAL ESTATE HOLDINGS
136 SHORE DR
BURR RIDGE, IL 60527

MBC 57 LLC
9450 BRYN MAWR AVE APT. 550
ROSEMONT, IL 60018

MC CAIG, KENT & CYNTHIA
815 79TH ST
WILLOWBROOK, IL 60527

PACKAGING DESIGN CORP
101 SHORE DR
BURR RIDGE, IL 60527

QSS REAL ESTATE LLC
1519 W 55TH ST
LA GRANGE, IL 60525

RANDOLPH PROPERTIES LLC
250 LAKELAND DR
PALOS PARK, IL 60464

RUSH TRUCK CENTERS OF IL
PO BOX 06019
CHICAGO, IL 60606

SCHOOL DISTRICT NO 62
7700 CLARENDON HILLS
WILLOWBROOK, IL 60527

SHORE 114 LLC
116 SHORE DR. UNIT 1
BURR RIDGE, IL 60527

SSC PROPERTY HOLDINGS INC
PO BOX 25025
GLENDALE, CA 91201

VIP MORGAN LLC
477 W WRIGHTWOOD AVE.
ELMHURST, IL 60126

WALKER, JOHN H.
15W765 80TH ST
BURR RIDGE, IL 60521

WILLOWBROOK 2012 LLC
50W580 N FRONTAGE RD
BURR RIDGE, IL 60527



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: October 16, 2023

RE: Board Report

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on September 18, 2023. Note, the Board meeting on October 9, 2023 was canceled.

- **PC-07-2023: Village Center Entertainment District Final Streetscape Designs**
 - The Board approved an Ordinance amending the Zoning Ordinance to approve the final streetscape designs for the Village Center Entertainment District with conditions. The recommendation was unchanged from the Plan Commission.
- **Z-08-2023: Unrelated Persons Text Amendment**
 - The Board approved an Ordinance amending the Zoning Ordinance to reduce the number of unrelated people residing together. The recommendation was unchanged from the Plan Commission.
- **Z-06-2023: Swimming Pool Fence Text Amendment**
 - The Board approved an Ordinance amending the Zoning Ordinance to include the requirement for a fence surrounding a swimming pool.
- **V-03-2023: 7703 Hamilton (Iwanetz)**
 - The Board directed staff to prepare an Ordinance approving a request for a variation. The Plan Commission approved a request for a variation from Zoning Ordinance Section VI.D to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required. The recommendation was unchanged from the Plan Commission.
- **Z-07-2023: Short-Term Rentals Text Amendment**
 - The Board directed staff to prepare an Ordinance amending the Zoning Ordinance to regulate short-term rental use. The Plan Commission determined that adding the regulation to prohibit short-term rentals was compatible with other standards of the Zoning Ordinance and that the amendments fulfilled the purpose and intent of the Zoning Ordinance. The recommendation was unchanged from the Plan Commission.

10/04/2023

Permits Applied for September 2023



| Permit Number | Date Applied | Property Address | Applicant Name & Contact Info | Description |
|---------------|--------------|-------------------------|--|--------------------------|
| JCA-23-391 | 09/29/2023 | 405- 409 HEATHROW CT | Austin Intelligence Group | Com Alteration |
| JCMSC-23-365 | 09/14/2023 | 16W 30 83RD ST | Double Good | Commercial Miscellaneous |
| JCMSC-23-373 | 09/15/2023 | 7958 7978 Garfield Ave. | AAA Painting & Construction Inc. 529 W. Roosevelt Rd. Wheaton IL 60187 | Commercial Miscellaneous |
| JCMSC-23-390 | 09/29/2023 | 405- 409 HEATHROW CT | Austin Intelligence Group | Commercial Miscellaneous |
| JDEK-23-374 | 09/21/2023 | 163 Pheasant Hollow Dr | CEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440 | Deck |
| JDEK-23-382 | 09/22/2023 | 15W 750 Shephard Ln | Upright Fences Downright Decks & Patios 15143 W. Schroeder Dr. Homewood IL 60491 | Deck |
| JDS-23-366 | 09/12/2023 | 7310 Giddings Ave | D&S Enterprises Unlimited, Inc. 7329 S Garfield Av. Burr Ridge IL 60527 | Demolition Structure |
| JPAT-23-370 | 09/15/2023 | 7250 Park Ave | Homeowner | Patio |
| JPAT-23-371 | 09/18/2023 | 118 Surrey Ln | Monaco Landscaping LLC 2600 83rd St. Darien IL 60561 | Patio |

10/04/2023

Permits Applied for September 2023



| Permit Number | Date Applied | Property Address | Applicant Name & Contact Info | Description |
|---------------|--------------|-------------------|--|--------------|
| JPAT-23-381 | 09/22/2023 | 7608 Drew Ave | Arrowhead Brick Pavers, Inc. 2800 S Cannonball Tr Bristol IL 60512 | Patio |
| JPAT-23-384 | 09/26/2023 | 15W 210 77TH AVE | Arrowhead Brick Pavers, Inc. 2800 S Cannonball Tr Bristol IL 60512 | Patio |
| JPF-23-362 | 09/06/2023 | 1224 Laurie Ln | Yuritz J&E Inc P.O. Box 606 Lyons IL 60534 | Fence Permit |
| JPF-23-368 | 09/15/2023 | 8891 S Madison | Peerless Enterprises Inc. DBA Freeman 200 W. River Rd St. Charles IL 60174 | Fence Permit |
| JPF-23-369 | 09/15/2023 | 11314 W 79th St | Peerless Enterprises Inc. DBA Freeman 200 W. River Rd St. Charles IL 60174 | Fence Permit |
| JPF-23-377 | 09/21/2023 | 171 Ashton Dr | Infinity Real Property | Fence Permit |
| JPF-23-379 | 09/21/2023 | 8491 Clyndervn Rd | Northwest Fence, Inc. 15537 S. Weber Rd. Romeoville IL 60446 | Fence Permit |
| JPF-23-380 | 09/22/2023 | 8311 Fars Cove | Classic Fence 5238 Baseline Rd. Montgomery IL 60538 | Fence Permit |
| JPF-23-386 | 09/28/2023 | 15W 150 74TH ST | Jarret Troy 15w150 74th St. | Fence Permit |

10/04/2023

Permits Applied for September 2023



| Permit Number | Date Applied | Property Address | Applicant Name & Contact Info | Description |
|---------------|--------------|------------------------|---|-------------------------------|
| JPPL-23-363 | 09/11/2023 | 8737 Johnston Rd | Downes Pool Company 725 W University Dr. Arlington Heights IL 60004 | Pool |
| JPPL-23-375 | 09/22/2023 | 171 Ashton Dr | Infinity Real Property | Pool |
| JRAL-23-364 | 09/11/2023 | 11563 Burr Oak Ln | Irish Castle Paving 7701 W 99th St Hickory Hills IL 60457 | Right-of-Way |
| JRAL-23-372 | 09/18/2023 | 10S 479 GLENN DR | J&R 1st in Asphalt, Inc. 7659 W. 98th Street Hickory Hills IL 60457 | Right-of-Way |
| JRAL-23-383 | 09/26/2023 | 8945 Glenmora Ln | Matrix Home Solutions 3050 Kennicott Ave Arlington Heights IL 60004 | Residential Alteration |
| JRAL-23-385 | 09/27/2023 | 6600 Manor Dr | Irish Castle Paving 7701 W 99th St Hickory Hills IL 60457 | Right-of-Way |
| JRDB-23-376 | 09/21/2023 | 171 Ashton Dr | Infinity Real Property | Residential Detached Building |
| JRDB-23-392 | 09/29/2023 | 8300 County Line Rd | Oyuki's Landscaping 7220 S. Francisco Ave. Chicago IL 60629 | Residential Detached Building |
| JRES-23-367 | 09/15/2023 | 8465 Arrowhead Farm Dr | Kapital Electric, Inc. 1270 Mark St. Bensenville IL 60106 | Residential Miscellaneous |

10/04/2023

Permits Applied for September 2023



| Permit Number | Date Applied | Property Address | Applicant Name & Contact Info | Description |
|---------------|--------------|-------------------|--|---------------------------|
| JRES-23-378 | 09/22/2023 | 8400 Oak Knoll Dr | McGuire & Sons, Inc. 22015 Princeton Cir. Frankfort IL 60423 | Residential Miscellaneous |
| JRES-23-387 | 09/28/2023 | 8600 Oak Knoll Dr | Sunpower Corp 2380 Vantage Drive Elgin IL 60124 | Residential Miscellaneous |
| JRPE-23-388 | 09/29/2023 | 4 Clubside Ct | Kapital Electric, Inc. 1270 Mark St. Bensenville IL 60106 | Res Electrical Permit |
| TOTAL: | 30 | | | |

10/04/2023

Permits Issued September 2023



| Permit Applicant | Permit Number | Date Issued | Property Address | Description | Value | Sq. Feet |
|-----------------------------------|---------------|-------------|------------------------|---|---------|----------|
| McNelly Services, Inc. | JCA-23-092 | 09/20/2023 | 124 Tower Dr | Com Alteration | 120,000 | |
| LB Prime Remodeling Inc | JCA-23-229 | 09/22/2023 | 735 Village Center Dr. | Com Alteration | 400,000 | |
| Edgewood Valley Country Club | JCMSC-23-354 | 09/12/2023 | 7500 Willow Springs Rd | Commercial Miscellaneous - Regrading of hole 16 | | |
| CEW Construction | JDEK-23-341 | 09/12/2023 | 149 Pheasant Hollow Dr | Deck | 10,000 | |
| CEW Construction | JDEK-23-342 | 09/12/2023 | 145 Pheasant Hollow | Deck | 4,000 | |
| CEW Construction | JDEK-23-343 | 09/12/2023 | 143 Pheasant Hollow Dr | Deck | 10,000 | |
| King Bruwaert House | JDEK-23-374 | 09/27/2023 | 163 Pheasant Hollow Dr | Deck | 22,500 | |
| TK Elevator | JELV-23-349 | 09/08/2023 | 6101 County Line Rd | Elevator | 340,000 | |
| TK Elevator | JELV-23-350 | 09/08/2023 | 6101 County Line Rd | Elevator | 340,000 | |
| Oakwood Electric & Generator | JGEN-23-332 | 09/26/2023 | 6381 Garfield | Generator | 6,639 | |
| Penco Electric Inc | JGEN-23-333 | 09/08/2023 | 25 Rodeo Dr | Generator | 11,300 | |
| Saucedo Landscaping | JPAT-23-139 | 06/27/2023 | 9000 Turnberry Dr | Patio | 40,000 | 364 |
| Matthew Nieciunski | JPAT-23-231 | 07/03/2023 | 431 Glenn Dr. Dr | Patio | 8,500 | |
| Yuritz J&E Inc | JPAT-23-311 | 09/11/2023 | 1224 Laurie Ln | Patio | 10,000 | |
| Grant & Power | JPAT-23-326 | 09/07/2023 | 6108 Woodcreek Ct | Patio | 59,942 | |
| Premier Landscape Contractors | JPAT-23-329 | 09/11/2023 | 112 Kraml Dr | Patio | 125,700 | |
| Gerard and Darlene Chan | JPAT-23-334 | 09/12/2023 | 11215 W 71st St | Patio | 8,000 | |
| King's Landscaping | JPAT-23-336 | 09/07/2023 | 7911 Savoy Club Ct. | Patio | 12,500 | |
| Tropical Landscape and Constructi | JPAT-23-345 | 09/26/2023 | 1472 Tomlin Dr | Patio | 20,000 | |
| Quantus Pools Corp | JPAT-23-353 | 09/14/2023 | 7329 Park Ave | Patio | 10,000 | |

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.



Permits Issued September 2023

10/04/2023

| Permit Applicant | Permit Number | Date Issued | Property Address | Description | Value | Sq. Feet |
|------------------------------------|---------------|-------------|-------------------------------|-------------------------------|-----------|----------|
| Greg & Liz Jobe | JPF-23-318 | 09/11/2023 | 8436 Clynderven Rd | Fence Permit | 6,865 | |
| CVG Architects, Inc. | JPF-23-361 | 09/18/2023 | 8737 Johnston Rd | Fence Permit | 30,000 | |
| Yuritzky J&E Inc | JPF-23-362 | 09/22/2023 | 1224 Laurie Ln | Fence Permit | 3,500 | |
| Peerless Enterprises Inc. DBA Free | JPF-23-369 | 09/27/2023 | 11314 W 79th St | Fence Permit | 16,400 | |
| Northwest Fence, Inc. | JPF-23-379 | 09/27/2023 | 8491 Clynderven Rd | Fence Permit | 7,250 | |
| Quantus Pools Corp | JPPL-23-352 | 09/14/2023 | 7329 Park Ave | Pool | 70,000 | |
| Modern Signs Inc | JPS-23-331 | 09/11/2023 | 101 Burr Ridge Pkwy Suite 100 | Sign | 1,900 | 93 |
| John Broucek | JRAD-23-282 | 09/11/2023 | 6520 S Elm St | Residential Addition | 1,000,000 | |
| R-Advance & Remodeling | JRAD-23-303 | 09/26/2023 | 7213 Giddings Ave | Residential Addition | 311,025 | |
| Top Drawer Carpentry LLC | JRAL-23-338 | 09/26/2023 | 144 Carriage Way Dr 27C | Residential Alteration | 68,000 | |
| Ken's Landscaping and Supply, Inc | JRAL-23-339 | 09/20/2023 | 8124 Park Ave | Right-of-Way | 34,000 | |
| Joseph M. Kozak | JRAL-23-340 | 09/12/2023 | 7230 Hamilton Ave | Right-of-Way | 4,875 | |
| J&R 1st in Asphalt, Inc. | JRAL-23-372 | 09/20/2023 | 10S 479 GLENN DR | Right-of-Way | 5,200 | |
| Tri State Fire Protection | JRDB-23-335 | 09/07/2023 | 10S 110 Madison | Residential Detached Building | 16,946 | |
| King's Landscaping | JRES-23-324 | 09/01/2023 | 6 Shiloh Ct | Residential Miscellaneous | 30,000 | |
| Shawn Reddy | JRES-23-330 | 09/01/2023 | 6300 Elm St | Residential Miscellaneous | 10,557 | |
| Atlas Restoration | JRES-23-337 | 09/07/2023 | 8601 Johnston Rd | Residential Miscellaneous | 20,900 | |
| King's Landscaping | JRES-23-344 | 09/25/2023 | 6 Shiloh Ct | Residential Miscellaneous | 22,000 | |
| Kapital Electric, Inc. | JRES-23-367 | 09/27/2023 | 8465 Arrowhead Farm Dr | Residential Miscellaneous | 98,360 | |
| Via Meridiana Contractors | JRPE-23-296 | 09/11/2023 | 8220 Ridgepointe Dr | Res Electrical Permit | 3,500 | |

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

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

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

10/04/2023

Permits Issued September 2023



| Permit Applicant | Permit Number | Date Issued | Property Address | Description | Value | Sq. Feet |
|------------------|---------------|-------------|------------------|-------------|-------|-----------|
| TOTAL: | | | | | | 40 |

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

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

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

Occupancy Certificates Issued September 2023

10/04/23

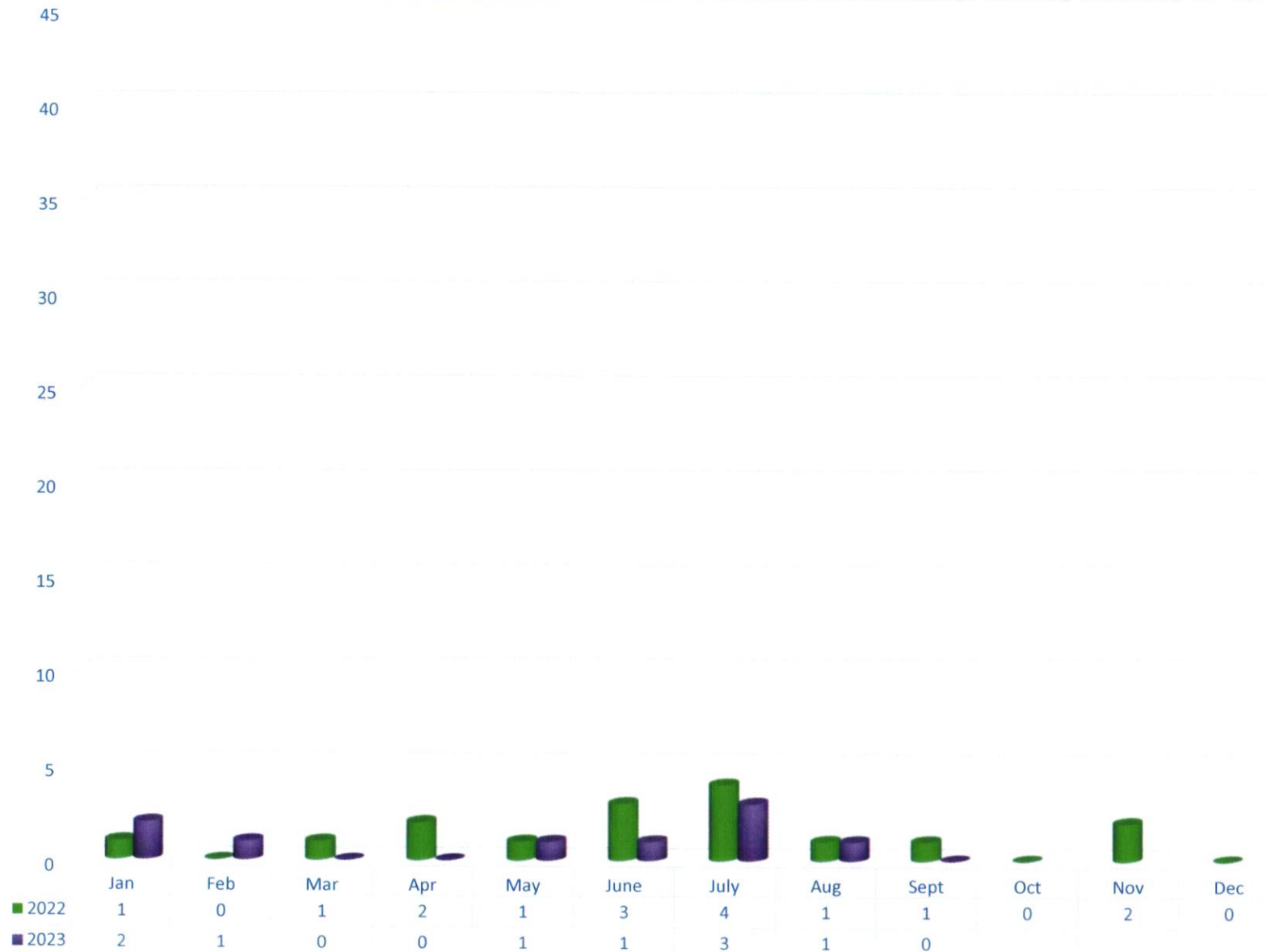
| CO # | Certificate of Occupancy Date | Occupant of Record | Address |
|---------|-------------------------------|--------------------|---------------------|
| OF23040 | 09/26/23 | Bekstas, Bronius | 11480 Circle Dr |
| OF23041 | 09/27/23 | William Tulach | 11866 Crosscreek Ct |

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2023

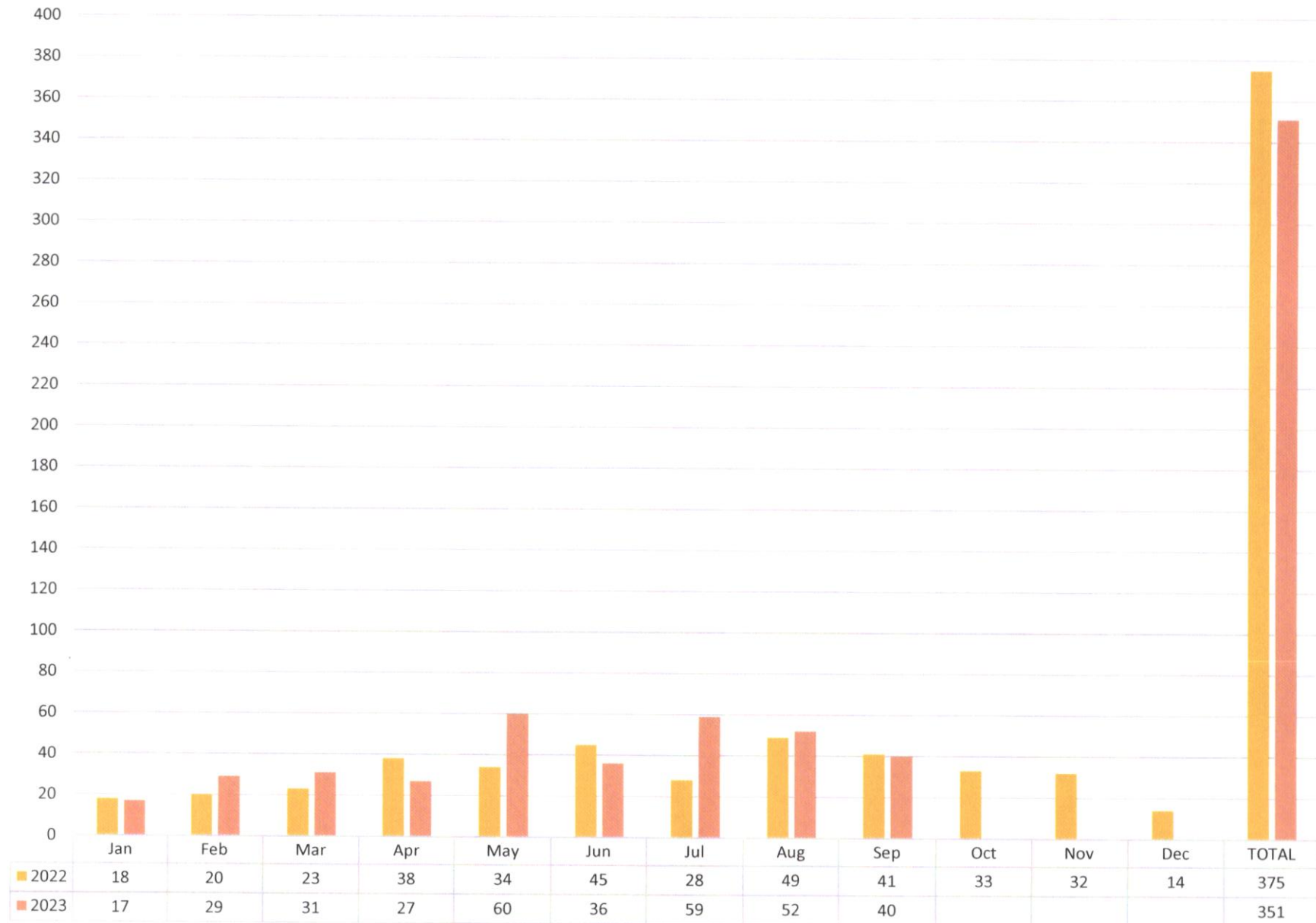
(Does not include miscellaneous Permits)

| MONTH | SINGLE FAMILY RESIDENTIAL (NEW) | ADDITIONS ALTERATIONS (RES) | NON- RESIDENTIAL (NEW) | ADDITIONS ALTERATIONS (NON-RES) | TOTAL FOR MONTH |
|-------------------|---------------------------------------|-----------------------------------|------------------------------|---------------------------------------|---------------------|
| JANUARY | \$2,450,000 | \$16,875 | \$0 | \$150,000 | \$2,616,875 |
| | [2] | [2] | [] | [2] | |
| FEBRUARY | \$800,000 | \$74,325 | \$0 | \$353,333 | \$1,227,658 |
| | [1] | [3] | [] | [4] | |
| MARCH | | \$687,150 | \$0 | \$4,068,375 | \$4,755,525 |
| | [] | [6] | [] | [2] | |
| APRIL | \$0 | \$115,350 | \$1,300,000 | \$0 | \$1,415,350 |
| | [] | [2] | [1] | [] | |
| MAY | \$1,000,000 | \$25,500 | \$2,000,000 | \$294,090 | \$3,319,590 |
| | [1] | [2] | [1] | [3] | |
| JUNE | \$1,449,163 | \$121,600 | | \$50,000 | \$1,620,763 |
| | [1] | [2] | [] | [1] | |
| JULY | \$3,658,400 | \$1,975,050 | \$0 | \$2,708,017 | \$8,341,467 |
| | [3] | [9] | [] | [2] | |
| AUGUST | \$1,200,000 | \$268,425 | | \$25,000 | \$1,493,425 |
| | [1] | [3] | [] | [1] | |
| SEPTEMBER | | \$1,379,025 | | \$520,000 | \$1,899,025 |
| | [] | [3] | [] | [2] | |
| OCTOBER | | | | | \$0 |
| | [] | [] | [] | [] | |
| NOVEMBER | | | | | \$0 |
| | [] | [] | [] | [] | |
| DECEMBER | | | | | \$0 |
| | [] | [] | [] | [] | |
| 2023 TOTAL | \$10,557,563 | \$4,663,300 | \$3,300,000 | \$8,168,815 | \$26,689,678 |
| | [9] | [32] | [2] | [17] | |
| | | | | | |

Village of Burr Ridge New Housing Permits 2022 Compared to 2023



Village of Burr Ridge Building Permits Issued 2022 Compared to 2023



Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 09/01/2023 AND 09/30/2023

Projects by Project Type

