



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
SEPTEMBER 18, 2023 - 7:00 PM
VILLAGE HALL - BOARD ROOM**

The Plan Commission/Zoning Board of Appeals hears requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

I. ROLL CALL

II. APPROVAL OF AUGUST 21, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

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

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

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

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

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

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

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

Requests for a variation from Zoning Ordinance Section VI.D to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required. The petitioner seeks to build a new single-family residence.

IV. CORRESPONDENCE

- A. Board Report**
August 28, 2023
September 11, 2023 meeting canceled
- B. Building Reports**
August 2023

V. OTHER CONSIDERATIONS

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

September 25, 2023 Village Board

Commissioner Stratis is the scheduled representative.

October 2, 2023 Plan Commission

No cases are currently scheduled; deadline for newspaper publication was September 11. Staff recommends that this meeting be canceled unless cases from September 18 are continued to this date.

October 9, 2023 Village Board

Commissioner Broline is the scheduled representative.

October 16, 2023 Plan Commission

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

October 23, 2023 Village Board

Commissioner Petrich is the scheduled representative.

November 6, 2023 Plan Commission

No cases are currently scheduled.

November 13, 2023 Village Board

Chairman Trzupek is the scheduled representative.

November 20, 2023 Plan Commission

No cases are currently scheduled.

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 AUGUST 21, 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: 6 – McCollian, Parrella, Petrich, Broline, Morton, and Trzupek

ABSENT: 2 – Irwin and Stratis

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

II. APPROVAL OF PRIOR MEETING MINUTES – AUGUST 7, 2023

Commissioner Petrich requested that a typographical error in line 6 of the specific language of the Text Amendment for the Motion for Swimming Pools be revised to read in relevant part as follows: “pool must be secured, locked or have a removable ladder.”

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Broline to approve the minutes of the August 7, 2023 meeting as amended.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

ABSTAIN: 1 – McCollian

MOTION CARRIED by a vote of 5-0 with one abstention.

III. PUBLIC HEARINGS

Chairman Trzupek introduced two public hearings on the agenda tonight. 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.

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

Petitioner requested a further continuance until September 18, 2023.

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

ROLL CALL VOTE was as follows:

AYES: 6 – Morton, McCollian, Parrella, Petrich, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

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

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that the Petitioner is requesting four (4) variations from Zoning Ordinance Section IV. I regarding a driveway gate and the associated architectural entrance structures. Director Farrell projected an aerial image of the property outlined in red on the screen for review. She stated that it is a single-family residence. She pointed to the front property line along 91st Street, the sides, the rear property line, and the location of the entrance to the house. There are four (4) variation requests; two (2) are related to the driveway gate itself and the other two (2) are related to the architectural entrance structures or the masonry structures that support the gate. For the driveway gate, the Petitioner is requesting a setback from the required 30' to 4' feet for the property line that is along 91st Street. For the height, the Petitioner is requesting to exceed the 6' height maximum and asking for an allowance to install a 9'11" height gate. Director Farrell displayed images reflecting the setback location and height requests. Director Farrell stated that height is determined based on the tallest point per the zoning ordinance. For the architectural entrance structures, the Petitioner is requesting to exceed the decorative light fixture height allowance of 18" by installing a 29" fixture. The Petitioner is also looking to exceed the height and the length of the wing walls. The proposed wing walls exceed the permitted 4' height by an estimated 1' although an exact measurement was not provided. The wing wall also exceeds the permitted width of 3' in length as they measure 4'6". Director Farrell displayed an illustration of the gate and architectural entrance structure for review, noting areas where measurements exceed current code requirements. She further stated that other information regarding the architectural entrance support structures was included in the staff report packet.

Director Farrell 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 is recommending one condition that the gate and the architectural entrance structures shall substantially comply with the plans submitted by the Petitioners as included in Exhibit A. Director Farrell suggested that the Commission may also wish to vote on the different variations separately or make one motion on all four (4) requested variations.

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

The Petitioner's representative's stated name and address follows: Keith Larsen, 701 York Road, Hinsdale, IL. Mr. Larsen indicated that he resides in Westmont and stated that he designed the Veteran's Memorial. Mr. Larsen stated he was the architect for the project.

Larsen went on to state that he could work to lower wing wall structures if necessary and could remove lights from their present location and relocate them to the front. Larsen stated that the wrought iron gate was specially built and already exists. Larsen addressed the setback referencing a drawing and some photos of the setback area taken recently. Larsen stated that if they comply with the 30' required setback it puts the gate in the middle of the drive. Larsen explained that coming off 91st Street, the driveway heads north and then turn to the left. Larsen stated that with the 4' setback, people could turn in and see that the gates are operable. If the gates were to be set further back, people would have to pull forward quite a bit before they see the gate and then may be left having to back out a distance down the road. There is also a slight hill. Larsen displayed pictures of the location of the gate if it were to be installed in compliance with the 30' setback. There are hills, foliage, and a drop in grade after the turn in the drive. Larsen stated that it would be a hardship to build the gate on the grade in the 30' setback compliant location and stated that that is why Petitioner is requesting the 4' setback variation.

Chairman Trzupek stated that a grant of variation necessitates a hardship not caused by anything manmade. Chairman Trzupek indicated he had a concern that the setback variation would cause a situation where a car enters, drives up to the gate, and is still protruding out onto 91st Street. Chairman Trzupek stated that some of the terrain obstacles that complicate the installation of the gate within the permitted setback area are a function of a manmade structure, the current drive, not just a function of the natural contours of the property. In regard to the wing wall, light fixture, and overall gate size, he stated that a hardship would also need to be shown to make a variation from the code. From his perspective, the decision is a matter of finding hardship in relation to two issues, the first being the setback variation which potentially presents a safety issue, and the second, is aesthetics. Chairman Trzupek invited Larsen to present his hardship case on both matters.

Larsen stated that in regard to the setback, the driveway runs parallel to 91st Street, and if the Petitioner were to comply with the 30' setback requirement, the gate would need to be placed further up the drive in an area on the side of the hill with foliage. If the gate were in this area, people entering would be up 50-55' into the property before realizing the gate was closed. Larsen ran through several measurements concluding ultimately that the proposed gate location is 24' from the edge of the road so ultimately it permits room for one 17' car to enter fully without protruding onto 91st Street.

Chairman Trzupek inquired about whether reconfiguring the drive location and moving it back a bit, resulting in a sharper turn, might present a solution to increase the distance of the gate from the edge of 91st Street.

Larsen stated that may be a possibility.

Chairman Trzupek invited questions and comments from the public in regard to this petition. There was no public comment. Chairman Trzupek invited comments from the Commissioners.

Commissioner Morton stated that Chairman Trzupek highlighted his primary concerns. The first concern is that the 4' setback does not provide a safe enough distance to allow cars to enter off 91st Street fully. The second concern is that it is difficult to understand how the land is imposing a hardship. Commissioner Morton stated the design and layout of the driveway does not constitute a hardship.

Commissioner Broline agreed with the prior statements of Commissioner Morton. Commissioner Broline stated that the property in question is a good-sized property of approximately 5 acres directly across from the Highland Fields which is also a gated community. Commissioner Broline felt a gate in this area does seem reasonable and is likely permitted by code, but not in the proposed location. Commissioner Broline concluded by stating that if the gate is moved back to eliminate the safety issue and otherwise comply with the code that would be preferable.

Larsen stated that they did measure the gates across the way from the property and stated that they are 7'6" tall by that measurement. Larsen indicated that that is why the property owner liked the light fixture on top of the proposed gate as he felt it was still less than the 7'6" height. Larsen reiterated; however, they are willing to work on changes.

Commissioner Petrich agreed with what had been said previously by his fellow Commissioners. Commissioner Petrich asked for clarification from Director Farrell about the setback, noting that additional setbacks may be required if the property is less than 220' wide. Director Farrell clarified that no additional setback is required as this property exceeds the 220' width.

Commissioner Parrella agreed with the prior comments of the Commissioners.

Commissioner McCollan reiterated the same comment of prior Commissioners who spoke indicating that she feels the proposed location of the gate is too close to the road and constructs a safety issue.

Larsen asked if the Petitioner could propose a different location with some distance further back for later review.

Chairman Trzupek believed that may be a possibility but stated that finding a hardship for the aesthetic variations remained problematic. Chairman Trzupek indicated that the matter could be continued if the Petitioner needed more time to reevaluate options to move the gate further back into the property.

Director Farrell presented two dates in October to which the matter may be continued for consideration by the Plan Commission.

Mr. Larsen indicated October 16th was the preferred date of the Petitioner.

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

ROLL CALL VOTE was as follows:

AYES: 6 – Morton, Parrella, McCollian, Petrich, Broline and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

Commissioner Trzupek invited any comments on the building reports.

Commissioner Petrich asked Director Farrell if 311 Shore Drive is moving forward. Director Farrell stated they have moved forward and are currently under construction.

Commissioner Petrich asked about the status of 6100 S Grant St. Director Farrell stated the house has been built.

V. OTHER CONSIDERATIONS

A. PC-07-2023 Village Center Entertainment District

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated that in 2020, the Village Center was approved to create the Entertainment District, which included closure of Village Center Drive and expansion of pedestrian ways, outdoor seating areas, and a place for events. In 2021, the Village Center phased out the plan and got approval for the site, pavement, and layout. The Village Center was required to come back per their approved condition to receive final approval for the final touches of furniture, lighting, bollard, landscaping, etc. Director Farrell stated the Village Center was here tonight requesting the approval for the final design elements. Director Farrell stated a road is shown on the plan to open a one-way traffic lane on a temporary basis deviating from the original site plan approved in 2020. Director Farrell stated that the Plan Commission may determine that allowing the one-way traffic may be a deviation from the previous approval in 2022. The Plan Commission may find that this is a small or major amendment to the PUD and, if so, must go back and notice it as such. Director Farrell stated the purpose of the meeting is for the final approval of the streetscape design, and if the Plan Commission recommends approval, the streetscape designs would adhere to the

plans presented in the Exhibit. Director Farrell stated that there are no findings of fact because the plan has been approved; however, the final design aspects must be approved.

Chairman Trzupke asked if the Petitioners were present and invited them to come forward to make any additions to the staff report. He asked the representative to state their name and address.

Corey Dunne with d+k Architects, 3215 W Division St., and Ramsey Hassan of Edwards Realtor Company, 14400 S John Humphry Dr., summarized that they seek approval for tenant spaces, cohesive designs, and a consistent look throughout the Entertainment District. The Petitioners introduced the proposed plan that included planters, railings, benches, tenant enclosures, Instagram moments, and public activation games. Dunne stated that tenant closers are optional for each tenant, with the intention of the structures being approved at the staff level. Dunne reiterated they wanted to create a consistent design standard, referenced the Topaz design elements, and discussed the arched signs placed on each end of the site.

Chairman Trzupke asked if the tenant enclosure standards are material or product specific.

Dunne stated that tenant structures are product-specific and utilized as a brand standard, that the Village Center dictates the product height of the wall and slope of the roof, but the tenants decide the footprint and location.

Chairman Trzupke asked Director Farrell whether anything had been established on seasonality. Director Farrell stated there is none for the Village Center.

Chairman Trzupke questioned the bollards and trash.

Dunne stated the bollards are removable and would be down during the day at first, but the ultimate intention is to have them up entirely and pedestrian-only unless there is an emergency. Dunne mentioned that trash is designated to the site's east corner.

Chairman Trzupke expressed concern about whether this is a major or minor change because the location had been expected to be entirely pedestrian. Dunne clarified the road is only utilized by tenants, trash, and deliveries.

The Petitioners stated concerns about eliminating flexibility to make changes and cannot pivot if the road is completely closed initially. Hassan stated the goal is to be pedestrian-friendly, but if it is a hardship to tenants and delivery, they want flexibility. Hassan stated the potential for the plan to work without flexibility but does not want to be in a position down the road to have to spend money to make those changes if congestion and operational elements need to be changed.

Chairman Trzupke stated if the plan is to reach full pedestrian use within a few weeks or months, it is a minor change, but if the use of the road is permanent, it is different from

the original plan. Hassan reiterated the goal is to be entirely pedestrian and prefers flexibility to get to that point of fully pedestrian but cannot put an exact time on the duration. Hassan stated the plan is to start construction on October 9, 2023, and the goal is to have everything ready for the season and fully pedestrian by the next season.

Commissioner McCollian asked questions about the outdoor spaces and entertainment business.

Hassan stated the tenants are not required to utilize the outdoor space, but tenants have preferred the outdoor areas over parking. In addition, the outdoor areas have helped with leasing. Hassan stated businesses would naturally gravitate to where they are supposed to. Hassan reiterated the options are there for the tenants to decide.

Commissioner Parrella asked questions about the walking patterns, the Downtown Burr Ridge sign name and structure, planters' material and maintenance, traffic flow during construction, and the flooring to the outdoor tenant structures.

Dunne stated the sidewalks are along each building, at the north and south ends of the Entertainment District. In the Entertainment District, there are north, south, and midpoints to traverse across. Dunne stated that tenants did not utilize outdoor seating; the spaces would be common areas and public activation spaces. Dunne stated that Downtown Burr Ridge is the name and the lights on the sign are illuminated from the inside, not neon. Dunne stated the material of the base of the sign is simulated limestone, and the outdoor planters are a composite and cedar. Hassan stated the planter structures would need to be re-stained, sanded, and sealed every few years, and the upkeep is expected and was considered. Hassan stated the contractor is collaborating with staff on a construction and phase plan to ensure access to parking and businesses in a safe manner. Hassan stated the floor of the enclosures runs on two rails that sit on the brick pavers.

Commissioner Parrella stated disagreement with the phasing and orientation time of utilizing the one-way road.

Commissioner Petrich agreed with Commissioner Parrella regarding the transitory road. Commissioner Petrich stated the site should be a pedestrian area. Commissioner Petrich stated the new site plan is a major change because it is no longer a pedestrian area, and traffic would go through the site. Commissioner Petrich asked about the valet and loading zone.

Hassan stated the valet and loading zones are contingency plans in case of major issues, if the consensus is to make changes, they can.

Commissioner Broline had no further comments. Commissioner Broline stated the plan is beautiful.

Commissioner Morton stated he was not on the Plan Commission when this was approved but has a few concerns. Commissioner Morton cautioned the Petitioners that they are removing three accessible parking spaces, and it would make wheelchair users of the Entertainment District more challenging. Commissioner Morton questioned the amount of accessible parking spots in the parking garage by the elevator, and if those are at capacity, if they would increase the amount to accommodate the three removed from the street. Commissioner Morton asked a question about the tenant enclosures.

Hassan stated there are handicap-accessible parking spots near the elevator but did not know the exact amount, but they would consider adding additional spaces. Dunne stated the tenant structures are stand-alone, have an accessible entrance in and out, and are not permanent. Dunne stated the whole Entertainment District would be accessible.

Commissioner Morton asked Director Farrell about outdoor dining in other businesses versus the Entertainment District.

Director Farrell stated that the regulations apply specifically to the Entertainment District because it is a Planned Unit Development.

Chairman Truzpek added that the Entertainment District is a separate district, so they are allowed to have different structures in order to maintain sidewalks.

Chairman Truzpek questioned the typical raise composite of the sidewalks and the location. Chairman Truzpek agreed with Commissioner Petrich's comment that the loading zone and valet on the plan would be a major change. Chairman Truzpek stated that the Entertainment District should become fully pedestrian.

Dunne stated valet is on the south end of the intersection. Dunne stated that the Entertainment District would have new pavers that are level with the sidewalk, and as the pavers go from the road into the Entertainment District they would rise to the sidewalk.

Chairman Truzpek asked about the clearance height of the Burr Ridge sign.

Dunne stated it is 16' at the lowest point and arches up a few more feet. Dunne stated that the Fire Department needed a minimum of 14' clearance, and the delivery trucks and trash haulers were cleared.

Commissioner Parrella asked about the bollards during emergencies.

Dunne stated that the bollards are pulled out and do not lock in place.

Commissioner McColligan asked about sign locations and areas for Uber, valet, and drop-off, and if the tenant dining areas and the public activation spaces were interchangeable.

The Petitioners stated that a sign is located at each end of the Entertainment District, and the road to the west is for Ubers, valet, and drop-off. The Petitioners confirmed that the tenant dining areas and the public activation spaces can move to either side of the district based upon the need of the tenants.

Chairman Truzpek asked Director Farrell what was required for a motion.

Director Farrell stated a recommendation by the Plan Commission to approve or deny the proposal regarding the planters, furniture, signs, public activation areas, and temporary enclosures for the Village Center.

Chairman Truzpek proposed a motion considering a six-month transition period for the one-way drive and relocation of the handicap-accessible parking spaces.

The Commissioners discussed language regarding approval.

Director Farrell asked the Petitioners to make a note on the plan showing the flexibility between outdoor tenant areas and public activation areas, that they are interchangeable.

A **MOTION** was made by Commissioner McCollan and **SECONDED** by Commissioner Petrich to approve PC-07-2023, final streetscape designs in accordance with Ordinance A-834-14-20 for the Village Center Entertainment Center District, with the following three conditions.

1. *The streetscape design shall comply with the plans as included in Exhibit A.*
2. *The one-way vehicular traffic shall be permitted for a maximum of 6-months following completion of construction.*
3. *The three accessible parking spaces that will be removed through the road closure shall be added inside the parking garage next to the elevators.*

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

VI. PUBLIC COMMENT

Chairman Truzpek asked for public comment.

Ingrid Tepler, 6902 Fieldstone Dr., asked to make a public comment. Tepler asked if Commissioner Stratis would be removed from making public comments and reviewing proposals for the proposed Costco. Tepler stated that she is worried about how premature the plan truly is.

Chairman Truzpek stated, yes, Commissioner Stratis would recuse himself from voting on the proposal. Chairman Truzpek stated a contractor seller can come to the Village without buying the property. Many studies have to be considered before a formal plan is received by the Village.

An unidentified man from Carriage Way asked about the timeline of the Costco development. He stated concerns regarding traffic and warehouses.

Director Farrell stated there is no formal petition.

Chairman Truzpek reiterated there is no application, and nothing has been formally submitted.

Michelle Rosada, 6866 Fieldstone Dr., stated concerns about zoning and Costco potentially being in her neighborhood's backyard.

Chairman Truzpek reiterated there is no formal plan. There would be a notification of a public hearing if a formal plan were submitted.

Nicki Janis, 8 Mallory Ct., stated concerns regarding traffic counts and other factors for the Costco development.

Chairman Truzpek stated a traffic study, preliminary engineering, and other factors would be completed before a formal plan was submitted.

Sam Sully, 6682 Fieldstone., stated he received a pro-Costco letter with a rendering in his mailbox without a return address. Sully agreed with Tepler

Chairman Truzpek stated there is no formal proposal or presentation.

Shoba Rajanahally, 7 Mallory Ct., stated her concerns regarding Costco and an increase in property taxes.

Chairman Truzpek stated there is no formal proposal or presentation. Chairman Truzpek stated Costco will need to decide if Burr Ridge is a proper location. Chairman Truzpek stated the Plan Commission does not consider sales tax dollars, but the Board would.

VII. FUTURE MEETINGS

Director Farrell noted the Plan Commission meeting September 4, 2023 was cancelled and confirmed that Commissioner Morton is the representative for Monday's Board meeting.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner McCollian and **SECONDED** by Commissioner Parrella to adjourn the meeting at 8:17 p.m.

ROLL CALL VOTE was as follows:

AYES: 6 – McCollian, Parrella, Petrich, Broline, Morton, and Trzupek
NAYS: 0 - None

MOTION CARRIED by a vote of 6-0

Respectfully Submitted:

Janine Farrell, AICP
Community Development Director



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: September 18, 2023

RE: Z-02-2023: 60 Shore Drive (Naddaf – Coda Motors)

On May 1, 2023, the Plan Commission held a public hearing on Z-02-2023, 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 for a special use for outdoor, overnight storage of retail vehicles ancillary to a special use. 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.

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.

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 once again requested a continuation on July 17, 2023 until the September 18, 2023 meeting.

On September 5, 2023, staff emailed the petitioners requesting the additional documents and information for the September 18 meeting. On September 8, the petitioner responded, “we are in talks with the landlord on how to proceed with it. The fence will be only for the back area and not around the whole building. The area will be blocked by gates with locks that will be open in the morning and locked in the evening. I will present the board with the proposed fence at the meeting.” Since May 22, staff has not received any additional information or documentation on the proposal; the report is unchanged.

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.



Z-07-2023: Request to consider a text amendment to Sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to regulate short-term rental use.

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

Petitioner: Village of Burr Ridge

Prepared by: Janine Farrell, Community Development Director

Date of Hearings: August 7 and September 18, 2023

On November 22, 2021, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to regulate short-term rental use. Short-term rental use is loosely defined as renting out a property for less than a 30-day period. These rentals are typically offered on online platforms such as Airbnb and VRBO and have become an increasingly common alternative to other accommodations, like a hotel, for people traveling. In the Village, there has not been widespread reported short-term rental use, but there have been complaints received over the past few years of single-family residences rented out for short durations or as “party houses,” where a home with amenities like a pool is rented for the day.

Although there are no regulations directly addressing short-term rentals, they are prohibited under current Zoning Ordinance regulations. Short-term rentals are most closely classified as hotel or motel use which is prohibited in single-family residential districts. Short-term rentals also violate the Home Occupation regulations.

The first public hearing on the proposed text amendment was held on August 7, 2023. At the meeting, the Plan Commission directed staff to codify the current prohibition on short-term rental use. The Plan Commission generally agreed that renting out a dwelling for no more than three separate lessees per year and for a 30-day minimum was permissible, so a short-term rental would be defined as anything outside those regulations. The Plan Commission also directed staff to ensure that CILA (Community Integrated Living Arrangement) homes would not be prohibited under short-term rental language.

Under Illinois Administrative Code, a CILA home is defined as, “a residential setting or site that is certified by the Department where eight or fewer individuals with a developmental disability reside together in an apartment, house, or one or more units in a multi-unit building under the supervision of an agency and are provided with an array of services. (Section 3(d) of the Community-Integrated Living Arrangements Licensure and Certification Act).” CILA homes require certification and licensing through the State of Illinois. The Village does not have regulations or a definition for a CILA home. Staff researched neighboring municipalities and did not find regulations or definitions. It is staff’s opinion that a short-term rental is a distinctly separate use from a CILA home. A short-term rental is typically less than 30-days and targeted for

vacation use, whereas CILA home tenants stay for a longer duration and are in a state licensed/regulated supportive living environment. Staff recommends that CILA homes be added to the annual zoning review for further discussion.

Neighboring Municipality Research:

Staff researched neighboring municipalities to check their regulations for short-term rentals. Of the seven municipalities surveyed (Darien, Hinsdale, Indian Head Park, Oakbrook Terrace, Oakbrook, Willowbrook, and Willow Springs), only Willow Springs permitted short-term rentals. Staff provided a chart of municipalities and their definitions for short-term rentals below. Please note that the neighboring or nearby municipalities of Hinsdale, Indian Head Park, and Oakbrook do not have a definition.

Municipality	Definition
Darien	SHORT-TERM RENTAL: A single-family dwelling, or a residential dwelling unit in a multi-unit structure, condominium, cooperative, timeshare or similar joint property ownership arrangement that is rented for a fee for less than 30 consecutive days. "Short-term rental" includes vacation rentals. "Short-term rental" does not include: (a) a dwelling that is used for any non-residential purpose, including educational, health care, retail, restaurant, banquet space, event center or other similar uses; (b) a bed and breakfast establishment as defined in Section 2 of the Bed and Breakfast Act; or (c) transient accommodations, including hotels and motels that are not classified as residential property for real property taxation purposes.
Hanover Park	SHORT-TERM RENTAL: Short-term rental means the use and/or occupancy for a period of 30 or less days of a principal single-family residence, multiple family dwelling unit, single-family detached dwelling, townhome, cluster house, or a unit in a two-family dwelling together with any accessory or any portion of the foregoing, pursuant to a written or oral agreement which permits and/or provides for occupancy by any person other than the owner thereof, or an immediate family member of the owner thereof, and whether or not the permission of such occupancy is in exchange for consideration therefore or not. Except as otherwise provided herein, leasing, renting, offering or inviting the leasing or renting, or otherwise permitting the short-term rental as defined above located within the village for 30 days or less at a time shall be prohibited, with the exception of a hotel or similar establishment duly licensed by the village, and such conduct shall be prohibited, whether engaged in or participated in by the owner(s) of the property, one or more agent(s) of the property owner(s), and/or by any person(s) leasing, or seeking to lease as a lessor(s), or renting or seeking to rent as lessee(s) and/or otherwise occupy a premises as tenant(s) and/or temporary occupant(s) thereof.
Naperville	SHORT-TERM RESIDENTIAL RENTAL: A Residential Structure, as defined herein, offered for rent for a period which does not exceed thirty (30) consecutive days. The term "Short-Term Residential Rental" or shall not include hotels, bed and breakfast establishments, or boarding facilities as those terms are defined in Title 6 hereof (Zoning Ordinance) as amended from time to time.

Oakbrook Terrace	SHORT-TERM RENTAL. A single-family dwelling, or a residential dwelling unit in a multi-unit structure, condominium, cooperative, timeshare or similar joint property ownership arrangement that is rented for a fee for less than 28 consecutive days. "Short-term rental" includes vacation rentals. "Short-term rental" does not include: (a) a dwelling that is used for any non-residential purpose, including educational, health care, retail, restaurant, banquet space, event center or other similar uses; (b) a bed and breakfast establishment as defined in Section 2 of the Bed and Breakfast Act; or (c) transient accommodations, including hotels and motels that are not classified as residential property for real property taxation purposes.
Schaumburg	SHORT-TERM RENTAL: A single room, dwelling unit or portion thereof located within the primary structure in a residential zoning district and offered for rent for a period of thirty (30) consecutive days or less to any person other than a member of the owner's immediate family.
Tinley Park	SHORT-TERM/VACATION RENTAL: A single room, dwelling unit, an allocated space, or a portion thereof within the primary structure in a residential zoning district offered for rent for a period shorter than thirty (30) consecutive days to any person other than a member of the owner's family. The term "short-term vacation rental" shall not include hotels, motels, or lodging establishments licensed pursuant to Chapter 129A.
Willowbrook	SHORT TERM RENTAL: A home occupation of a single-family dwelling unit that is used as a primary residence by owners or renters, or a portion of such a dwelling unit that is rented for less than thirty (30) days at a time to transients and temporary guests.
Willow Springs	ROOMING HOUSE: Every dwelling house, rooming house, furnished rooming structure or portion thereof kept, held or used, where sleeping or lodging is provided (or which is equipped to provide lodging) by prearrangement for a definite period, for compensation for one or more persons in contradistinction to hotels open to transients.

Proposed Language:

The proposed text amendment considers adding additional language to Zoning Ordinance Section XIV.B Rules and Definitions and Section IV General Regulations. To further assist in the development of the definition for short-term rental, the following definitions from the Zoning Ordinance have been provided.

- **LODGING HOUSE** (including **BOARDING** and **ROOMING HOUSE**): A residential building, or portion thereof, other than a motel, apartment hotel, or hotel, containing lodging rooms which accommodate three or more persons who are not members of the keeper's family and where lodging, with or without meals, is provided for compensation on a weekly or monthly basis.
- **LODGING ROOM (ROOMING UNIT)**: A room rented as sleeping and living quarters, but without cooking facilities, and with or without an individual bathroom. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as one "lodging room" for the purpose of this Ordinance.
- **HOTEL OR MOTEL**: An establishment which is open to transient guests, in contradistinction to a boarding, rooming or lodging house, and which provides customary hotel or motel services such as maid services, the furnishing and laundering of linen, telephone and secretarial or desk service, the use and upkeep of furniture, and bellboy

service. Not more than 5% of the accommodations in a hotel may be in dwelling units occupied or intended for occupancy by permanent guests.

- **DWELLING:** A building, or portion thereof, designed or used exclusively for residential occupancy (including home occupations allowed under this Ordinance), including single-family dwellings, two-family dwellings, semi-detached and attached dwellings, multiple family dwellings and townhouses, but not including mobile or motor homes, hotels, motels or lodging houses.
- **DWELLING UNIT:** Any room or group of rooms located within a building, which are arranged, designed, used or intended for use exclusively as living quarters for one (1) family, and which shall include permanently installed complete kitchen and bath facilities.

Section XIV.B Rules and Definitions, proposed definition for short-term rental (also included in Exhibit B):

- **SHORT-TERM RENTAL:** 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.

For the proposed amendment to Section IV General Regulations, a prohibition of operating a short-term rental as a home occupation use has been added. This draft language is included in Exhibit B.

Findings of Fact

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

Attachments

- Exhibit A – Petitioner’s Materials and Findings of Fact
- Exhibit B – Draft Zoning Ordinance Language



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Janine Farrell, Community Development Director
Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge/municipality

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

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

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

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

DESCRIPTION OF REQUEST:

Request to amend sections IV, VI, VIII, and XIV.B of the Zoning Ordinance to regulate short-term rental use.

PROPERTY INFORMATION (to be completed by Village staff)

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

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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

Janine Farrell
Petitioner's Signature

2/14/23
Date of Filing



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

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

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

Currently, short-term rental use at a residential property is classified as a home occupation and is not permitted. Section IV of the Zoning Ordinance details home occupations, section VI the permitted/special uses in residence districts, section VIII the permitted/special uses in business districts where mixed-use residential is located, and section XIV.B definitions. These sections may be updated to have a definition and/or codify the short-term rental use, including supplemental regulations.

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

By codifying a short-term rental use, this fulfills the purpose and intent of the Zoning Ordinance to define and regulate uses in different zoning districts.

(Please transcribe or attach additional pages as necessary)

Section XIV.B Rules and Definitions, adding the following definition:

- **SHORT-TERM RENTAL:** 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.

Section IV General Regulations, adding the following language in red to the Home Occupations regulations:

HOME OCCUPATIONS

In all Residence Districts and for all residential uses in non-residential districts (Amended by Ordinance A-834-13-11), any customary home occupation shall be permitted provided that **it meets the regulations as detailed below. Short-term rentals are expressly prohibited as a home occupation use.**

1. It is conducted entirely within the dwelling by a member of the family residing in the dwelling and when such home occupation is incidental and secondary to the use of the dwelling for dwelling purposes.
2. It is not conducted from a detached or attached accessory building or require internal or external alteration, or involve construction features or use of equipment not customary, either as to its use or size, in a dwelling (except one copying machine and one FAX machine shall be allowed), and the entrance to the space devoted to such occupation shall be from within the dwelling and not more than one-fourth of the floor area of a story including also a cellar of the dwelling is devoted to such home occupation.
3. There is no display or activity that will indicate from the exterior of the dwelling that it is being used in whole or in part for any use other than a dwelling.
4. Only a member of the family residing on the premises, plus only one additional person, whether or not a member of such family conducts it.
5. No mechanical equipment (except as provided above and except any personal computer) is used, except such as is customarily used for purely domestic or household purposes.
6. No stock in trade is kept or sold including also such as are made on the premises, or services rendered on the premises that require receipt or delivery of merchandise, goods or equipment by other than U.S. letter carrier mail service or the passenger automobile of the person conducting the home occupation.
7. No home occupation shall be allowed which is of a nature that will necessitate customers and/or personal deliveries to come to the dwelling either for goods, services and/or the

EXHIBIT B – DRAFT ZONING ORDINANCE LANGUAGE

business product (either goods or written products), except home day care as regulated herein.

8. A home occupation conducted by a professional person shall be only for consultation or performance of religious rites, but not for the general practice of the professional.
9. Teaching of musical instruments and dancing shall be conducted only in a single-family detached dwelling and then to not more than two pupils at one time, and academic or religious instruction may be given to not more than six pupils at one time in a single-family detached dwelling, not more than one pupil at one time in any other type dwelling unit.
10. Day care centers, subject to site plan review and the following provisions:
 - a) That no more than six (6) children are permitted, including the children of the home day care operator aged 16 or under.
 - b) That the type and ages of children cared for and the provision of service minimally conforms to the current limitations and requirements of the Illinois Department of Children and Family Services and other applicable law for this use.
 - c) That outside activity is permitted for this use. The outside activity area shall be fenced, said fence to be otherwise in compliance with Village zoning requirements, or if not fenced, then adult (18 or older) supervision is required at all times.
 - d) That this use is permitted in single family detached dwellings only and not in multi-family units such as condominiums or townhomes.
 - e) That the hours of operation shall be between 7:00 a.m. and 6:00 p.m.
 - f) Unless otherwise specifically provided in this subparagraph 10, all other requirements related to home occupations shall apply to this use.



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact; Requests for four (4) variations from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback; and one (1) variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback.

HEARINGS:

July 17 & September 18, 2023

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Janine Farrell, AICP
Community Development Director

PETITIONERS:

Rey & Haley Zaffar

PETITIONER STATUS:

Property Owners

PROPERTY OWNERS:

Rey & Haley Zaffar

EXISTING ZONING:

R-2A Single-Family Residential

LAND USE PLAN:

Recommends single-family residential

EXISTING LAND USE:

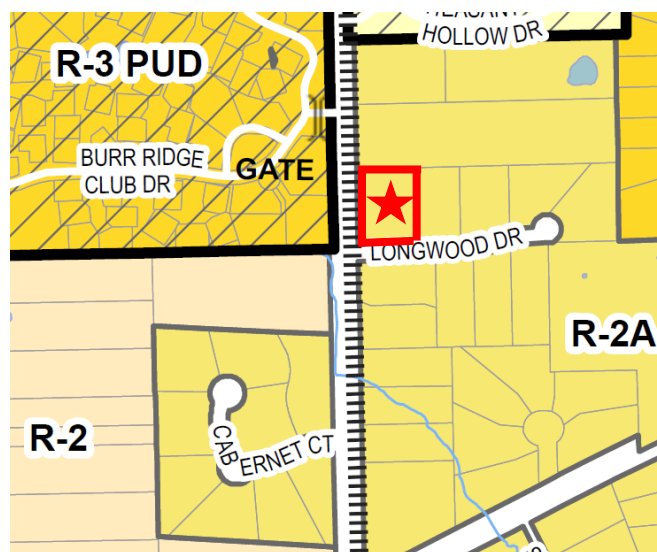
Single-family residence

SITE AREA:

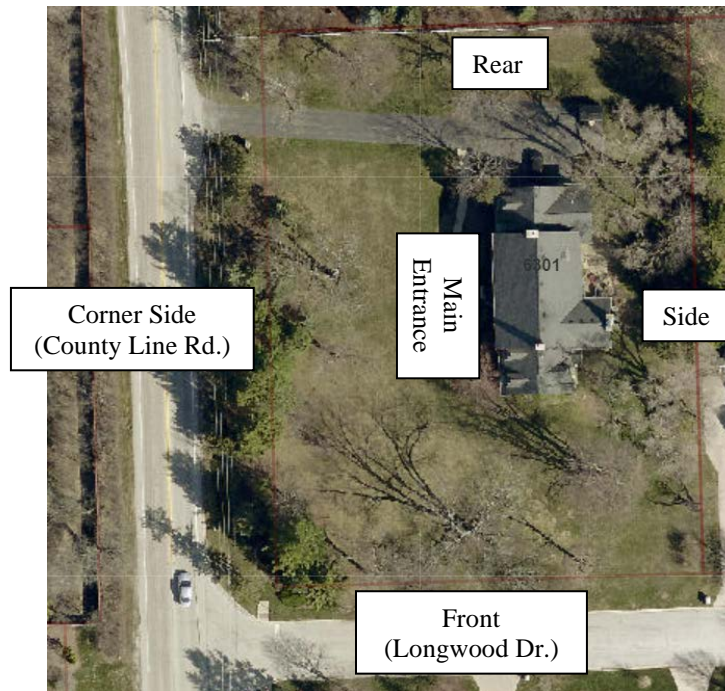
± 52,000 sq. ft./1.2 acres

SUBDIVISION:

Longwood



The petitioners are Rey & Haley Zaffar, owners of the subject property. 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.



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

The petitioners are requesting variations from Zoning Ordinance sections IV.I and IV.J as detailed below. The variations were first heard on July 17, 2023. At that meeting, the Plan Commission made the following recommendations as noted in italics below. The case was continued on August 21 until September 18, 2023 without discussion.

Requested Variations and *Recommendations from July 17, 2023:*

1. To permit a deck in the front yard: *Unanimously approved.*
2. To permit a driveway gate on a parcel less than two acres in lot area: *Continued to August 21, 2023.*
3. To permit a driveway gate exceeding 6 ft. in height: *Unanimously denied.*
4. To permit a driveway gate within the minimum 30 ft. corner side yard setback: *Unanimously denied.*
5. To permit a fence in the corner side yard setback: *Motion to deny failed with a vote of 3 to 3 (4 votes required for the motion to carry). Continued to August 21, 2023.*

The two requests remaining from the July 17, 2023 meeting are to permit a driveway gate on a parcel less than two acres in lot area and to permit a fence in the corner side yard setback. At the July 17, 2023 meeting, the Plan Commission requested additional details 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 petitioner provided updated materials, included as Exhibit A. It is important to note that the petitioner mentions the gate height and setback variation requests


in those materials. Those variation requests were denied on July 17; staff made notes on those pages in the attachment.

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

- Zoning Ordinance Section IV.I:
 - Driveway Gates (IV.I.12):
 - Permitted on parcels that are a minimum of 2 acres in area and have a front or corner side lot line with a minimum of 150 feet of street frontage. *While the property has 260 ft. (County Line Rd.) and 199 ft. (Longwood Dr.) of street frontage meeting that provision, it is only 1.2 acres in lot area and does not meet the minimum 2-acre lot area requirement.*
- Zoning Ordinance Section IV.J:
 - Fence:
 - Fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback. *The fence is proposed within the corner side yard setback, just inside the County Line Rd. property line. Per the Plat of Survey and Plat of Subdivision, there is a minimum 100 ft. setback along County Line Rd. For reference, there is an 80 ft. minimum setback in accordance with the County Line Rd. Overlay District regulations; 40 ft. is the standard R-2A corner side yard setback.*

At the July 17, 2023 meeting, the Plan Commission 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 (north side of 60th Street) running south to the I-55 interchange is on the following page.

It is important to note that there are three subdivisions in this vicinity which have fences along County Line Road - Burr Ridge Club (gate also), Burr Ridge Estates, and Carriage Way. Subdivision fences, gates, and entry monuments require Village Board approval and are held to different Ordinance requirements than individual single-family residential properties (Subdivision Ordinance as opposed to Zoning Ordinance).

Map of properties; subject site with red star 	(Map #) Address	Gate	Fence
	(1) 6110	Yes – meets Z.O. regulations/ permit #17-176	Yes – meets Z.O. regulations/ surrounds pool in rear yard
	(2) 6116	Yes – in setback; variation to permit fence & gate in setback approved in 1984 (Ord. A-454-04-84)	Yes – in setback; variation to permit fence & gate in setback approved in 1984 (Ord. A-454-04-84)
	(3) 6161	Yes – in setback; gate potentially on property with the fence in setback since at least 1951, pre-dating Village’s incorporation in 1956	Yes – in setback; fence on property in setback since at least 1951, pre- dating Village’s incorporation in 1956
	(4) 6191	Yes – in setback; gate potentially on property with the fence in setback since at least 1951, pre-dating Village’s incorporation in 1956	Yes – in setback; fence on property in setback since at least 1951, pre- dating Village’s incorporation in 1956
	(5) 6330	Yes – meets Z.O. regulations/ permit #21-172	Yes – meets Z.O. regulations/ permit #18-216
	(6) 6401	No	Yes – in setback; variation to permit fence in setback approved in 1993 (Ord. A-454-16-93)
	(7) 6501	Yes – meets Z.O. regulations/ permit #09-041	No – denied variation & text amendment to locate fence in the front & corner side yards in 2013 (Ord. A-834-25-13 & A-834-26-13)
	(8) 6545	Yes – in setback; approved a variation to permit a gate in the rear yard (front entrance is Shady Ln.) & in setback in 2013 (Ord. A-834-07- 13)	Yes – in setback; approved a variation to permit a temporary snow fence in setback in 2011 (Ord. A-834-33-11)
	(9) 6547	Yes – meets Z.O. regulations/ permit #13-223	Yes – in setback; aerial imagery inconclusive due to heavy tree cover, home constructed by 1951, pre-dating Village’s incorporation in 1956

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. The approved Ordinances are included

as Exhibit B. 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. (6161 and 6191), 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."



1951 aerial image of 6161 and 6191 County Line Rd. when they were one property. The darker shaded box around the site is the fence line.



1963 aerial image of 6161 County Line Rd., after the property was divided. The darker line around the property is the fence line.



1963 aerial image of 6191 County Line Rd., after the property was divided. The white line around the property is the fence line.

Public Hearing History

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

Public Comment

While staff received several phone calls inquiring about the petition, there were no public comments submitted.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. The Plan Commission may wish to make one motion for the remaining two variation requests or separate them into individual motions. If the Plan Commission chooses to recommend approval for the requested variations from (1) Zoning Ordinance Section IV.I to permit a driveway gate on a parcel less than two acres in lot area and a variation from (2) Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback, staff recommends that said recommendation be subject to the following condition:

1. The gate, fence, and deck shall substantially comply with the plans submitted by the petitioner and included as Exhibit A.

Appendix

Exhibit A - Petitioner's Materials and Public Notifications

- Application
- Findings of Fact
- Proposed site plan and illustrations, including updated materials
- Public Notifications

Exhibit B – Ordinances for other properties in vicinity with fences in the County Line Rd. setback



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Rey Zaffar and Haley Zaffar

STATUS OF PETITIONER: Homeowners residing at the Subject Property

PETITIONER'S ADDRESS: 6301 South County Line Road, Burr Ridge, IL

ADDRESS OF SUBJECT PROPERTY: 6301 South County Line Road, Burr Ridge, IL

PHONE: 630-202-6965

EMAIL: rey.Zaffar@gmail.com

PROPERTY OWNER: Rey Zaffar and Haley Zaffar

PROPERTY OWNER'S ADDRESS: 6301 South County Line Road, Burr Ridge, IL PHONE: 630-202-6965

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

DESCRIPTION OF REQUEST:

Petitioner requests variations under Sections IV.I.12, IV.I.34 and IV.J of the Village Zoning Code to allow for (1) the installation of a fence along the west property line of the Subject Property along the single-family residence's frontage along South County Line Road, (2) the installation of an entry gate and pillars at the private single-family driveway onto South County Line Road and (3) the installation of a balcony adjacent to the single-family residence in the south yard along Longwood Drive.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: ~52,000 sq. ft. EXISTING ZONING: R-2A

EXISTING USE/IMPROVEMENTS: Residential - single-family residence

SUBDIVISION: Longwood - Lot 1

PIN(S) # 18-18-0307-001

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.

X Haley Zaffar
Petitioner's Signature

Rey Zaffar

June 1, 2023

Date of Filing



Findings of Fact - Zoning Variation
Burr Ridge Zoning Ordinance

Address:

6301 South County Line Road, Burr Ridge, IL

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

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out

See attached Petitioner Homeowner's Narrative Statement

- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

See attached Petitioner Homeowner's Narrative Statement

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

See attached Petitioner Homeowner's Narrative Statement

- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

See attached Petitioner Homeowner's Narrative Statement

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

See attached Petitioner Homeowner's Narrative Statement

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

See attached Petitioner Homeowner's Narrative Statement

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

See attached Petitioner Homeowner's Narrative Statement

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

See attached Petitioner Homeowner's Narrative Statement

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

See attached Petitioner Homeowner's Narrative Statement

**Petitioners Homeowners' Narrative Statement for Variations under
Section 4 and Section 6 the Village of Burr Ridge Zoning Ordinance
to the Subject Property at 6301 S. County Line Road, Burr Ridge, IL.**

Petitioners Homeowners' Narrative Statement is offered to address and support the Findings of Facts as they relate to each of the three (3) variations sought by the Petitioners under Section 4 and Section 6 of the Village of Burr Ridge Zoning Ordinance, namely variations to allow for (1) the installation of a residential fence along the west property line of the Subject Property along the single-family residence's frontage along South County Line Road, (2) the installation of an entry gate at the private driveway onto South County Line Road serving the single-family residence, and (3) the installation of a balcony in the south side yard and adjacent to the single-family residence on the Subject Property.

a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The Subject Property is within an established nine home Burr Ridge residential subdivision adjacent to properties all improved with existing single-family homes. The Subject Property is a west facing, single-family residence occupied by the Petitioners Homeowners' family with its west property line frontage along the well-traveled and major arterial South County Line Road. The Subject Property's south side yard has frontage on Longwood Drive the cul-de-sac street serving the residential subdivision. The variations to allow for the installation of a residential fence along the west property line of the Subject Property along the single-family residence's frontage along South County Line Road and the installation of an entry gate at the private driveway onto South County Line Road ensure the safety and security for Petitioners Homeowners' family and two small children and serve as a privacy buffer along South County Line Road. Similarly, given the residence is west facing, the variation allowing for the installation of a balcony in the south side yard and adjacent to the single-family residence ensures full benefit of the use of the side yard, Petitioners' single-family residence and the Subject Property. Due to the west facing positioning of the residence on the property, the south side yard facing Longwood Drive is the largest open space on the Subject Property with the open space needed and to be used as yard and play area for the Petitioners' minor children, ages 4 and 2. The installation of the adjacent outdoor balcony with secured access increases safety and security for the Petitioners' and their children by providing ready access and supervision of the open space. The variations sought by Petitioners are in keeping with the established character and amenities common to other existing single-family residences including adjacent properties in the immediate area to the Subject Property.

b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

The variations sought by Petitioners would allow for amenities in keeping and in concert with similar single-family homes already existing in the established nine home residential subdivision.

Fencing, gates and a balcony, specifically, are existing within and common to single-family residences and residential developments throughout the Village of Burr Ridge. Petitioners' access to and use of the largest open space portion of a Subject Property provides them the reasonable return intended in the home design and the residence's orientation on the lot. Petitioners look to the Village to grant the requested variations to allow Petitioners' full right of use, enjoyment and utility of Petitioners' home and of the Subject Property as other residents of the Village of Burr Ridge enjoy.

c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

The Subject Property is unique to other single-family homes within the subdivision because of its lot orientation being west facing with its west property line frontage along the well-traveled and major arterial South County Line Road and its south side yard adjacent to Longwood Drive. Several Burr Ridge residential properties on South County Line Road have gates and properties north of the Subject Property, including the immediately adjacent property, currently have gates along South County Line Road. The gate access significantly increases the security and safety of the residence, the Petitioners and their children considering the significant traffic on South County Line and Plainfield Road and the proximity of the Subject Property to Interstate 55. The front yard per the zoning ordinance is the yard facing Longwood Drive even though the front of the house faces west.

d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

The variations sought by Petitioners for the installation of a fence, driveway gate and balcony are to increase the Petitioners' safety and security of Petitioners' use and enjoyment of the home and the Subject Property, amenities common to single-family residences and residential developments in the Village. Additionally, the variations for the fence and driveway gate are requested and necessary to mitigate the impacts to the private residence's immediate proximity to the well-traveled and major arterial South County Line Road.

e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

Fencing, gates and balconies are amenities common to single-family residences and residential developments in the Village of Burr Ridge but are not currently present on the Subject Property nor were they present when Petitioners purchased the residence. Petitioners moved back to Burr Ridge with the intent to raise their family in the community where he was raised. The granting of

the variances to allow for the fence, driveway gate and balcony enables the Petitioners to enjoy the Subject Property and benefits the neighborhood as well as providing safety and security for Petitioners' young children.

f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The variations sought by Petitioners for the installation of a fence, driveway gate and balcony are specific to the Petitioners' residence and therefore the resulting improvements are not detrimental to the public welfare nor will they have any direct or indirect affect to adjoining properties or the other single-family residences and properties in the residential subdivision. Specifically, the location of the proposed balcony is in the largest open space on the Subject Property and will be constructed well within the building line as noted on the survey included with and made part of this Narrative Statement.

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

The installation of a fence, driveway gate and balcony, while specific to the Petitioners' residence, will enhance essential character of the established nine home residential subdivision. The variations requested by the Petitioners and the resulting addition of the fence, driveway gate and balcony are common to single-family residences and residential developments in the Village of Burr Ridge, generally, and will not alter the character of the neighborhood.

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

The variations sought by Petitioners for the installation of a fence, driveway gate and balcony are of such size and nature so as to not impair the supply of light and air to adjacent properties, or increase the congestion of the adjacent South County Line Road or Longwood Drive, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. Rather, the variations and the companion improvements and amenities of fencing, a driveway gate and a balcony will increase the enjoyment and utility of the Subject Property and maintain or enhance the property values within the established nine home residential subdivision. Additionally, the proposed gate will be automated both by remote and secured text message for efficiency of use and its location on the residence's driveway will allow for cuing of more than one vehicle from South County Line Road.

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

The variations sought by Petitioners are in keeping with the recognized, established character common to single-family residences and residential developments in the Village of Burr Ridge, generally, and are in keeping with the established character and amenities common to the other existing single-family homes within the subdivision and the residential properties in the immediate area to the Subject Property, specifically. Petitioners moving back to Burr Ridge to raise their family demonstrates their belief in Burr Ridge being "A Very Special Place" as they support the development and improvement of their Burr Ridge community.

As part of Petitioners' Narrative Statement and Petition Petitioners have attached photographs of the gate and fence they intend to erect along South County Line Road as shown on their survey. The Petitioners' balcony will be approximately two (2) feet off the ground to accommodate the door from their home at that location. The balcony will be 12 feet by 32 feet as depicted on the survey and be made of a Trex composite material with railings and balusters painted to match the house. The base of the balcony will have stone posts to match the house.



**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:

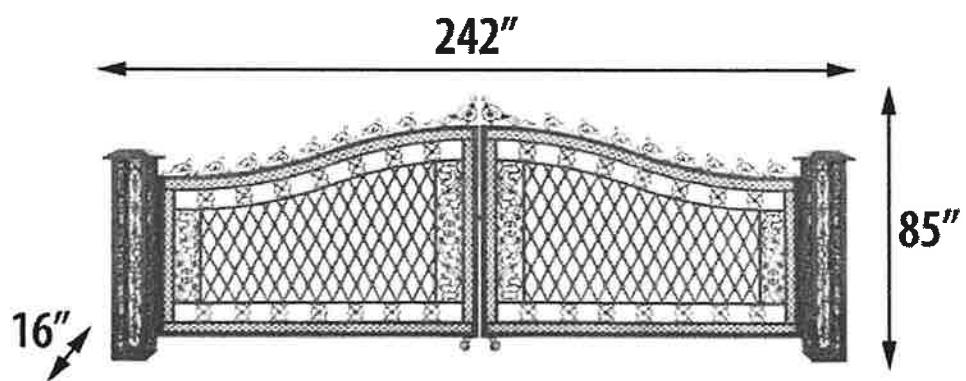
6301 South County Line Road, Burr Ridge IL

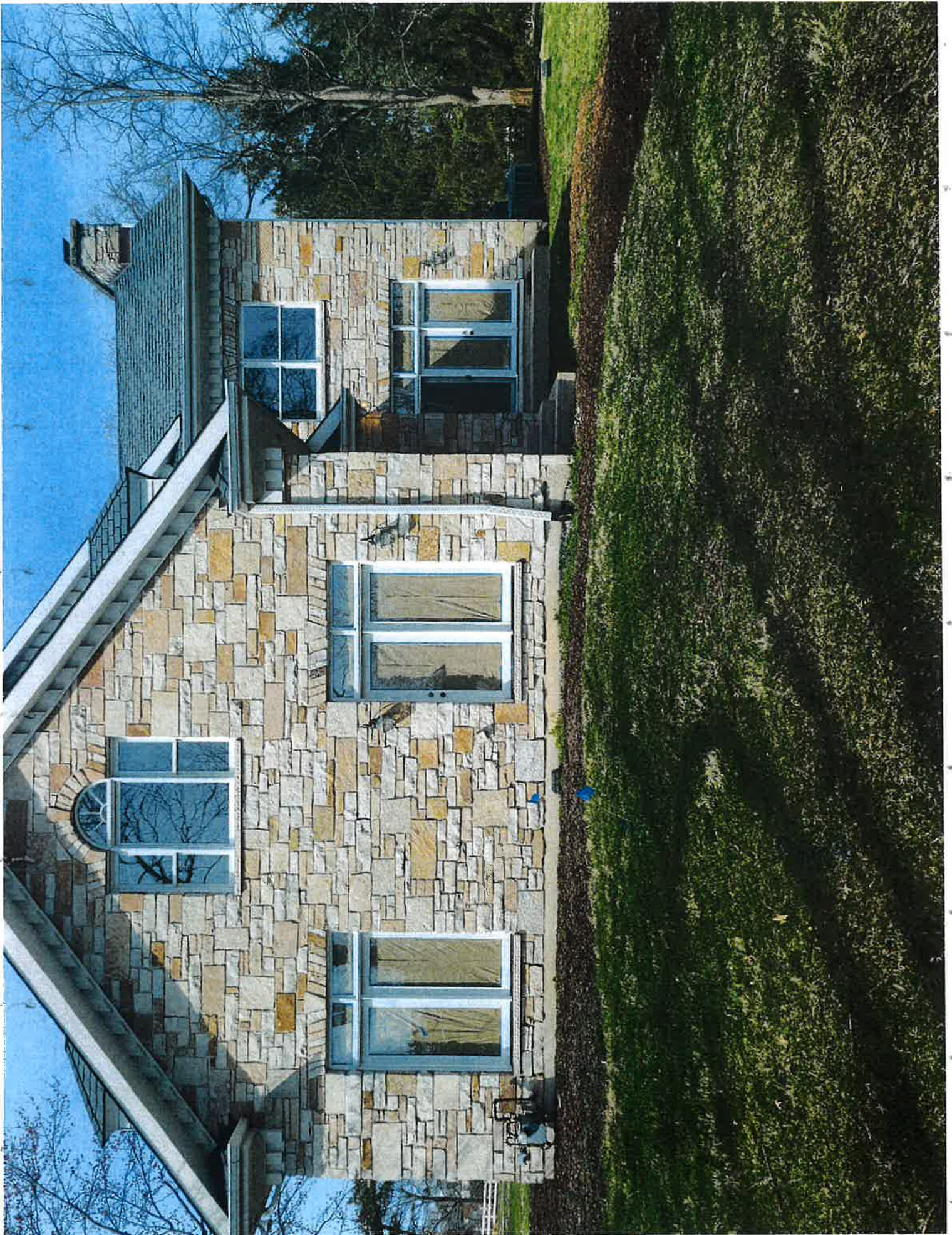
Property Owner or Petitioner:

Rey Zaffar and Haley Zaffar

(Print Name)

X Haley Zaffar Rey Zaffar
(Signature)

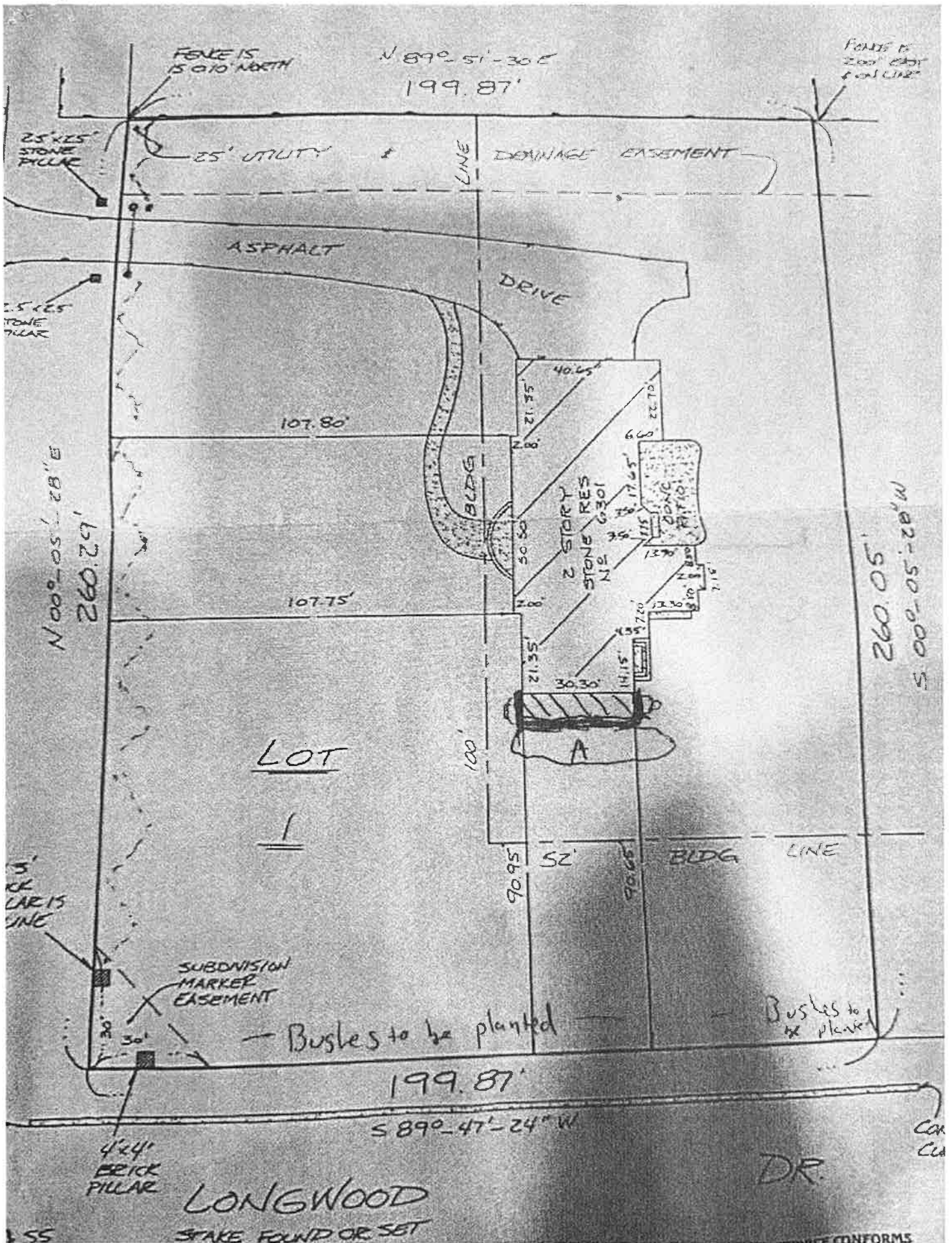










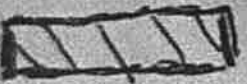


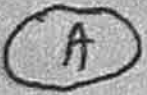


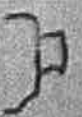
Key:

 = Gate

 = Fence

 = 10'-12' x 30'-32' deck

 = Shade tolerant
Hydrangea shrubs

 = Stairs

Zaffar

6301 S County Line Rd

Revised gate and fence design slides to be used for discussion during the next meeting.

Fence
material

5' height
No
impalers



Proposed Gate 1

- 6 ft at sides
- Decoratively up to 7' in center

The gate height variation request was
unanimously denied 7/17. - JF



Proposed gate #2

- 6' height
- No impalers
- (same material as proposed fence)



Existing neighbor
6116 S County Line
Rd (two identical
gates)

Over 7' base height



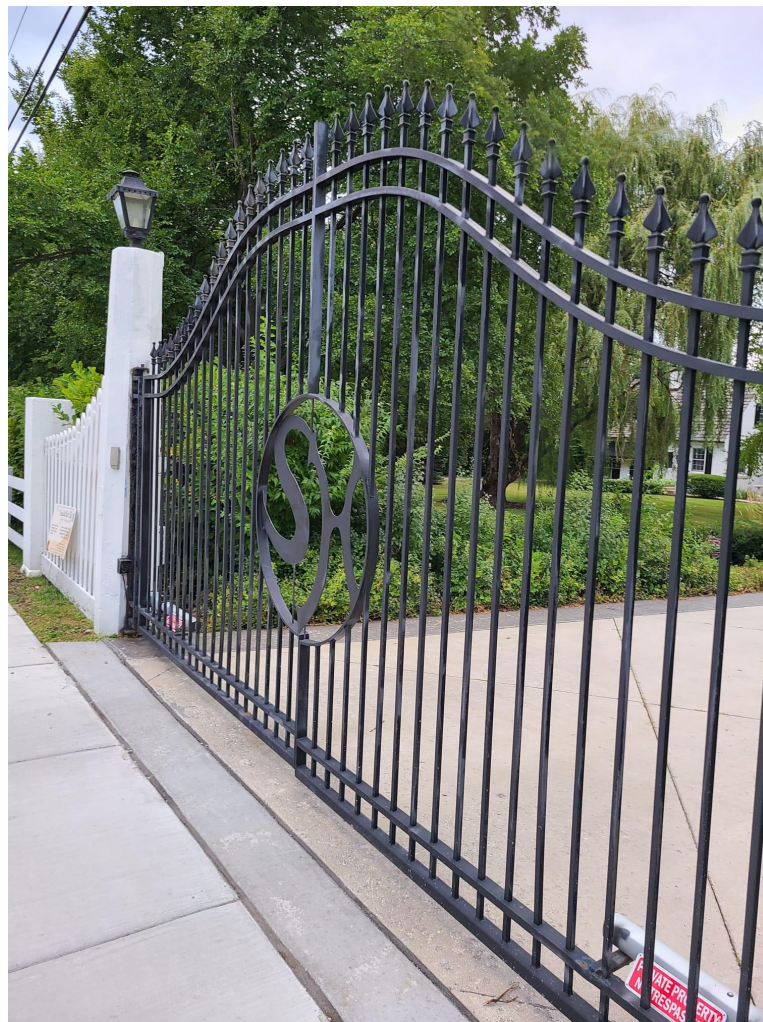
6116 S County Line Rd
Wrought iron fence with
entangled hedges



Neighbor #2
Fence



Neighbor #2 gate
Over 8' base height, 9-10' at
center



Neighbor's fencing
adjacent to new sidewalk
in the right of way

Our goal: have a similarly
situated barrier for
continuity.



6301 S County Line (our property)
View of right of way as of 9/7/2023

Removed dead or dying trees that
was a clear eyesore to all who
passed by.



Existing exposure
to our yard from
County Line Rd.



Existing exposure to
our yard from County
Line Rd.



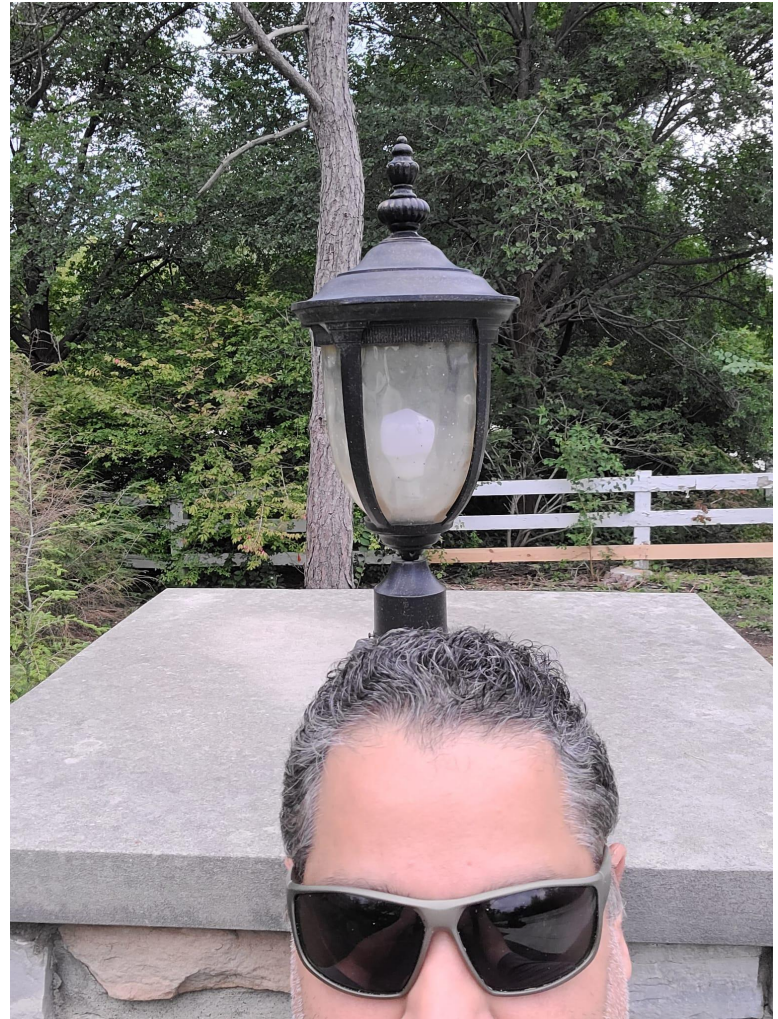
Existing exposure to
our yard from County
Line Rd.



Existing exposure to
our yard from County
Line Rd.



Current stone pillar height: 7'



Original
proposed
fencing setback

23' feet from
County Line Rd



Original proposed setback
23' feet from County Line Rd



23' from road

30' from road

35' from road



30' from "easement"



View of
relative gate
locations
compared to
adjacent
properties.



The variation for the gate setback
was unanimously denied 7/17. - JF

Number of single family homes on County Line Rd between Woodgate (6200 County Line Rd) and 55: 9

(All other properties are located in a subdivision and have their own subdivision fences)

6116: Gate, fence

6161: Gate, hedge

6191: gate, fence

6301: (our property)

6333: n/a

6330: gate, new trees

6503: gate, trees

6545: gate, fence

6547: gate, fence

Percentage of homes with gates north of I-55 on County Line Rd: 78%

Jun 27, 2023 at 12:47:13 PM
1-5 Longwood Dr
Burr Ridge IL 60527
United States



Jun 27, 2023 at 12:48:37 PM
6301 S County Line Rd
Burr Ridge IL 60527
United States





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, July 17, 2023**, at **Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527**.

PURPOSE OF HEARING

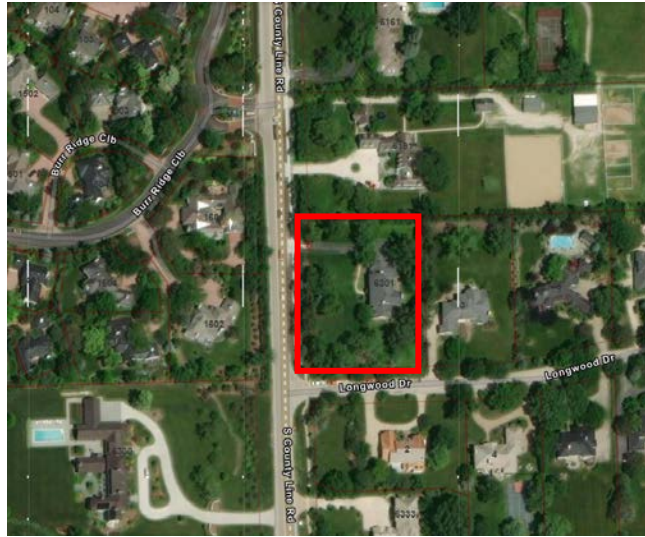
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider requests by Rey and Haley Zaffar for four (4) variations from Zoning Ordinance Section IV.I to permit a deck in the front yard, a driveway gate on a parcel less than two acres in lot area, a driveway gate exceeding 6 ft. in height, and a driveway gate within the minimum 30 ft. corner side yard setback; and a variation from Zoning Ordinance Section IV.J to permit a fence in the corner side yard setback. ***The petitioner seeks to build a driveway gate and fence along County Line Rd. and build a deck on the south side of the property.*** The petition number and address of this petition is **V-01-2023: 6301 S. County Line Rd.** and the Permanent Real Estate Index Number is **18-18-307-001-0000**.

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, July 11, 2023. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

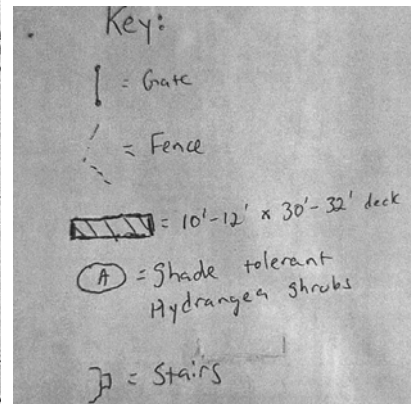
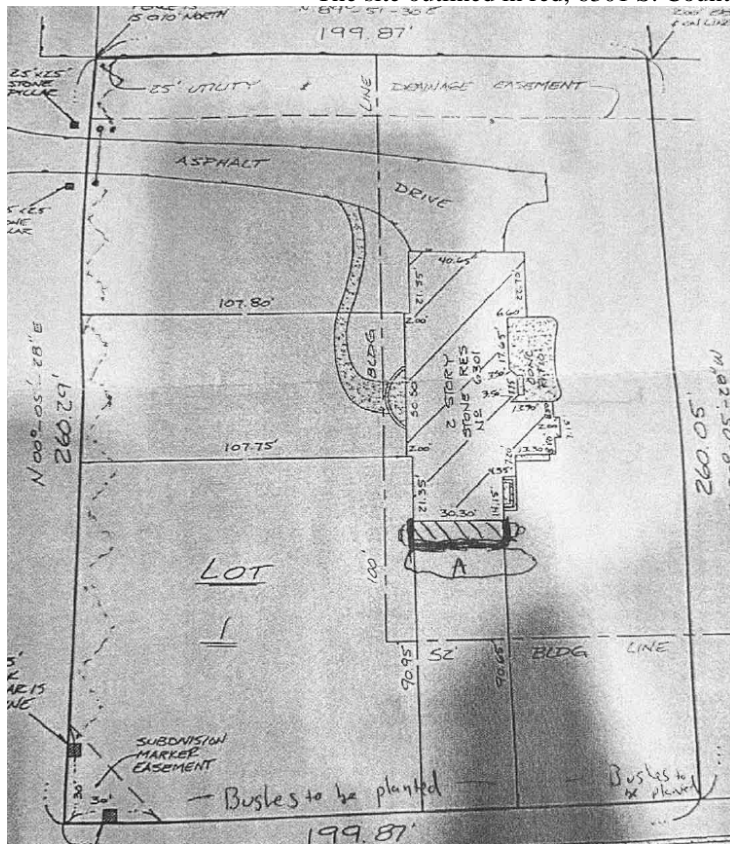
BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

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



The site outlined in red, 6301 S. County Line Rd.



Proposed site plan illustrating the location of the gate and fence along County Line Rd. and the deck on the south side of the property.

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

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

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

The July 17, 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

304 BURR RIDGE CLUB DRIVE
304 BURR RIDGE CLB
BURR RIDGE, IL 60527

ARISTOTLE HALIKIAS
2221 CAMDEN CT #200
OAK BROOK, IL 60523

AUVEEK BASU
9 LONGWOOD DR
BURR RIDGE, IL 60527

BENISH, ELLEN
301 BURR RIDGE CLUB
BURR RIDGE, IL 60527

BIRCK, CHRISTOPHER & C
1564 MARQUETTE AVE
NAPERVILLE, IL 60565

BOSSY, DEBORAH J
1103 BURR RIDGE CLUB
BURR RIDGE, IL 60527

BRENNAN, JOHN L
1601 BURR RIDGE CLB
BURR RIDGE, IL 60527

Burr Ridge Club HOA
c/o Dennis Regan
501 Burr Ridge Club Drive
BURR RIDGE, IL 60527

Burr Ridge Meadows HOA
c/o Richard K. Morley
69 Tomlin Circle
BURR RIDGE, IL 60527

CABERNET COURT SUB HOA c/o
MARINA GOMOPOULUS
77 CABERNET CT
BURR RIDGE, IL 60527

CANTIN, PAULINE A
86 S CABERNET CT
BURR RIDGE, IL 60527

CATALANO, CHRIS & MARY
1602 BURR RIDGE CLUB
BURR RIDGE, IL 60527

CHICAGO TITLE 8002388242
202 BURR RIDGE CLUB
BURR RIDGE, IL 60527

CHRIS RIMBOS
6402 PINECREST DR
BURR RIDGE, IL 60527

CHUNG WU
2 LONGWOOD DR
BURR RIDGE, IL 60527

CIMALA, R & E MCLAUGHLIN
1501 BURR RIDGE CLUB
BURR RIDGE, IL 60527

CONNOR, DAVID & CHRISTINE
89 S CABERNET CT
BURR RIDGE, IL 60527

COX, JOHN L & MARY JO
1207 BURR RIDGE CLUB
BURR RIDGE, IL 60527

DAVID SCHMIEGE
117 TOMLIN CR
BURR RIDGE, IL 60527

DELANEY, MICHAEL M
1502 BURR RIDGE CLB
BURR RIDGE, IL 60527

ESLER, CHARLES & MARTHA
1102 BURR RIDGE CLB
BURR RIDGE, IL 60527

FU, MEIMEI
1604 BURR RIDGE CLUB
BURR RIDGE, IL 60527

GARIBOTTI, JEANNEMARIE
1204 BURR RIDGE CLUB
BURR RIDGE, IL 60527

GIBBONS, MICHAEL & ERIN
6330 COUNTYLINE RD
BURR RIDGE, IL 60527

GOMOPOULOS, PETER & MARINA
77 S CABERNET CT
BURR RIDGE, IL 60527

GRAYHECK TR, NANCY
103 BURR RIDGE CLUB
BURR RIDGE, IL 60521

GREENSPON, STEVEN B
6307 S ELM ST
BURR RIDGE, IL 60527

GROOT, LAWRENCE A & DAWN
1232 ORANGE CT
MARCO ISLAND, FL 34145

HAASE, DALE & LESLYE
104 BURR RIDGE CLUB
BURR RIDGE, IL 60521

HANNA & GLORIA WAKIM
6333 S COUNTY LINE RD
BURR RIDGE, IL 60527

HARDEK, ANN MARIE TR
105 BURR RIDGE CLUB
BURR RIDGE, IL 60521

HAYES JR TR, JAMES D
68 S CABERNET CT
BURR RIDGE, IL 60527

HIGGINS, SARAH
1206 BURR RIDGE DR
BURR RIDGE, IL 60527

HILL, GENE R TRUST
111 W MONROE ST
APT. 12 W
CHICAGO, IL 60603

IA Y SABA TRUST AGREEM
PO BOX 7075
VILLA PARK, IL 60181

INTER CONTL BURR RIDGE
2221 CAMDEN CT #200
OAK BROOK, IL 60523

JACQUELINE LAASE PARRI
6191 S COUNTY LINE RD
BURR RIDGE, IL 60527

JOHN GILMORE
8 LONGWOOD DR
BURR RIDGE, IL 60527

JOHN L PIETRZAK
7 LONGWOOD DR
BURR RIDGE, IL 60527

JOHNSTON, JULIE N
1405 BURR RIDGE CLB
BURR RIDGE, IL 60527

JOSEPH & MARY MULLEN
101 TOMLIN CIRCLE
BURR RIDGE, IL 60527

KALBER, BETTY TR
302 BURR RIDGE CLUB
BURR RIDGE, IL 60521

KASSAR, AMER
41 S CABERNET CT
BURR RIDGE, IL 60527

KEVIN CAPLIS
125 TOMLIN CIRCLE
BURR RIDGE, IL 60527

KING BRUWAERT WOODS HOA
6101 S COUNTY LINE RD
BURR RIDGE, IL 60527

LEMBO, MICHAEL & REBECCA
1203 BURR RIDGE CLB
BURR RIDGE, IL 60527

LIND, DAVID R
1402 BURR RIDGE CLUB
BURR RIDGE, IL 60527

LINDA G MEEHAN
6401 COUNTY LINE RD
BURR RIDGE, IL 60527

LINN, GORDON & JUDITH
1503 BURR RIDGE CLB
BURR RIDGE, IL 60527

LIU, CHUANBO & XIAOLIAN
6 WOODGATE DR
BURR RIDGE, IL 60527

LUKE MASSERY & ALICIA
109 TOMLIN CIR
BURR RIDGE, IL 60527

MACRIE, ROBERT & SARI
1404 BURR RIDGE CLB
BURR RIDGE, IL 60527

MALLOY, PATRICIA A
1205 BURR RIDGE CLUB
BURR RIDGE, IL 60527

MALONEY, EDWARD&ELIZABETH
102 BURR RIDGE CLUB
BURR RIDGE, IL 60527

MARIA M REDONDO
5 LONGWOOD DR
BURR RIDGE, IL 60527

MATTHEW WALSH
11820 PLAINFIELD RD
BURR RIDGE, IL 60527

MILLER, MARCIA L
101 BURR RIDGE CLUB
BURR RIDGE, IL 60521

MOTTL, GLEN J
6309 ELM ST
BURR RIDGE, IL 60521

NATHAN BROWN
4 LONGWOOD DR
BURR RIDGE, IL 60527

NORTHERN TRUST
50 S LASALLE ST
APT. FL 3RD
CHICAGO, IL 60603

PATRICIA HALIKIAS
2221 CAMDEN CT #200
OAK BROOK, IL 60523

PAUL NAFFAH
6161 COUNTY LINE RD
BURR RIDGE, IL 60527

REGAN, JEAN H
321 S ELM ST
HINSDALE, IL 60521

ROUMEN GUEORGUIEV
6 LONGWOOD DR
BURR RIDGE, IL 60527

RYAN, JUDITH C
1101 BURR RIDGE CLUB
BURR RIDGE, IL 60521

S & K KOULERMOS
85 TOMLIN CIR
BURR RIDGE, IL 60527

SAMAD, MARWAN
6116 COUNTY LINE RD
BURR RIDGE, IL 60527

SINGER, CANDACE S
701 BURR RIDGE CLUB
BURR RIDGE, IL 60527

SMOTHERS, BRUCE
1202 BURR RIDGE CLUB
BURR RIDGE, IL 60521

STEFAN, J WILLIAM
201 BURR RIDGE CLUB
BURR RIDGE, IL 60527

STEINBARTH, RALPH H
1401 BURR RIDGE CLUB
HINSDALE, IL 60521

STOUT, ANN T
203 BURR RIDGE CLB
BURR RIDGE, IL 60527

RESIDENT
6181 COUNTY LINE RD
BURR RIDGE, IL

THOMAS K MEEHAN
6401 S COUNTY LINE RD
BURR RIDGE, IL 60527

VAN VLYMEN, DOUGLAS & C
1106 BURR RIDGE CLUB
BURR RIDGE, IL 60527

WATKA TR, LYNNE
441 N MAIDEN
LAGRANGE PARK, IL 60526

WILLIAM E GERWING
3 LONGWOOD DR
BURR RIDGE, IL 60527

WITZ, WILLIAM
1403 BURR RIDGE CLB
BURR RIDGE, IL 60527

WM J & MARY R KING
93 TOMLIN CR
BURR RIDGE, IL 60527

EXHIBIT B

ORDINANCE NO. A-454-4-84

AN ORDINANCE GRANTING VARIATION (DOLEMBA)

WHEREAS, an application has been filed with the Zoning Board of Appeals of the Village of Burr Ridge 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 September 4, 1984, at the Village offices of this Village, at which hearing all persons present were given an opportunity to be heard; and

WHEREAS, public notice of said hearing was published not more than 30 nor less than 15 days before said hearing in the Hinsdale Doings, a newspaper of general circulation in this Village, no newspaper being published in said Village, all as required by law;

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

Section 1: That the Zoning Board of Appeals has made its report and findings and recommendations and such are adopted by reference as findings of this Board of Trustees as fully as if completely set forth at length herein. All exhibits submitted at the aforesaid public hearing are also incorporated by reference.

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, find, in addition to the findings set forth in Section 1 hereof, as follows:

a. That the property is commonly known as 6116 County

Line Road, Burr Ridge, Illinois, 60521.

b. That the variation if granted would not alter the essential character of the locality nor deteriorate property values; similar type fences are already located in the same general vicinity on County Line Road.

c. That the plight of the owner is due to unique circumstances due to its location on the corner of County Line Road and Woodgate Drive and the increased vehicle traffic caused therefrom requiring fencing.

d. That the conditions upon which the petition for variation is based would not be applicable generally to the other property within the same zoning district.

e. That adherence to the strict letter of the applicable zoning regulation would impose a hardship upon the owner of the subject real estate due to owner's elderly mother-in-law's need of protection from vehicles using the owner's driveway to cut through his corner lot. The owner's mother-in-law lives with owner and often walks in the yard.

f. That the property cannot yield a reasonable return if the variation is not granted because of the problems caused by vehicles and dogs going through the property.

g. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, and will enhance the other neighboring properties in that the materials chosen for the fence to be constructed will enhance the appearance of the property.

h. That the proposed variation 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.

Section 3: That a variation for the following described real estate:

Lot 1 in WOODGATE OF BURR RIDGE, being a Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded December 5, 1972, as Document No. R72-74255, in DuPage County, Illinois.

Said property is commonly referred to as 6116 County Line Road, Burr Ridge, Illinois.

be and is hereby granted from the requirements of Section IV-I-10 of the Burr Ridge Zoning Ordinance, to permit construction of an open fence six feet in height with gate centers graduating to seven feet rather than the required five feet maximum height of an open fence.

Section 4: That the grant of this variation be and is hereby conditioned upon the owner's commitment to complete said fence within 60 days from the time of the issuance of the building permit for the fence, and that construction thereof shall be done by a professional fence company.

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 24th day of September, 1984, by the following roll call vote:

AYES: 6 - Trustees Blahnik, Zucek, Murray, Polaski, Ahlgren & Irmen

NAYS: 0 - None

ABSENT: 0 - None

APPROVED this 24th day of September, 1984, by the President of the Village of Burr Ridge.


Village President

ATTEST:


Village Clerk

ORDINANCE NO. A-454-16-93

AN ORDINANCE GRANTING VARIATIONS
(SCHMIDT - 6401 COUNTY LINE ROAD)

WHEREAS, an application has been filed with the Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, seeking certain variations 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 variations on September 7, 1993, at the Village Hall of this Village, at which time all persons desiring to be hearing were given the opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than 30 nor less than 15 days prior to said public hearing 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. All exhibits submitted at the public hearing of the Zoning Board of Appeals are also incorporated by reference and adopted by 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, in addition to the findings set forth in Section 1 finds as follows:

- a. That the Petitioner for the variation for and Owner of the Subject Property located at 6401 County Line Road, Burr Ridge, Illinois, is John Schmidt (hereinafter "Petitioner"). The Petitioner requests the following variations for the Subject Property:
- i. a variation to permit a fence to be located forward of the rear wall of the principal building rather than behind the rear wall of the principal building as required by Section IV.I.4. of the Burr Ridge Zoning Ordinance;
 - ii. a variation to permit a fence to be located in the front and corner side yard abutting the west and south property lines (Plainfield and County Line Roads), rather than fences not extending nearer to the corner side lot line than the corner side yard line as required by Section IV.I.4. of the Burr Ridge Zoning Ordinance;
 - iii. a variation to permit a portion of the fence to be a six foot, solid cedar fence, rather than a five foot, fifty percent open fence as required by Section IV.I.4. of the Burr Ridge Zoning Ordinance; and
 - iv. a variation to permit a portion of the fence to include chain link, whereas Section IV.I.4 of the Burr Ridge Zoning Ordinance prohibits chain link fences.
- The requested variations would allow the property to remain protected from the increased elevations of Plainfield and County Line Roads.
- b. That the plight of the Petitioner is due to unique circumstances. The Subject Property is located at the intersection of Plainfield and County Line Roads, which intersection has been improved by the Cook County Highway Department. The improvements by the County Highway Department have raised the level of the highway to approximately 5 feet above the level of the Subject Property. This highway construction has also removed the vegetative screen previously located in the right-of-way which the Petitioner relied upon to screen the house from traffic. Further, the split rail and split rail and chain link fence have existed in a similar location for a number of years. The improvements to the rights-of-way required this existing fencing to be relocated further into the Petitioner's property.
- c. That the variation will not alter the essential character of the locality. Petitioner represented that there are other six foot solid fences within the surrounding neighborhood. Petitioner further noted that the fence will extend only four to four and one-half feet above the surface of the improved rights-of-way of Plainfield and County Line Roads and, therefore, will not have any impact upon the surrounding properties.

- d. That denial of the requested variation would be a hardship to the Petitioner since the vehicles on Plainfield and County Line Roads emit noxious odors which settle on the property. Also, Petitioner has lost certain of the privacy the Subject Property enjoyed; due to the elevation of the roadways and removal of the existing vegetation, motorists can look down onto the Subject Property. Also, Petitioner is subject to the intrusion of lights from vehicular traffic as well as dust and dirt created by the traffic.
- e. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located since the proposed fence will be approximately four to four and one-half feet above the grade of the roadways, thus negating any effect the fence may have on surrounding property owners.
- f. That the proposed variation 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 since this is a 5 acre property with the proposed fence to be located along the two property lines adjacent to public roadways.

Section 3: That the following variations be and are hereby granted:

1. a variation to permit a fence to be located forward of the rear wall of the principal building rather than behind the rear wall of the principal building as required by Section IV.I.4. of the Burr Ridge Zoning Ordinance;
2. a variation to permit a fence to be located in the front and corner side yard abutting the west and south property lines (Plainfield and County Line Roads), rather than fences not extending nearer to the corner side lot line than the corner side yard line as required by Section IV.I.4. of the Burr Ridge Zoning Ordinance;
3. a variation to permit a portion of the fence to be a six foot, solid cedar fence, rather than a five foot, fifty percent open fence as required by Section IV.I.4. of the Burr Ridge Zoning Ordinance; and
4. a variation to permit a portion of the fence to include chain link, whereas Section IV.I.4 of the Burr Ridge Zoning Ordinance prohibits chain link fences.

said subject real estate is legally described as follows:

LOT 2 IN VICKERY MAYBROOK ACRES, A SUBDIVISION OF THE
WEST 705 FEET OF THE NORTHWEST QUARTER OF SECTION 19,

FAS
09/23/93

TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING NORTH OF PLAINFIELD ROAD IN COOK COUNTY,
ILLINOIS.

Said property is commonly known as 6401 County Line Road,
Burr Ridge, Illinois (Schmidt property).

Section 4: That this Ordinance shall be in full force and
effect from and after its passage, approval and publication as
provided by law. The Village Clerk is hereby directed and ordered
to publish this Ordinance in pamphlet form.

PASSED this 27th day of September, 1993, by the
Corporate Authorities of the Village of Burr Ridge on a roll call
vote as follows:

AYES: 6 - Trustees Irmien, Santacaterina, Jacobs, McGirr, Cizek & Ringewald

NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this
27th day of September, 1993.


Village President

ATTEST:


Village Clerk

PC\B:\ORD\SCHMIDT.VAR

ORDINANCE NO. A-834-07-13

AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE OF BURR RIDGE ZONING ORDINANCE FOR A DRIVEWAY IN THE REAR YARD AND ACROSS THE REAR LOT LINE OF A THROUGH LOT AND FOR A DRIVEWAY GATE IN A REAR YARD AND LESS THAN 30 FEET FROM THE REAR LOT LINE

(V-01-2013: 6545 County Line Road - Becker)

WHEREAS, an application for a variation from the Village of Burr Ridge Zoning Ordinance for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Zoning Board of Appeals of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variation on March 18, 2013, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for zoning variations, 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 the zoning variations indicated herein are 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 Zoning Board of Appeals 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 variation for the property located at 6545 County Line Road, Burr Ridge, Illinois, is Bob and Betty Becker (hereinafter "Petitioners"). The Petitioners request a variation

from Section IV.G.2 of the Burr Ridge Zoning Ordinance to permit a driveway in the rear yard and across the rear lot line of a through lot (i.e. a driveway for access to Shady Lane) and a variation from Section IV.I.12 of the Zoning Ordinance to permit a residential driveway gate in a rear yard and less than 30 feet from the rear lot line.

- B. That the need for the driveway across the rear lot line is due to unique circumstances because the property consists of two consolidated lots and access to the rear of the lot would require the construction of a driveway exceeding 700 feet in length and cause the removal of a significant number of trees. The property is also unique in that the rear lot abuts a local street and not an arterial street.
- C. That the need for the driveway gate in a rear yard is due to unique circumstances because the area is secluded and security problems are likely to occur without a gate.
- D. That if the variations are not approved the petitioner would suffer a hardship because the value of the property would be significantly reduced due to the lack of secure access to the rear of the lot or due to the number of trees that would have to be removed for the driveway to be extended from County Line Road.

Section 3: That variations from Section IV.G.2 of the Burr Ridge Zoning Ordinance to permit a driveway in the rear yard and across the rear lot line of a through lot (i.e. a driveway for access to Shady Lane) and a variation from Section IV.I.12 of the Zoning Ordinance to permit a residential driveway gate in a rear yard and less than 30 feet from the rear lot line **are hereby granted** for the property commonly known as 6545 County Line Road and identified with the Permanent Real Estate Index

Number of 18-19-103-051.

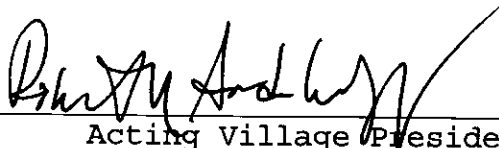
Section 4: That the variation is subject to compliance with the submitted plans attached hereto as Exhibit A.

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 22nd day of April, 2013, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

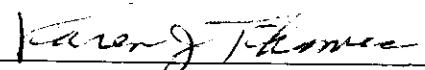
AYES:	4	-	Trustees Grela, Franzese, Paveza, Ruzak
NAYS:	0	-	None
ABSENT:	2	-	Trustees Wott, Manieri

APPROVED by the President of the Village of Burr Ridge on this 22nd day of April, 2013.



Acting Village President

ATTEST:



Village Clerk

ORDINANCE NO. A-834-25-13

AN ORDINANCE DENYING A FENCE VARIATION
FROM THE VILLAGE OF BURR RIDGE ZONING ORDINANCE

(Z-11-2013: 6501 County Line Road - Lindell)

WHEREAS, an application for a variation from the Village of Burr Ridge Zoning Ordinance for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Zoning Board of Appeals of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variation on July 1 and August 19, 2013, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for zoning

variations, 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 the zoning variations indicated herein are 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 Zoning Board of Appeals 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 variation for the property located at 6501 County Line Road, Burr Ridge, Illinois, is Mr. Dennis Lindell (hereinafter "Petitioner"). The Petitioner requests a variation

from Section IV.J of the Burr Ridge Zoning Ordinance to permit the construction of a 5 foot tall fence in the front and the corner side yards of an existing residential property rather than the requirement that fences be located in the rear yard.

- B. That the petitioner failed to show any conditions to the property that would create a hardship and prevent the reasonable use of the property without the variation.
- C. That the property has and may continue to be used in a manner consistent with other residential properties in the neighborhood and throughout the Village. Relief from the Zoning Ordinance is not necessary for the property to yield a reasonable return to the property owner.

Section 3: That a variation from Section IV.J of the Burr Ridge Zoning Ordinance to permit the construction of a 5 foot tall fence in the front and the corner side yards of an existing residential property rather than the requirement that fences be located in the rear yard ***is hereby denied*** for the property commonly known as 6501 County Line Road and identified with the Permanent Real Estate Index Numbers of 18-19-103-076 and 18-19-103-077.

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 9th day of September, 2013, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - Trustees Bolos, Ruzak, Franzese,
Paveza, Grasso, Manieri

NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this 9th day of September, 2013.



Village President

ATTEST:



Village Clerk

ORDINANCE NO. A-834-26-13

AN ORDINANCE DENYING AN AMENDMENT TO THE VILLAGE OF BURR RIDGE
ZONING ORDINANCE REGARDING FRONT YARD FENCES

(Z-11-2013: 6501 County Line Road - Lindell)

WHEREAS, an application for an amendment to the Village of Burr Ridge Zoning Ordinance has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said zoning amendment on July 1 and August 19, 2013, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a zoning amendment, 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 the zoning variations indicated herein are 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 amendment is Mr. Dennis Lindell (hereinafter "Petitioner"). The Petitioner requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to allow fences within the front and corner side yards on residential properties exceeding 2 acres and with frontage on two arterial streets.
- B. That the amendment is not consistent with the intent and purpose of the Zoning Ordinance.

Section 3: That an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to allow fences within the front and

corner side yards on residential properties exceeding 2 acres
and with frontage on two arterial streets *is hereby denied*.

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 9th day of September, 2013, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - Trustees Bolos, Ruzak, Franzese,
Paveza, Grasso, Manieri

NAYS: 0 - None

ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on
this 9th day of September, 2013.

Myrtle Strahl
Village President

ATTEST:

Kare J. Thomas
Village Clerk

ORDINANCE NO. A-834-33-11

AN ORDINANCE GRANTING A VARIATION
FROM THE VILLAGE OF BURR RIDGE ZONING ORDINANCE TO
PERMIT A SALT PROTECTION FENCE/BARRIER IN A FRONT YARD

(V-05-2011: 6545 County Line Road - Becker)

WHEREAS, an application for a variation from the Village of Burr Ridge Zoning Ordinance for certain real estate has been filed with the Village Clerk of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Zoning Board of Appeals of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variation on November 17, 2011 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Zoning Board of Appeals has made its report on the request for zoning variations, 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 the zoning variations indicated herein are 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 Zoning Board of Appeals 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 variation for the property located at 6545 County Line Road, Burr Ridge, Illinois, are Mr. and Mrs. Robert and Betty Becker (hereinafter "Petitioners"). The Petitioners request a variation from Section IV.J of the Burr Ridge Zoning Ordinance to permit a temporary fence in the front yard of a residential property for the purpose of winter time salt protection.
- B. That the plight of the owners is due to unique circumstances because of the location of the property on the heavily traveled five lane portion of County Line Road and its proximity to the intersection of County

Line Road and Plainfield Road. This location results in a large amount of salt spray onto the property.

- C. That because of the location of the property on this section of County Line Road, there is a particular hardship to the owners. The petitioner presented documentation at the hearing indicating substantial salt damage to the front yard landscaping as a result of the salt spray from County Line Road.
- D. That the variation will not alter the essential character of the locality because the petitioner has designed the fence using high quality materials and in a color that will be the least obtrusive.

Section 3: That a variation from Section IV.J of the Burr Ridge Zoning Ordinance to permit a temporary fence in the front yard of a residential property for the purpose of winter time salt protection ***is hereby granted*** for the property commonly known as 6545 County Line Road and with the Permanent Real Estate Index Number of: 18-19-103-051.

Section 4: That the variation is subject to compliance with the following conditions:

- A. The fence shall be maintained in good condition at all times with no rips or tears in the wind screen, with the black vinyl coating covering all of the fence posts and chain link material, and with fence posts in a straight and vertical condition at all times.
- B. The fence shall be located adjacent to the front lot line only and within the confines of the private property.
- C. The fence shall not be erected before November 15 of each year and shall be removed before April 1 of each year.

- D. The property owner shall obtain a fence permit prior to construction of the fence each and every year the fence is to be erected.
- E. The fence shall comply with the fence elevation attached hereto as Exhibit A.

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.

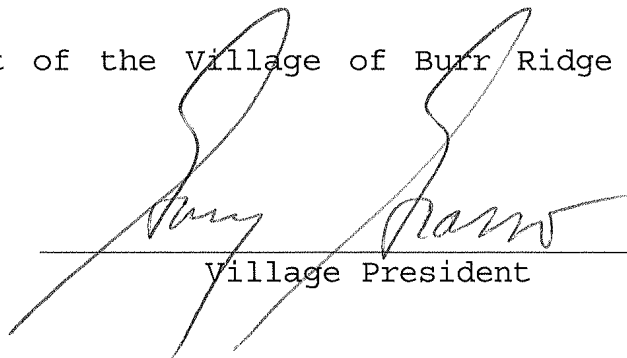
PASSED this 28th day of November, 2011, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Ruzak, Grela, Sodikoff,
Paveza, Manieri

NAYS: 1 - Trustee Wott

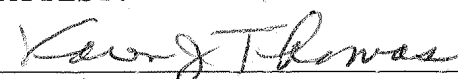
ABSENT: 0 - None

APPROVED by the President of the Village of Burr Ridge on this 28th day of November, 2011.



Village President

ATTEST:



Village Clerk



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-03-2023: 7703 Hamilton Ave. (Iwanetz); Variation and Findings of Fact; Requests for a variation from Zoning Ordinance Section VI.D to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required. The petitioner seeks to build a new single-family residence.

HEARING:

September 18, 2023

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern, Planner

PETITIONER:

Bohdan A. Iwanetz

PETITIONER STATUS:

Trustee of the Bohdan A. Iwanetz
Trust

PROPERTY OWNER:

Bohdan A. Iwanetz Trust dated
February 20, 2020

EXISTING ZONING:

R-2A Single-Family Residential

LAND USE PLAN:

Recommends single-family
residential

EXISTING LAND USE:

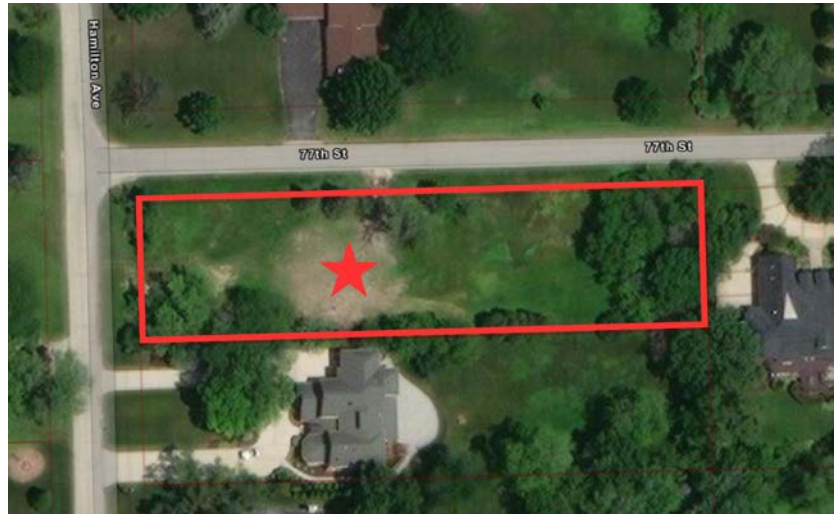
Vacant lot

SITE AREA:

± 40,000 sq. ft.

SUBDIVISION:

Bartlett's, Robert, Hinsdale
Countryside, Pt.

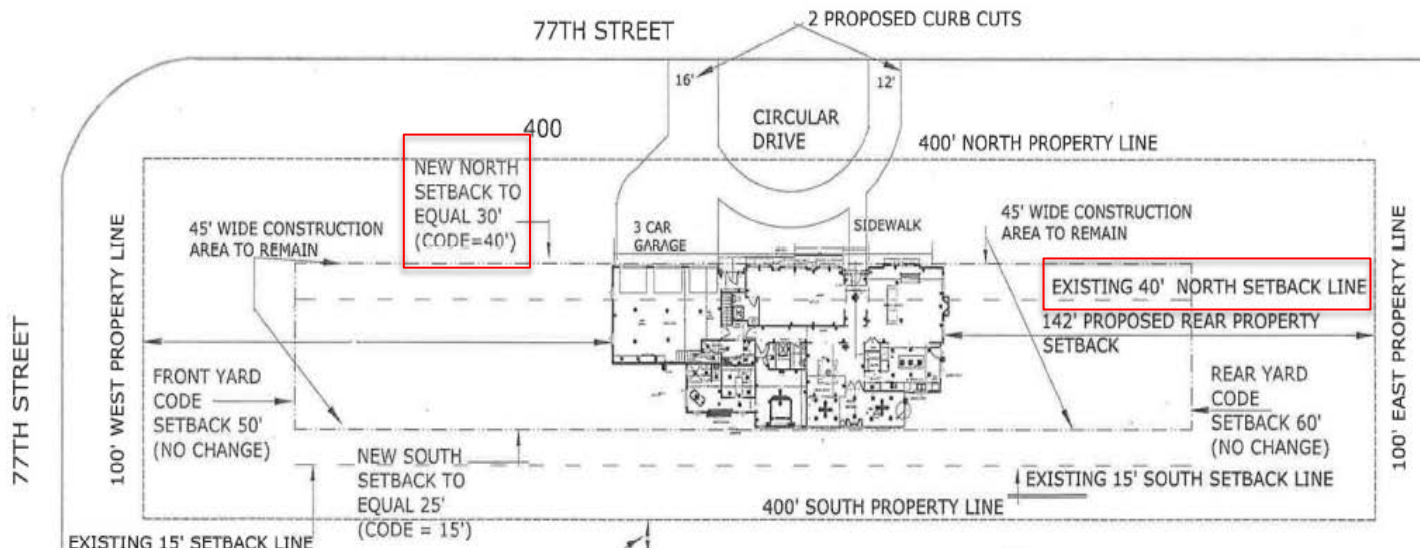


The petitioner is Bohdan A. Iwanetz, owner of the property at 7703 Hamilton Ave. The petitioner requests a variation from Zoning Ordinance section IV.D as detailed below. The petitioner seeks to build a new single-family residence. The petitioner is requesting to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required. Mr. Iwanetz stated his neighbor on the south side of his home is 10.25 feet from his property line; that is closer than the allowed R-2A zoning requirement of 15 feet per Ordinance. Mr. Iwanetz stated a variation would give both their homes more privacy.



Aerial of the property with the property lines or yards noted.

Proposed Site Plan with setbacks:



Section IV.D.7.a: Yard Requirements; Permitted Uses	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-Family detached dwelling	50 feet	15 feet	40 feet	60 feet

Ordinance A-25-11-75	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-Family detached dwelling	30 feet	20 feet	40 feet	50 feet

Ordinance A-25-11-75 permits variations from the requirements of Section IV, D-7, "R2-A Single Family Residence District" as to lot width from 130 feet to 100 feet. Setbacks are permitted in a front yard from 50 feet to 30 feet, for a rear yard from 60 feet to 50 feet, and for side yards, to permit two side yards with a combined width of not less than 20 feet rather than 30 feet (with neither side yard less than 10 feet in width rather than 15 feet) and to permit the interior side yard of not less than 10 feet rather than 40 feet in width on corner lots. It is important to note setbacks can deviate in the side yards but not on a corner side yard.

Public Hearing History

The property was rezoned to R-2A (Ordinance A-25-11-75). Since 1975, there has been no zoning action on the property.

Public Comment

While staff received phone calls inquiring about the petition, there were no public comments submitted.

Findings of Fact and Recommendation

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. If the Plan Commission chooses to recommend approval of V-03-2023, a request for one variation from Zoning Ordinance Section IV.D to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required and to permit a new single-family residence, staff recommends 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.

Appendix

Exhibit A - Petitioner's Materials and Public Notifications

- Application
- Findings of Fact
- Plat of Survey
- Site Plan
- Architectural Plans
- Public Notifications



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Bohdan (B.A.) IWANETZ
STATUS OF PETITIONER: Trustee of the Bohdan A. Iwanetz Trust dated 2/20/2020
PETITIONER'S ADDRESS: 7516 Drew Ave
ADDRESS OF SUBJECT PROPERTY: 7703 Hamilton
PHONE: 708 - 275 - 4911
EMAIL: biwanetz@sbcglobal.net
PROPERTY OWNER: Bohdan A. Iwanetz Trust dated 2/20/2020
PROPERTY OWNER'S ADDRESS: 7516 Drew Ave, Burr Ridge PHONE: 708-275-4911
PUBLIC HEARING REQUESTED: ☐ Special Use ☐ Rezoning ☐ Text Amendment ☒ Variation(s)

DESCRIPTION OF REQUEST:

Variation to the allowed Northern Setback (77' Street) for the building envelope to 30 feet from 40 feet due to a Neighbor on the South Property line building closer than Zoned.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 40,000 sq ft ^{100 x 400} EXISTING ZONING: R-2A
EXISTING USE/IMPROVEMENTS: Empty lot at present
SUBDIVISION: Robert Bartlett's Hinsdale County Sec 1 Lot 112
PIN(S) # 09-25-4041-001

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.

B. A. Iwanetz

Petitioner's Signature

RECEIVED

JUL 20 2023

VILLAGE OF BURR RIDGE

Date of Filing



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

- a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out

My Neighbor's Home on my Southern side at "7707 Hamilton" is constructed only 10.25 feet from my property line. This is closer than the ALLOWED R-2A zoning requirement of 15 feet per Ordinance. Dr. Vijaya Sarma House also is also quite high and overhangs my planned bedroom area.

I wish to ask for a Variation to move the footprint of my planned home ten (10) feet North away from the home at 7707 to give both our homes more privacy.

This requires that my Zoning set back on the 77th street side of my property (North) be reduced to 30 feet from 40 feet. (this is still 50 feet away from the street and curbs to be built). The set back on the South side of the lot will now be 25 feet

My house design remains 45 feet wide which is what is allowed by zoning code for homes on corner lots.

- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.
THIS DOES NOT APPLY.

- c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

The property is a corner lot, my request to move the allowed building envelope 10 feet North will not affect any other neighbor except the one I believe built to close to the property line.

- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

Correct, it is to protect privacy for both residencies.

- e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

Correct.

- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Correct, it only affects my property and the neighbor I mentioned above.

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

Correct.

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

Correct, it will actually improve it.

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

I believe that is correct.



**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:

7703 Hamilton

Property Owner or Petitioner:

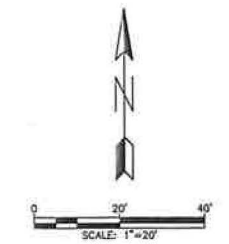
B. A. Iwanetz Trustee of the
Burr Ridge Iwanetz Trust
(Print Name) 2/20/2020
B. A. Iwanetz
(Signature)

TOPOGRAPHICAL PLAN OF EXISTING CONDITIONS

LOT 112 IN ROBERT BARTLETT'S HINSDALE COUNTRYSIDE, A SUBDIVISION OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH OF JOLIET ROAD, OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1944 AS DOCUMENT 462444, IN DUPAGE COUNTY, ILLINOIS.

P.L.N.: 09-25-404-001
COMMONLY KNOWN AS: 7703 HAMILTON AVENUE, BURR RIDGE, ILLINOIS

RECEIVED
SEP 05 2023
VILLAGE OF BURR RIDGE



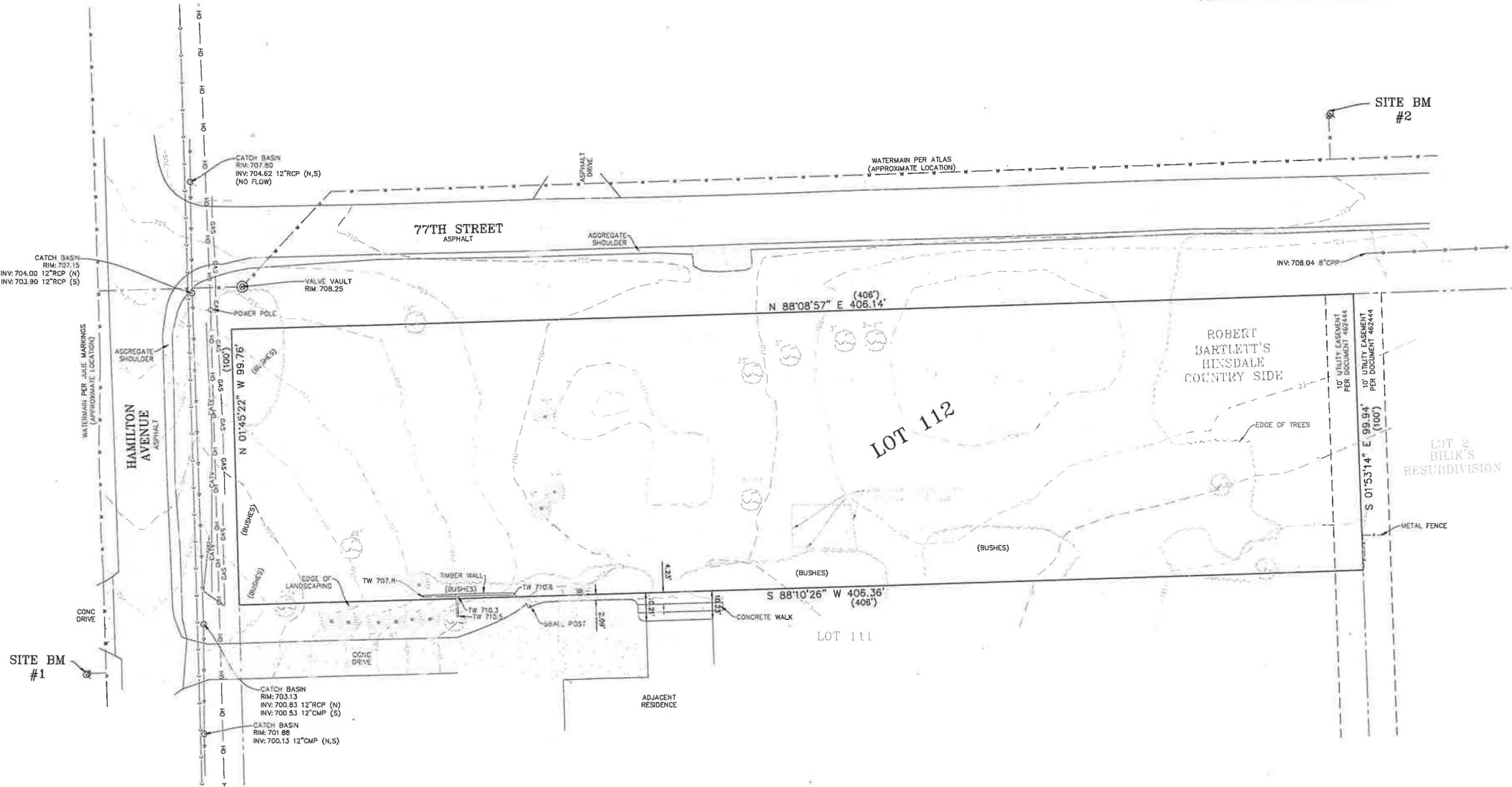
- LEGEND
- EX. SANITARY LINE
 - EX. STORM LINE
 - EX. WATER LINE
 - EX. UNDERGROUND CABLE (APPROXIMATE LOCATION)
 - EX. UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
 - EX. UNDERGROUND GAS (APPROXIMATE LOCATION)
 - EX. UNDERGROUND TELEPHONE (APPROXIMATE LOCATION)
 - EX. FENCE
 - EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
 - EX. CONTOURS
 - EX. SANITARY MANHOLE
 - EX. STORM CATCH BASIN
 - EX. STORM MANHOLE
 - EX. VALVE VAULT
 - EX. FIRE HYDRANT
 - EX. SPOT ELEVATION
 - EX. CONIFEROUS TREE
W/TRUNK SIZE IN INCHES
 - EX. DECIDUOUS TREE
W/TRUNK SIZE IN INCHES

ABBREVIATIONS

- | | |
|-----------|---------------------------------|
| ACU | AIR CONDITIONER UNIT |
| BBALL | BASKETBALL |
| BM | BENCHMARK |
| B/C | BOTTOM OF CORRUGATED METAL PIPE |
| CMP | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| CPP | CORRUGATED PLASTIC PIPE |
| E | EAST |
| ELEC | ELECTRIC |
| EM | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| FF | FINISHED FLOOR |
| GF | GARAGE FLOOR |
| GM | GAS METER |
| INV | INVERT |
| MH | MANHOLE |
| N | NORTH |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| S | SOUTH |
| TF | TOP OF FOUNDATION |
| TW | TOP OF WALL |
| VCP | VITRIFIED CLAY PIPE |
| W | WEST |
| XXX'XX' | MEASURED DIMENSION |
| (XXX'XX') | RECORD DIMENSION |

IMPERVIOUS DATA TABLE

PRE-DEVELOPMENT IMPERVIOUS AREA:	EXISTING IMPERVIOUS AREA:
FRAME GARAGE:	512 S.F.
ASPHALT DRIVE:	711 S.F.
CONCRETE WALK & STOOP:	165 S.F.
HOUSE:	1,159 S.F.
BRICK PATIO:	127 S.F.
WOOD DECK:	141 S.F.
WOOD STOOP & STEPS:	100 S.F.
CONCRETE (GARAGE):	419 S.F.
TOTAL:	3,433 S.F.
NEW IMPERVIOUS AREA=3,433 S.F.	



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SITE BENCHMARK #1:
ARROW BOLT ON FIRE HYDRANT ON THE WEST SIDE OF HAMILTON AVENUE APPROXIMATELY 61 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF SUBJECT SITE.
ELEV: 703.42 (NAVD 88)

SITE BENCHMARK #2:
NORTHWEST BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF 77TH STREET APPROXIMATELY 65 FEET NORTH OF THE NORTHEAST CORNER OF SUBJECT SITE.
ELEV: 711.70 (NAVD 88)

PREPARED FOR: BO AND LARISSA IWANETZ

DRAWN BY: B.L.
CHECKED BY: J.G.
APPROVED BY: J.G.

ENGINEERING RESOURCE ASSOCIATES

36701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60605
PHONE (312) 474-7344
FAX (312) 474-6099

2316 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

DATED: SEPTEMBER 1, 2023

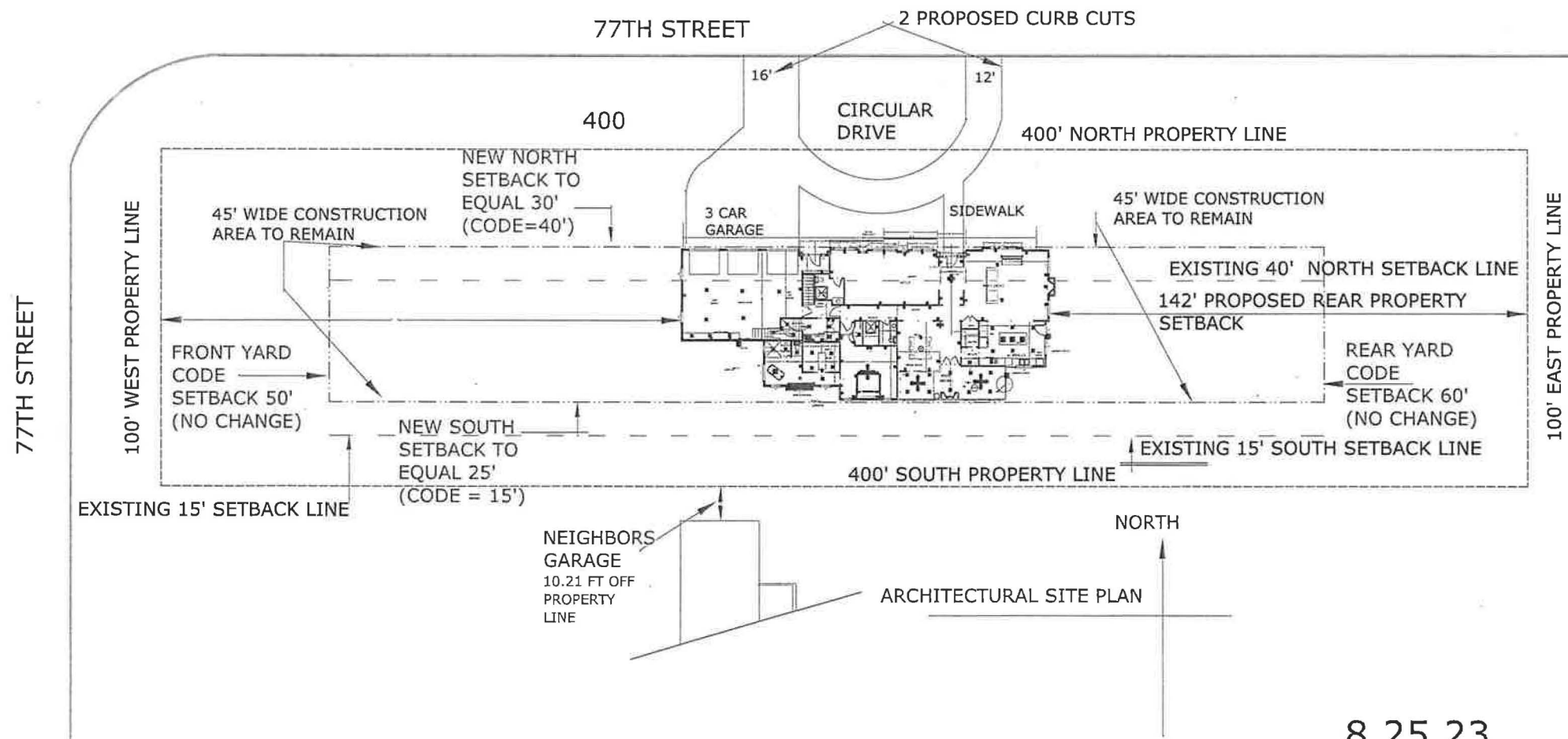
SHEET 1 OF 1

REGISTERED PROFESSIONAL ENGINEER
JON P. GREEN
062-052108
STATE OF ILLINOIS

I, JON P. GREEN, HEREBY VERIFY THAT I HAVE MEASURED THE ABOVE PROPERTY AND THAT THE PLAN HEREON DRAWN IS A CORRECT REPRESENTATION OF EXISTING CONDITIONS.
DATED AT WARRENVILLE, IL.
THIS 1ST DAY OF SEPTEMBER, A.D. 2023

REGISTERED PROFESSIONAL ENGINEER NO. 062-052108
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\Iwanetz\W2124.00 7703 Hamilton Ave As-constructed Plan.dwg Updated by: blgrinch 9/1/2023



**IWANETZ RESIDENCE
77TH ST AND HAMILTON
BURR RIDGE ILLINOIS**

KEITH R. LARSON - ARCHITECTS
701 N. YORK ROAD
HINSDALE, IL 630-476-2418
Keith.Larson.Architect@gmail.com

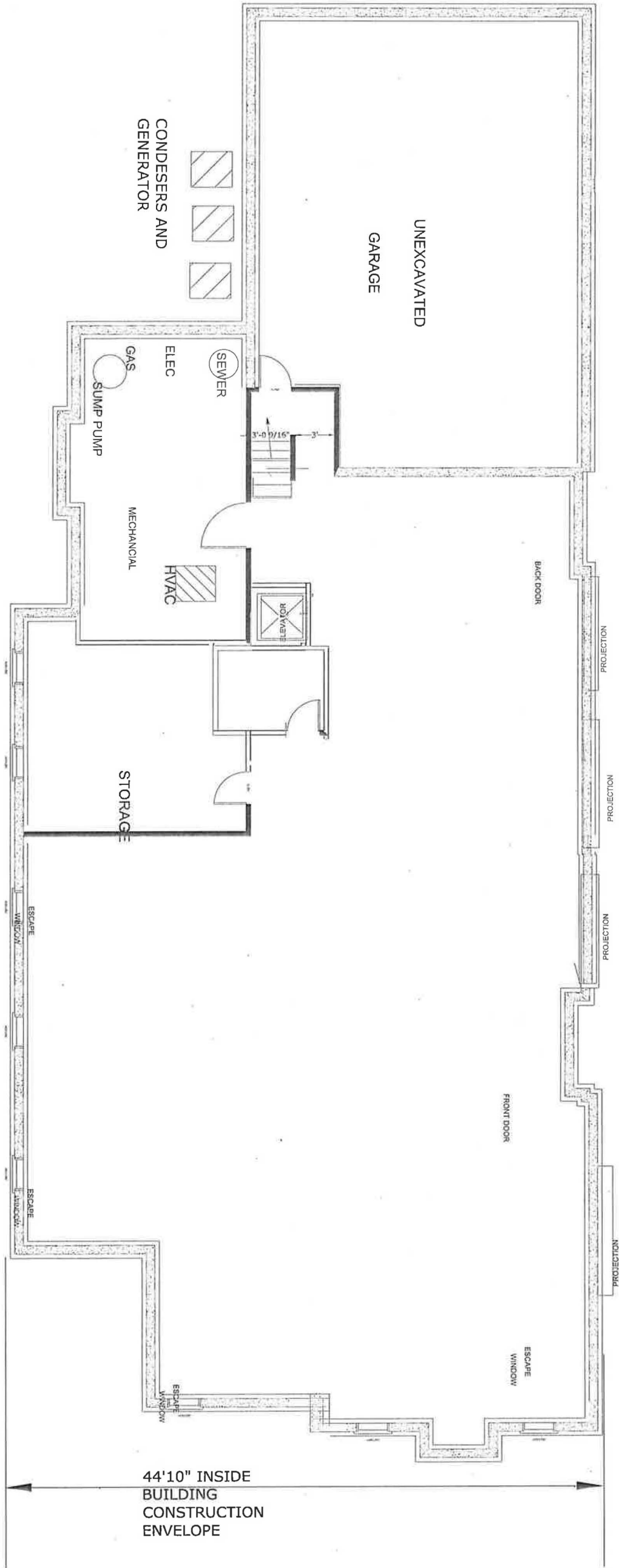
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

**IWANETZ RESIDENCE
77TH ST AND HAMILTON
BURR RIDGE ILLINOIS**

**SITE
PLAN**

109'
OVERALL

LIVING AREA
1725 sq. ft.



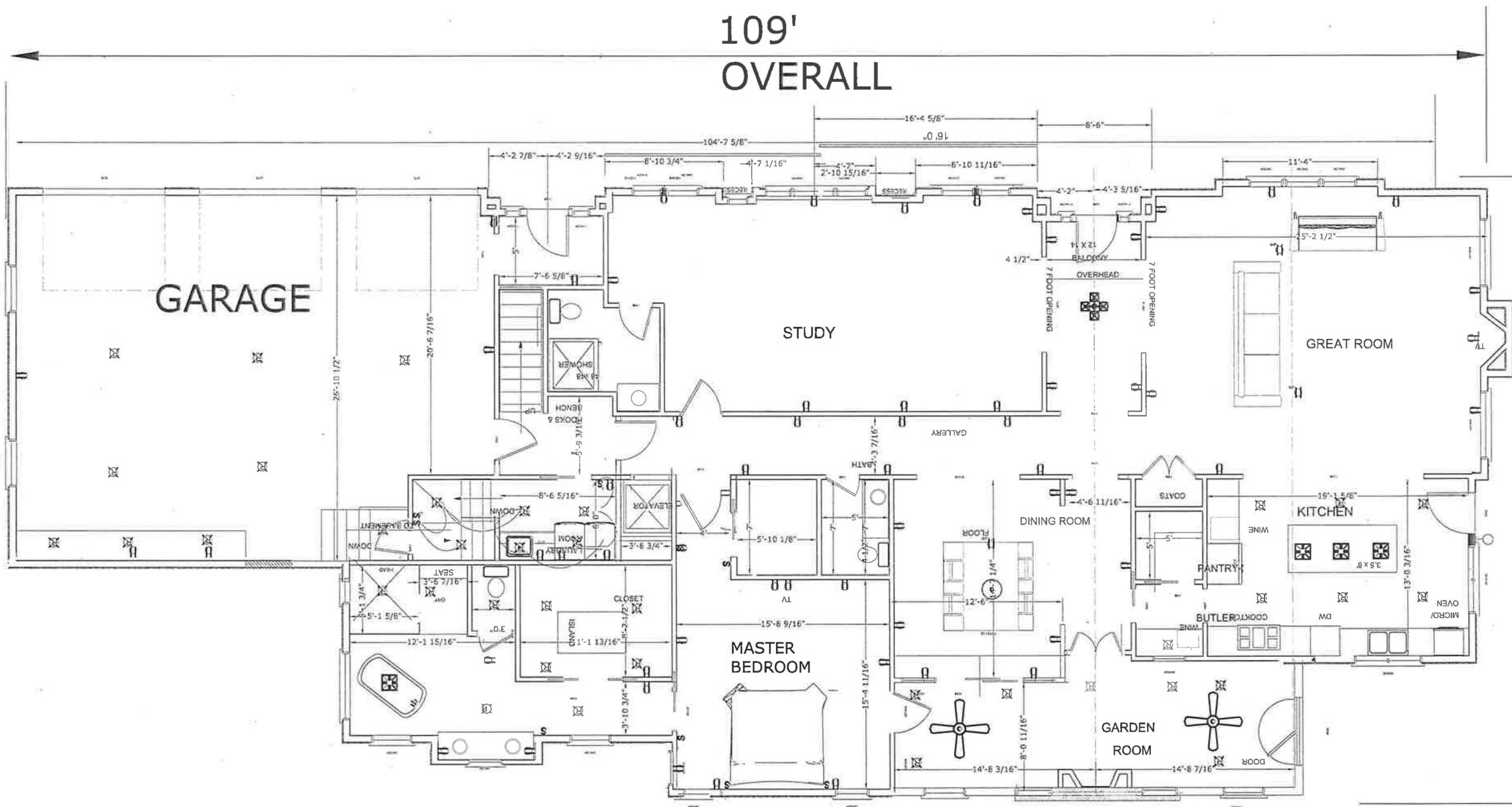
BASEMENT PLAN

NORTH

AUGUST 25, 2023

77TH STREET

109'
OVERALL



44'10" INSIDE
BUILDING
CONSTRUCTION
ENVELOPE

NORTH

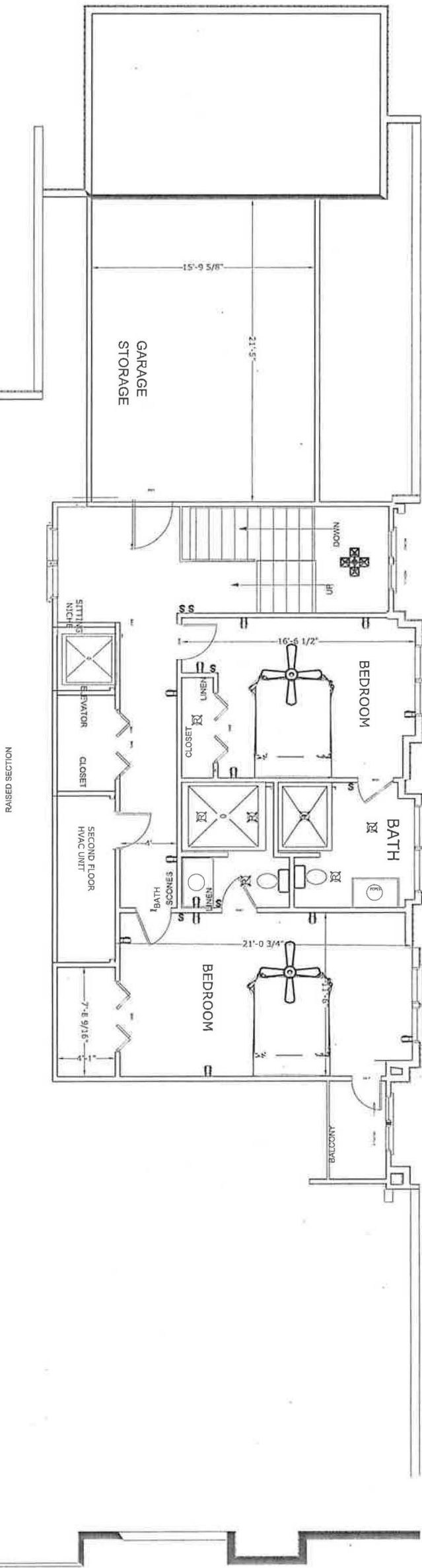
MAIN FLOOR PLAN

AUGUST 25, 2023

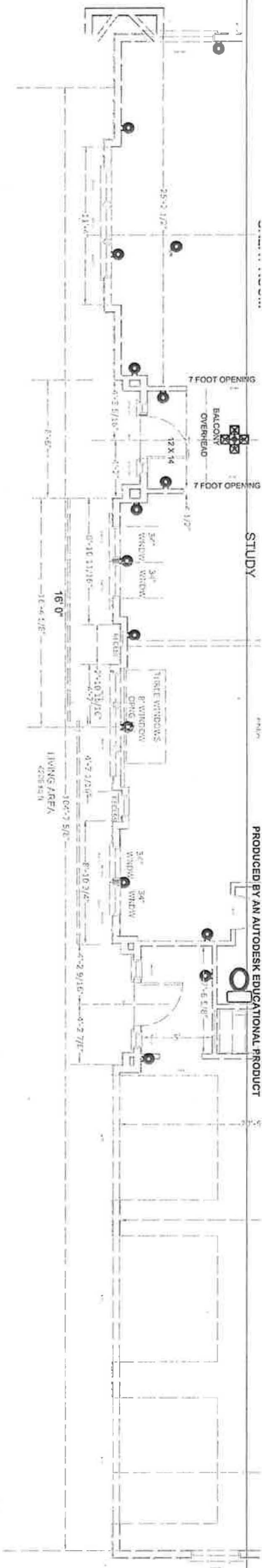
KEITH R. LARSON- ARCHITECTS
701 N. YORK ROAD
HINSDALE, IL 630-476-2418
Keith.Larson.Architect @ gmail.com

IWANETZ RESIDENCE
77TH ST AND HAMILTON
BURR RIDGE ILLINOIS

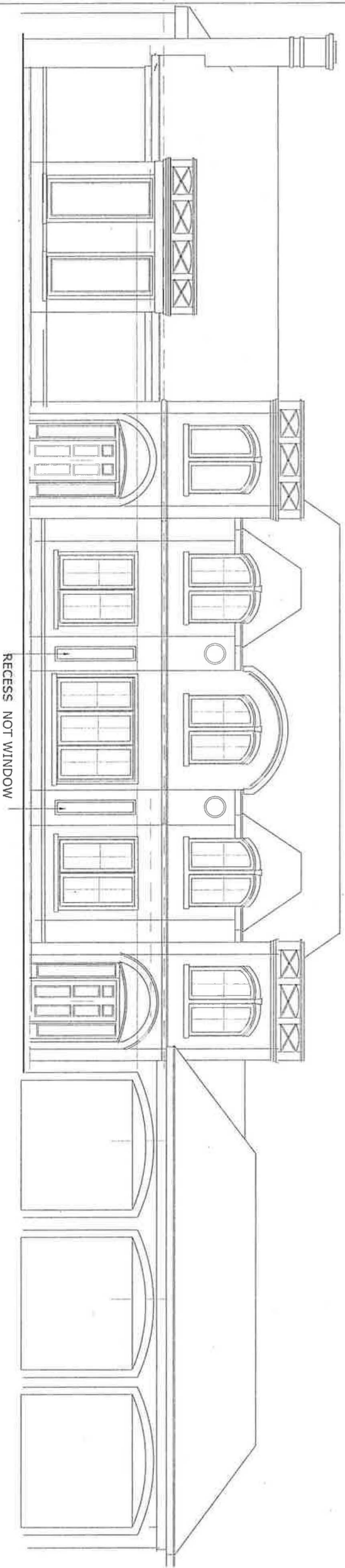
A 1.1



NORTH
SECOND FLOOR PLAN
AUGUST 25, 2023



77TH STREET



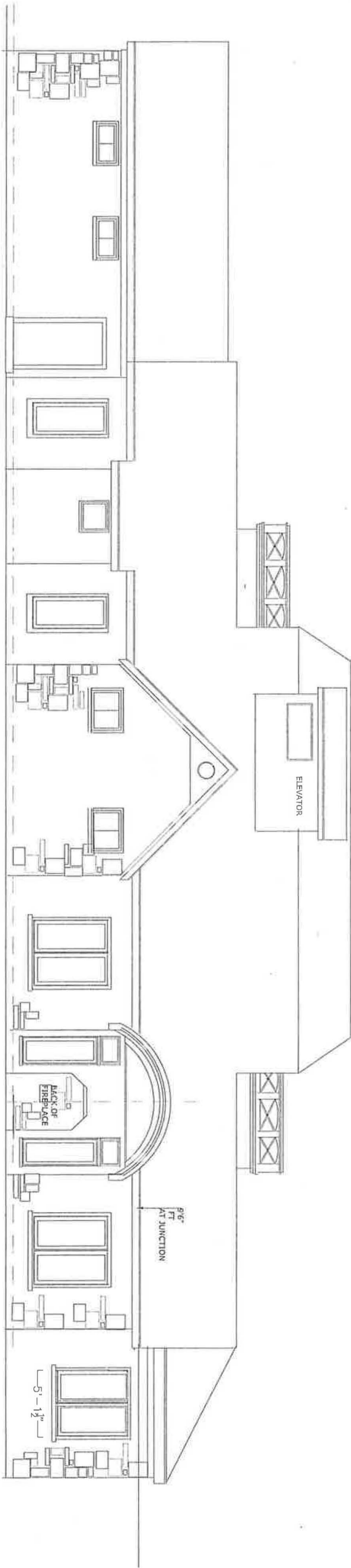
NORTH (FRONT)
ELEVATION

AUGUST 25, 2023

IWANETZ RESIDENCE
77TH ST
BURR RIDGE ILLINOIS

A 2.1

KEITH R. LARSON- ARCHITECTS
701 N. YORK ROAD
HINSDALE, IL 630-476-2418
Keith.Larson.Architect @ gmail.com



GARAGE

ELEVATOR

9'6"
FT
AT JUNCTION

5'-1 1/2"

BACK OF
FIREPLACE

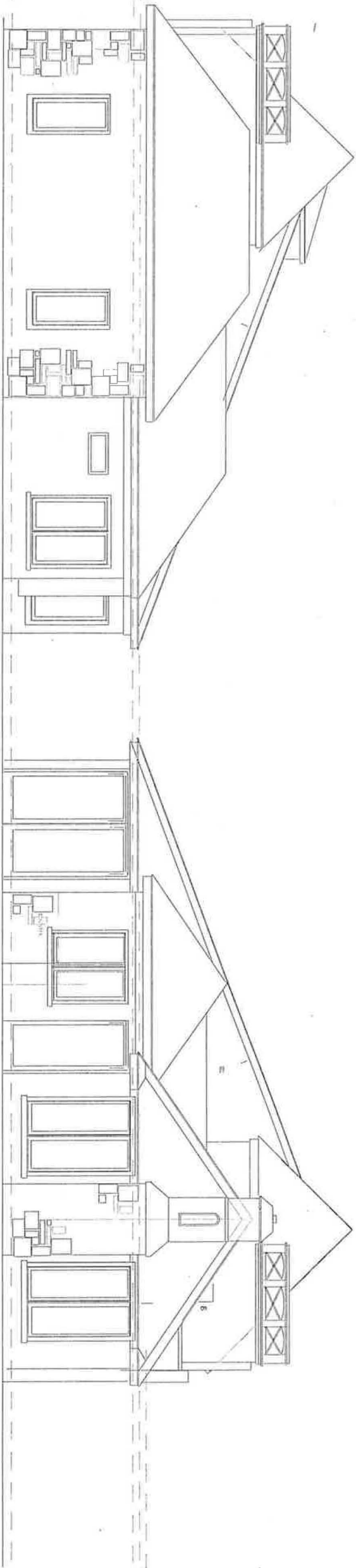
NORTH (REAR) ELEVATION

8.25 .23

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701 N. YORK ROAD
HINSDALE, IL 630-476-2418
Keith.Larson.Architect @ gmail.com

IWANETZ RESIDENCE
77TH ST
BURR RIDGE ILLINOIS

A 2.2



WEST
ELEVATION

EAST ELEVATION

8.25.23

A 2.3

IWANETZ RESIDENCE
77TH ST
BURR RIDGE ILLINOIS

KEITH R. LARSON- ARCHITECTS
701 N. YORK ROAD
HINSDALE, IL 630-476-2418
Keith.Larson.Architect @ gmail.com



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, September 18, 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 Bohdan Iwanetz for a variation from Zoning Ordinance Section VI.D to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required. *The petitioner seeks to build a new single-family residence.* The petition number and address of this petition is **V-03-2023: 7703 Hamilton Ave.** and the Permanent Real Estate Index Number is **09-25-404-001-0000.**

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, September 18, 2023. All public comment may be emailed to Community Development Director Janine Farrell (jfarrell@burr-ridge.gov) or mailed to Ms. Farrell's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

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



The site is outlined in red

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

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

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

The September 18, 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

LE TOURNEAU, EDWARD & J
7607 S HAMILTON AVE
BURR RIDGE, IL 60527

DANIELSON, BRUCE E
7711 S HAMILTON AVE
BURR RIDGE, IL 60521

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

RUZAK, LEONARD & JOAN
303 W 79TH ST
BURR RIDGE, IL 60521

CHAHIN, ABDULLAH
7810 HAMILTON AVE
BURR RIDGE, IL 60527

PATTERSON, MARILYN
7630 S HAMILTON AVE
BURR RIDGE, IL 60521

PATEL, RUCHIK & JIGNA
7616 DREW AVE
BURR RIDGE, IL 60527

HOWE, PATRICIA
7600 HAMILTON AVE
BURR RIDGE, IL 60527

VALLANDIGHAM CARTER, D
223 W 79TH ST
BURR RIDGE, IL 60521

HAJJAR, SHADY & A RAHMAN
7719 DREW AVE
BURR RIDGE, IL 60521

HAMMER, DAVID C
207 79TH ST
BURR RIDGE, IL 60527

JOVIC, KAMENKO & DIANE
7920 DEER VIEW CT
BURR RIDGE, IL 60521

MENDEZ, RAY A
7719 HAMILTON AVE
BURR RIDGE, IL 60527

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

VALLANDIGHAM, CORINNE
9041 RIDGE CT
WILLOW SPRINGS, IL 60480

WARD, BRIDGET & MICHAEL
7620 DREW AVE
BURR RIDGE, IL 60527

PANDEY, G N & DEEPIKA
7519 HAMILTON AVE
BURR RIDGE, IL 60527

SCHLOSSER, CAMERINA
9124 S KEELER AVE
OAK LAWN, IL 60453

PARK, JESSE & PHAVINEE
7715 S HAMILTON AVE
BURR RIDGE, IL 60527

IWANETZ, BOHDAN
7703 HAMILTON AVE
BURR RIDGE, IL 60527

SCHMEICHER, JACK
7712 S HAMILTON AVE
BURR RIDGE, IL 60527

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

GRAVES, JILL S
7720 S HAMILTON AVE
BURR RIDGE, IL 60521

HOVANIEC, JOSEPH
7715 S DREW AVE
BURR RIDGE, IL 60521

SHAFFER, CHARLES A & J M
7807 S HAMILTON AVE
BURR RIDGE, IL 60521

GRAVES, SCOTT & ANDREA
7800 HAMILTON AVE
HINSDALE, IL 60521

ELALI, SANDRA & MAAD
211 W 79TH ST
BURR RIDGE, IL 60521

NICHOLSON, KIERAN
7803 DREW AVE
BURR RIDGE, IL 60527

BABITZKE, DOUGLAS
7611 HAMILTON AVE
HINSDALE, IL 60527

HAIMANN SR, JAMES & ELOISA
307 W 79TH ST
BURR RIDGE, IL 60527

KOLNIAK, CHRISTINA A
7600 DREW AVE
BURR RIDGE, IL 60527

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

THOMAS, KAREN J
7601 HAMILTON AVE
BURR RIDGE, IL 60527

LABUS, MARIAN E
7612 DREW AVE
BURR RIDGE, IL 60527

TATIC, STOJADIN & BARBARA
7725 DREW AVE
HINSDALE, IL 60521

JASNAK, JAKUB & JANE
7812 DREW ST
BURR RIDGE, IL 60527

PABIJANSKI, HENRYK
7626 DREW AVE
BURR RIDGE, IL 60521

DRAHOS, PETER & G GARCIA
7612 HAMILTON AVE
BURR RIDGE, IL 60527

BROWN, WOODROW & CATHRYN
7619 S HAMILTON AVE
BURR RIDGE, IL 60527

MC ELWEE, JAMES H & J R
7627 S HAMILTON AVE
BURR RIDGE, IL 60521

PADILLA, JOSE
3728 W 55TH PL
CHICAGO, IL 60629

CRISCIONE, MICHAEL J
7800 DREW AVE
BURR RIDGE, IL 60527

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

SARMA, VIJAYA & S
7707 S HAMILTON AVE
BURR RIDGE, IL 60527

CHANG, DALE & JESSICA BONG
7608 DREW AVE
BURR RIDGE, IL 60521

KORFIST, CHRISTIAN
7611 DREW AVE
BURR RIDGE, IL 60527

HEARTLAND BANK & TRUST
7623 HAMILTON AVE
BURR RIDGE, IL 60527

REINESTO, MARK & CYNTHIA
7604 DREW AVE
HINSDALE, IL 60521

CHAMBERLAIN, JAY A & NEDA
7807 DREW AVE
BURR RIDGE, IL 60527

LEWIS, J L
7720 S DREW AVE
BURR RIDGE, IL 60527

BONAMINIO, ROBERT & ROSHNI
210 W 77TH ST
BURR RIDGE, IL 60527

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

BEKSTIENE, MARGARITA
311 79TH ST
WILLOWBROOK, IL 60527

WALNUT FIFTY 401K PLAN TR
8361 DOLFER COVE
BURR RIDGE, IL 60527

CHAHIN, OMAR & NOURA SABEH
215 W 79TH ST
BURR RIDGE, IL 60527

LUTZ, MARK C
7624 DREW AVE
BURR RIDGE, IL 60527

CERVANTES, LAURA
7619 DREW AVE
BURR RIDGE, IL 60527

ZITKO, WILLIAM & DARLENE
7615 S HAMILTON AVE
BURR RIDGE, IL 60527

LEBLANC, D & M BURKE
7804 DREW AVE
BURR RIDGE, IL 60527

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





Aug 30, 2023 at 2:10:04 PM
7700 Hamilton Ave
Burr Ridge IL 60527
United States



Aug 30, 2023 at 2:10:12 PM
7700 Hamilton Ave
Burr Ridge IL 60527
United States



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: September 18, 2023

RE: Board Report

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on August 28, 2023. Note, the Board meeting on September 11, 2023 was canceled.

- **Z-09-2023: 6880 N. Frontage Rd. (Premier Burr Ridge LLC)**
 - The Board approved an Ordinance amending a special use permit for a child care center, permitting expansion of the use. The recommendation was unchanged from the Plan Commission.
- **Z-06-2023: Swimming Pool Fence Text Amendment**
 - The Board directed staff to prepare an Ordinance amending the Zoning Ordinance to include the requirement for a fence surrounding a swimming pool. The split vote (4 to 3) recommendation by the Plan Commission was to remove the fence requirement, instead permitting a powered safety cover and an alarm.
- **Z-08-2023: Unrelated Persons Text Amendment**
 - The Board directed staff to prepare an Ordinance amending the Zoning Ordinance to reduce the number of unrelated people residing together. After the Plan Commission meeting and with direction from the Commission, staff reviewed the two approved options for the definition with the Village Attorney; one option did not include a number of unrelated people, the other limited the unrelated people to two. The Village Attorney cited the City of Des Plaines v. Trottner whereafter municipalities in Illinois amended their definitions of family to include a number of unrelated people. With that case law in place, the Village Attorney recommended that a specific number of unrelated people be included in the definition. The definition was otherwise unchanged from the Plan Commission recommendation (Option B).
- **PC-07-2023: Village Center Entertainment District Final Streetscape Designs**
 - The Board directed staff to approve the final streetscape designs for the Village Center Entertainment District with conditions. After the Plan Commission meeting, the petitioner submitted a revised plan that removed the “loading/valet zone,” included language that the seating/public activation areas were interchangeable, and that the ADA spaces will be relocated inside the parking garage (this was also added as a condition). The recommendation was unchanged

from the Plan Commission.

- **V-04-2018: 150 Shore Dr. (Petrov) – this request did not go before the Plan Commission; the Zoning Ordinance only requires that it go before the Board**
 - The Board approved a variation expiration extension request for a one-year period. The petitioner was approved in 2018 to eliminate the requirement for a perimeter landscape area on the rear lot line and to permit parking spaces within a required 8 ft. side yard setback. These variations were not constructed or underway within the one-year period following approval and require Board approval to remain valid.



Permits Applied for August 2023

09/05/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCA-23-313	08/08/2023	101 Burr Ridge Pkwy	SKP Management 21432 Sage Brush Lane Mokena IL 60448	Com Alteration
JCA-23-321	08/15/2023	6880 N Frontage Rd Ste 100	TBD	Com Alteration
JCMSC-23-304	08/02/2023	300 S Frontage Rd	A&A Paving 251 N. Garden Ave. Roselle IL 60172	Commercial Miscellaneous
JDEK-23-306	08/03/2023	201 Burr Ridge Club Dr	D&M Outdoor Living Spaces P.O. Box 54 Western Springs IL 60558	Deck
JDEK-23-317	08/11/2023	407 Ambriance	Imagine Consultant Group 8408 S. May Chicago IL 60620	Deck
JDEK-23-319	08/11/2023	8028 Shag Bark Ln	Royal Deck 924 W. 75th St. Unit 120-129 Naperville IL 60565	Deck
JDEK-23-322	08/15/2023	6972 Fieldstone Dr	Midtown Home Improvements 945 Edgewood Avenue Wood Dale IL 60191	Deck
JDEK-23-341	08/28/2023	149 Pheasant Hollow Dr	CEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDEK-23-342	08/28/2023	145 Pheasant Hollow	CEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck

09/05/2023

Permits Applied for August 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JDEK-23-343	08/28/2023	143 Pheasant Hollow Dr	CEW Construction 260 Saint Andrews Dr Bolingbrook IL 60440	Deck
JDS-23-327	08/16/2023	7128 Wolf Rd	Landmark Demolition 689 Kensington Way Bolingbrook IL 60440	Demolition Structure
JELV-23-309	08/03/2023	6379 County Line Rd	Sellas Construction Inc 305 Pinehurst Drive Palos Heights IL 60463	Elevator
JELV-23-349	08/29/2023	6101 County Line Rd	TK Elevator 3600 Lacey Rd, Suite 100 Downers Grove IL 60515	Elevator
JELV-23-350	08/29/2023	6101 County Line Rd	TK Elevator 3600 Lacey Rd, Suite 100 Downers Grove IL 60515	Elevator
JGEN-23-332	08/21/2023	6381 Garfield	Oakwood Electric & Generator 237 N. Cass Av Westmont IL 60559	Generator
JGEN-23-333	08/21/2023	25 Rodeo Dr	Penco Electric Inc 7171 N Austin Ave Niles IL 60714	Generator
JPAT-23-311	08/07/2023	1224 Laurie Ln	Yuritz J&E Inc P.O. Box 606 Lyons IL 60534	Patio
JPAT-23-326	08/16/2023	6108 Woodcreek Ct	Grant & Power 700 E. Roosevelt Rd. West Chicago IL 60185	Patio



Permits Applied for August 2023

09/05/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPAT-23-329	08/17/2023	112 Kraml Dr	Premier Landscape Contractors 2001 Spring Road Oak Brook IL 60523	Patio
JPAT-23-334	08/21/2023	11215 W 71st St	JG Concrete LLC	Patio
JPAT-23-336	08/22/2023	7911 Savoy Club Ct.	King's Landscaping 16W280 Jeans Rd. Lemont IL 60439	Patio
JPAT-23-345	08/29/2023	1472 Tomlin Dr	Tropical Landscape and Construction 1629 Redwood Avenue Hanover Park IL 60133	Patio
JPAT-23-353	08/30/2023	7329 Park Ave	Quantus Pools Corp 3701 Berdnick St. Rolling Meadows IL 60008	Patio
JPF-23-318	08/11/2023	8436 Clynderven Rd	Oak Ridge Fence and Gate 3045 Louis Sherman Steger IL 60475	Fence Permit
JPPL-23-308	08/03/2023	128 W 59th ST	Expert Pool Builders Your Backyard 8884 Louisiana Street Merrillville IN 46410	Pool
JPPL-23-352	08/30/2023	7329 Park Ave	Quantus Pools Corp 3701 Berdnick St. Rolling Meadows IL 60008	Pool
JPS-23-310	08/04/2023	735 Village Center Dr.	Monsibic Inc 927 W. 35th St. Unit 1 Chicago IL 60609	Sign

09/05/2023

Permits Applied for August 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPS-23-331	08/18/2023	101 Burr Ridge Pkwy Suite 100	Modern Signs Inc 1727 Armitage Court Addison IL 60101	Sign
JRAD-23-303	08/01/2023	7213 Giddings Ave	R-Advance & Remodeling 140 Rice St. Bellwood IL 60104	Residential Addition
JRAD-23-346	08/28/2023	6816 Fieldstone Dr	Gomez Construction & Design 1721 IL Route 176 Crystal Lake IL 60014	Residential Addition
JRAL-23-305	08/02/2023	7208 Central Ave		Right-of-Way
JRAL-23-307	08/03/2023	1339 Laurie Ln	Quality Blacktop, Inc 425 Shagbark Lane Roselle IL 60172	Right-of-Way
JRAL-23-315	08/10/2023	904 Kenmare Dr	Irish Castle Paving 7701 W 99th St Hickory Hills IL 60457	Right-of-Way
JRAL-23-316	08/10/2023	ROWs DuPage Locations	Intren Trenching 18202 W Union Rd. Union IL 60180	Right-of-Way
JRAL-23-320	08/14/2023	1105 Burr Ridge Club Dr	LaMantia Design & Remodeling 20 E. Ogden Av. Hinsdale IL 60521	Residential Alteration
JRAL-23-323	08/15/2023	6 Shiloh Ct	King's Landscaping 16W280 Jeans Rd. Lemont IL 60439	Right-of-Way



Permits Applied for August 2023

09/05/2023

Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-328	08/17/2023	8200 Kathryn Ct	Elia Paving P.O. Box 580 Hinsdale IL 60521	Right-of-Way
JRAL-23-338	08/25/2023	144 Carriage Way Dr 27C	Top Drawer Carpentry LLC 300 Willow Street Itasca IL 60143	Residential Alteration
JRAL-23-339	08/25/2023	8124 Park Ave	Ken's Landscaping and Supply, Inc. 8535 Arizona Trail Willow Springs IL 60480	Right-of-Way
JRAL-23-340	08/28/2023	7230 Hamilton Ave	Richards Blacktop 11759 Southwest Highway Palos Heights IL 60463	Right-of-Way
JRDB-23-314	08/09/2023	7606 Hamilton Ave	Jovic Builders 7920 Deerview Court Burr Ridge IL 60527	Residential Detached Building
JRDB-23-335	08/22/2023	10S 110 Madison	Everlast Portable Buildings 1565 Cr 1800 N Sullivan IL 61951	Residential Detached Building
JRES-23-312	08/07/2023	9366 Fallingwater Dr W	King's Landscaping 16W280 Jeans Rd. Lemont IL 60439	Residential Miscellaneous
JRES-23-324	08/15/2023	6 Shiloh Ct	King's Landscaping 16W280 Jeans Rd. Lemont IL 60439	Residential Miscellaneous
JRES-23-330	08/18/2023	6300 Elm St	Illinois Gate Solutions 510 Stevenson Rd. South Elgin IL 60177	Residential Miscellaneous

09/05/2023

Permits Applied for August 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRES-23-337	08/24/2023	8601 Johnston Rd	Atlas Restoration 11441 Melrose Av Franklin Park IL 60131	Residential Miscellaneous
JRES-23-344	08/29/2023	6 Shiloh Ct	King's Landscaping 16W280 Jeans Rd. Lemont IL 60439	Residential Miscellaneous
JRES-23-348	08/29/2023	44 Dougshire Ct	BRS Field Ops, LLC 1403 N Research Way Orem UT 84097	Residential Miscellaneous
JRSF-23-325	08/16/2023	6066 Keller Dr	Burdi Custom Builders, Inc 2609 35th St Oak Brook IL 60523	Residential New Single Family
JRSF-23-347	08/25/2023	6790 Fieldstone Dr	Pradeep Aggarwal 6790 Fieldstone Dr Burr Ridge IL 60527	Residential New Single Family
JRSF-23-351	08/29/2023	8999 S COUNTY LINE RD	C Bart Homes LLC 11976 Cross Creek Ct. Burr Ridge IL 60527	Residential New Single Family
TOTAL:	51			



Permits Issued August 2023

09/05/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Matthew Rees	JCA-23-292	08/28/2023	7045 Veterans Blvd. Unit B	Com Alteration	25,000	3,700
Murphy Construction Services	JCMSC-23-234	08/04/2023	7055 High Grove	Commercial Miscellaneous	83,900	44,244
Waner Enterprises, Inc	JCMSC-23-293	08/30/2023	835 McClintock Dr	Commercial Miscellaneous	79,500	
A&A Paving	JCMSC-23-304	08/18/2023	300 S Frontage Rd	Commercial Miscellaneous	65,210	
Luka, Danuta	JDEK-23-250	08/03/2023	6 Tori Ct	Deck	52,500	700
Alice Ollearis	JDEK-23-287	08/11/2023	426 Parkview Pl	Deck	20,000	532
D&M Outdoor Living Spaces	JDEK-23-306	08/23/2023	201 Burr Ridge Club Dr	Deck	18,075	241
Patterson, Terrell	JDEK-23-317	08/31/2023	407 Ambriance	Deck	100,000	1,070
Royal Deck	JDEK-23-319	08/30/2023	8028 Shag Bark Ln	Deck	37,409	512
Xu, Tyler	JDEK-23-322	08/31/2023	6972 Fieldstone Dr	Deck	59,029	301
Guy Blando	JDS-23-327	08/29/2023	7128 Wolf Rd	Demolition Structure	3,500	
Top Notch Elevator Company	JELV-23-270	08/03/2023	9441 FALLINGWATER W DI	Elevator	37,800	
DME Access, LLC	JELV-23-309	08/23/2023	6379 County Line Rd	Elevator	43,192	
Suketu Gandhi	JGEN-23-284	08/31/2023	8610 Castle Ct	Generator	11,132	
TNA Landscaping	JPAT-23-218	08/03/2023	7885 Wolf Rd.	Patio	8,175	109
Arora,Ashish & Kelly	JPAT-23-245	08/11/2023	6037 Garfield Ave	Patio	30,000	
Arrowhead Brick Pavers, Inc.	JPAT-23-272	08/03/2023	15W 221 72nd ST	Patio	117,000	362
Atlantic Homes Inc.	JPAT-23-273	08/03/2023	8170 Ridgepointe Dr	Patio	8,700	
Green Grass Opco, LLC	JPAT-23-274	08/04/2023	11530 Ridgewood Ln	Patio	90,000	335
Streamline Landscaping	JPAT-23-277	08/11/2023	3 Hampton Ct	Patio	9,998	

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 August 2023

09/05/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
All N One Service, Inc.	JPAT-23-278	08/14/2023	6786 Fieldstone Dr	Patio	4,900	
King's Landscaping	JPAT-23-298	08/16/2023	6807 Fieldstone Dr	Patio	71,143	
Nader Kurdi	JPF-23-286	08/11/2023	11317 W 71st St	Fence Permit	6,000	
Freeman Fence, Inc.	JPF-23-297	08/15/2023	362 Countryside Ct	Fence Permit	4,674	
Arrowhead Brick Pavers, Inc.	JPPL-23-300	08/23/2023	15W 221 72nd ST	Pool	2,000	
A-Rent Test Equipment	JPS-23-276	08/10/2023	7531 Brush Hill Rd	Sign	3,800	72
Olympik Signs, Inc	JPS-23-280	08/11/2023	311 Shore Dr	Sign	7,450	
Doyle Signs, Inc	JPS-23-301	08/30/2023	16W 30 83RD ST	Sign	8,833	
Monsibic Inc	JPS-23-310	08/30/2023	735 Village Center Dr.	Sign	6,801	
Andrzej Stanek	JRAD-23-211	08/11/2023	7310 Park Ave	Residential Addition	47,700	318
Sellas Construction Company Inc	JRAD-23-221	08/11/2023	8171 Lake Ridge Dr	Residential Addition	150,600	1,004
Mark Koziol	JRAL-22-189	08/23/2023	7845 Dana Way	Residential Alteration	70,125	935
Elia Paving	JRAL-23-271	08/15/2023	439 81st St	Right-of-Way	5,032	
AXS Points	JRAL-23-294	08/15/2023	ROWs DuPage Locations	Right-of-Way -Comcast CATV cable		
RS Services Systems, Inc.	JRAL-23-295	08/15/2023	ROWs DuPage Locations	Right-of-Way	1,084	
Lamantia Builders	JRAL-23-299	08/18/2023	1004 Kenmare Dr	Residential Alteration	65,000	189
Velemir Glogovac	JRAL-23-305	08/16/2023	7208 Central Ave	Right-of-Way	7,000	
Quality Blacktop, Inc	JRAL-23-307	08/16/2023	1339 Laurie Ln	Right-of-Way	12,150	
Irish Castle Paving	JRAL-23-315	08/24/2023	904 Kenmare Dr	Right-of-Way	6,950	
Intren Trenching	JRAL-23-316	08/24/2023	ROWs DuPage Locations	Right-of-Way -ComEd underground cable		

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

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



Permits Issued August 2023

09/05/2023

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
LaMantia Design & Remodeling	JRAL-23-320	08/24/2023	1105 Burr Ridge Club Dr	Residential Alteration	95,000	138
King's Landscaping	JRAL-23-323	08/22/2023	6 Shiloh Ct	Right-of-Way	100,000	
Madden, Daniel	JRAL-23-328	08/25/2023	8200 Kathryn Ct	Right-of-Way	12,225	
Donnie Buonavolanto	JRES-23-251	08/11/2023	7900 Deerview Ct	Residential Miscellaneous	25,000	
Green Grass Opco, LLC	JRES-23-275	08/03/2023	11530 Ridgewood Ln	Residential Miscellaneous	80,000	324
Vertical Chimney Care	JRES-23-288	08/14/2023	15 Hidden Lake Dr	Residential Miscellaneous	3,355	
Vertical Chimney Care	JRES-23-289	08/14/2023	7210 Hamilton Ave	Residential Miscellaneous	5,100	
Sunpower Corp	JRES-23-290	08/15/2023	721 82nd St	Residential Miscellaneous	29,239	
Sunrun Installation Services, Inc.	JRES-23-291	08/15/2023	8633 Heather Dr	Residential Miscellaneous	26,163	
King's Landscaping	JRES-23-312	08/24/2023	9366 Fallingwater Dr W	Residential Miscellaneous	150,000	
JD Pro Electric Inc.	JRPE-23-302	08/10/2023	7320 Chestnut Hills	Res Electrical Permit	5,900	
Scott General Contracting	JRSF-23-239	08/14/2023	9450 Fallingwater Dr E	Residential New Single Family	1,200,000	4,513
TOTAL:	52					

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

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

Occupancy Certificates Issued August 2023

09/01/23

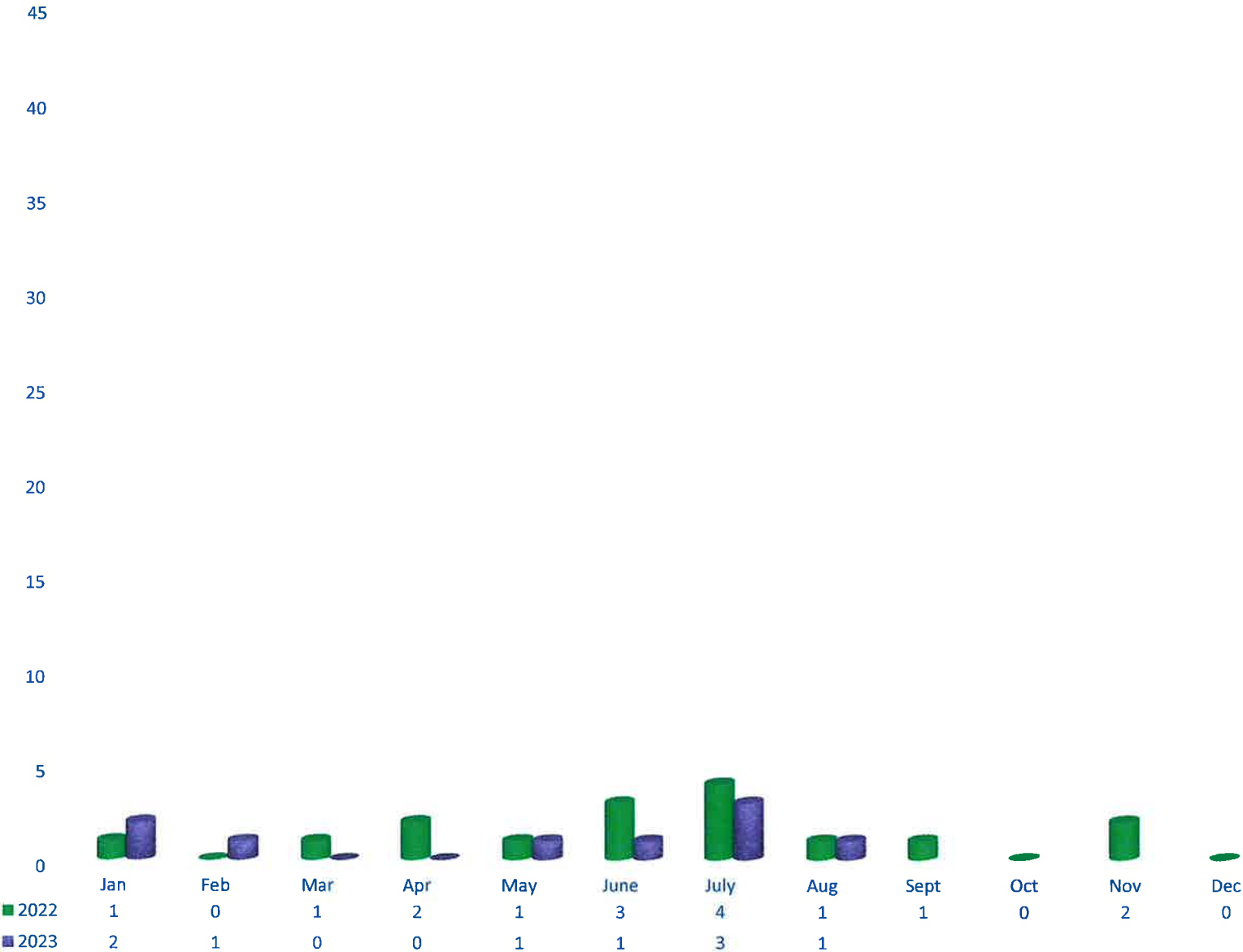
CO #	Certificate of Occupancy	Date	Occupant of Record	Address
OF23034	Temporary	08/01/23	Xiangzin Hu	460 60th Pl
OF23035		08/02/23	Pella Signature Restaurant	720 Village Center Dr.
OF23036		08/09/23	Farah Hatia	15W 201 81st St
OF23038		08/15/23	Vine Academy	6880 North Frontage Rd
OF23039	Final	08/18/23	Pella Signature Restaurant	720 Village Center Dr.

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2023

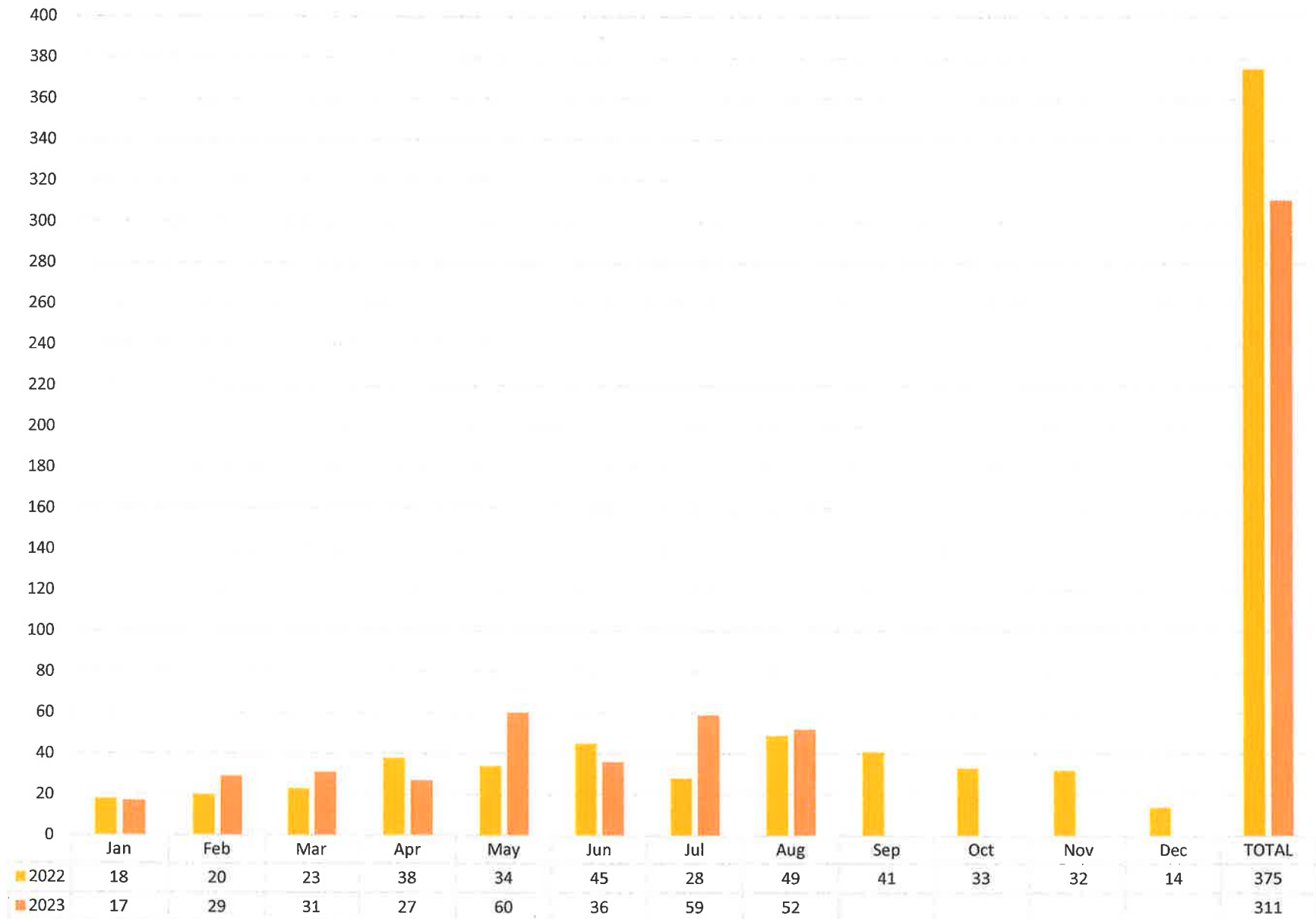
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	[2] \$2,450,000	[2] \$16,875	[1] \$0	[2] \$150,000	\$2,616,875
FEBRUARY	[1] \$800,000	[3] \$74,325	[1] \$0	[4] \$353,333	\$1,227,658
MARCH	[1] \$687,150	[6] \$115,350	[1] \$1,300,000	[2] \$4,068,375	\$4,755,525
APRIL	[1] \$1,000,000	[2] \$25,500	[1] \$2,000,000	[1] \$294,090	\$3,319,590
MAY	[1] \$1,449,163	[2] \$121,600	[1] \$0	[3] \$50,000	\$1,620,763
JUNE	[1] \$3,658,400	[2] \$1,975,050	[1] \$0	[1] \$2,708,017	\$8,341,467
JULY	[3] \$1,200,000	[9] \$268,425	[1] \$0	[2] \$25,000	
AUGUST	[1] \$0	[3] \$0	[1] \$0	[1] \$0	
SEPTEMBER	[1] \$0	[1] \$0	[1] \$0	[1] \$0	
OCTOBER	[1] \$0	[1] \$0	[1] \$0	[1] \$0	
NOVEMBER	[1] \$0	[1] \$0	[1] \$0	[1] \$0	
DECEMBER	[1] \$0	[1] \$0	[1] \$0	[1] \$0	
2023 TOTAL	[9] \$10,557,563	[29] \$3,284,275	[2] \$3,300,000	[15] \$7,648,815	\$24,790,653

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 08/01/2023 AND 08/31/2023

Projects by Project Type

