



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JANUARY 15, 2024 - 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 DECEMBER 4, 2023 MEETING MINUTES

III. PUBLIC HEARINGS

A. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [REMANDED FROM OCTOBER 23, 2023 BOARD OF TRUSTEES & CONTINUED FROM NOVEMBER 20, 2023]

REQUEST BY PETITIONER TO CONTINUE UNTIL APRIL 1, 2024.

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

B. V-02-2023: 16W122 91st Street (Leon); Variations and Findings of Fact [CONTINUED FROM AUGUST 21, OCTOBER 16, NOVEMBER 6, & DECEMBER 4, 2023]

REQUEST BY PETITIONER TO CONTINUE UNTIL MARCH 4, 2024.

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

C. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs): Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, 2023]

REQUEST TO CONTINUE UNTIL FEBRUARY 5, 2024.

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

D. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023]

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

REQUEST TO CONTINUE UNTIL FEBRUARY 5, 2024.

E. Z-17-2023: 16W020 79th Street (Dodevski/Lyons Truck Sales); Special Use and Findings of Fact

Request for a special use to permit the continued use of a non-conforming chain link fence on the subject property pursuant to Ordinance #A-834-01-19 and Sections IV.J & XII.F.3 of the Burr Ridge Zoning Ordinance.

F. Z-18-2023: 411-421 Heathrow Court (Shipper/ARX Perimeters); Special Use and Findings of Fact

Request for special uses for (1) equipment sales and rentals in accordance with Zoning Ordinance Section X.F.; (2) outside storage in accordance with Zoning Ordinance Section X.F.; and (3) a fence in a non-residential district in accordance with Zoning Ordinance Section IV.J.

G. Z-19-2023: 8320-8350 S. Madison St., Unit 8350B (Pedi/Overtime Sports LLC); Special Use and Findings of Fact

Request for a special use to permit an appointment-only exercise facility in a General Industrial zoned district in accordance with Zoning Ordinance Section X.F.2.E.

IV. CORRESPONDENCE

A. Board Reports
December 11, 2023 and January 8, 2024

B. Building Reports
November and December 2023

V. OTHER CONSIDERATIONS

A. PC-01-2024: Annual Zoning Review

VI. PUBLIC COMMENT

VII. FUTURE MEETINGS

January 22 Village Board
Commissioner McCollian is the scheduled representative.

February 5 Plan Commission

- A. Z-15-2023: Zoning Ordinance Amendment for Architectural Entrance Structures and Driveway Gates (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023]
- B. Z-16-2023: Zoning Ordinance Amendment for Residential Fences (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023]
- C. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs): Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, 2023]
- D. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023]

February 12 Village Board

Commissioner Parrella is the scheduled representative.

February 19 Plan Commission

There are currently no cases scheduled. The deadline is January 26.

February 26 Village Board

Chairman Trzupek is the scheduled representative.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS

MINUTES FOR REGULAR MEETING OF DECEMBER 4, 2023

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at the Burr Ridge Village Hall Board Room, 7660 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

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

ABSENT: 1 – Parrella

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

II. APPROVAL OF PRIOR MEETING MINUTES – NOVEMBER 20, 2023

Chairman Trzupek stated the “meeting opened by” should be changed from Chairman Trzupek to Vice Chairman Morton.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner McCollian to approve the minutes of the November 20, 2023 meeting as amended.

ROLL CALL VOTE was as follows:

AYES: 6 – Morton, McCollian, Irwin, Petrich, Broline, and Stratis

NAYS: 0 – None

ABSTAIN: 1 – Trzupek

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

III. PUBLIC HEARINGS

Chairman Trzupek introduced the public hearings on the agenda and conducted the swearing in of all those wishing to speak on such matters on the meeting agenda.

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

Stern stated that the petitioner requested the case be continued until January 15, 2023.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to continue V-02-2023 until the January 15, 2024 meeting.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

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

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the request was to increase the Floor Area Ratio (FAR) to 0.26 for a property within the Fieldstone Subdivision. Stern stated the Petitioner is already at the 0.2 FAR and seeks to add an addition to the first floor and the basement level. Stern stated a deck would be around the new addition. Stern showed the site plan and architectural plans illustrating the proposed addition.

Chairman Trzupek questioned the FAR and if the deck was included in the calculation. Stern clarified the deck was not included in the calculation, and only the first and basement levels were. Chairman Trzupek asked what the hardship was for the request, and Stern deferred to the petitioner.

Chairman Trzupek invited the Petitioner to speak.

The son of the petitioner, Jay Patel, stated that his father has knee problems and had a knee replacement which is why the bedroom addition on the first floor is needed.

Chairman Trzupek asked for public comment.

Patricia Davis, a resident, asked why the petition was continued at the previous Plan Commission Meeting. Director Farrell stated that the public notices were sent to the incorrect addresses.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton stated he was sympathetic to the needs of the petitioner. Commissioner Morton stated there were standards for hardships, and he did not see one actionable by the Ordinance.

Commissioner Stratis agreed with Commissioner Morton and asked if the addition was in keeping with the architectural character of the home. Commissioner Stratis

stated that the hardship the petitioner claimed was not a unique hardship and could apply to others.

Commissioner Broline asked about the square footage of the land compared to the Township Assessor's information. Stern clarified that the Plat of Survey had the correct square footage.

Commissioner Petrich agreed with the Commissioners and asked if there were other options, such as adding an elevator or renovations, before asking for a variation.

Commissioner McCollian stated that the tax map showed the lot lines drawn a certain way, but the intent appears to be that the lots were to be a half-acre, but the lot is smaller than the other parcels on the block.

Commissioner Irwin asked about the original house plans and the calculations provided in the staff report packet. Commissioner Irwin stated that the addition does not look overly large on the lot compared to neighboring homes, but he did not see the hardship.

Chairman Trzupek and Commissioner McCollian asked about the Findings of Fact and the Floor Area Ratio square footage that the petitioner had provided.

Chairman Trzupek stated there were discrepancies in the numbers provided but there was no doubt that the addition would put the FAR over 0.2.

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

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to deny V-07-2023, a request for a variation from Section VI.F.4 of the Zoning Ordinance to increase the FAR from 0.2 to 0.26. with amended Findings of Fact by staff.

ROLL CALL VOTE was as follows:

AYES: 5 – Stratis, Petrich, Irwin, Morton, and Trzupek
NAYS: 2 – McCollian and Broline

MOTION CARRIED by a vote of 5-2.

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

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the request was an amendment to an existing special use for outdoor dining. Stern stated Capri Express was originally approved in 2021 for outdoor dining. Stern stated the number of tables and chairs will not change under the proposal. Stern provided the history of the zoning cases for the property. Stern stated that the petitioner requests an outdoor dining enclosure and that Jonny Cab's proposed a similar type of enclosure at the prior meeting which was continued until the Board could direct the Plan Commission to hold a public hearing on a potential text amendment on the enclosures.

Chairman Trzupek clarified in 2010 that the outdoor sidewalk dining was approved, and the 2021 approval was for the awning. Chairman Trzupek stated that enclosures are not common and reiterated his comment from the last meeting that stated the enclosures should be pursued as a text amendment. Chairman Trzupek stated that the enclosure differs from others and may be treated differently since it does not have a fence.

Chairman Trzupek invited the Petitioner to speak.

The petitioner, Vito Salomone of Capri Express, asked what the difference would be for Jonny Cab's. Chairman Trzupek clarified that Jonny Cab's was a more recently approved outdoor dining that complies with current regulations. The petitioner asked if he would be allowed to continue to have the current outdoor dining configuration. Chairman Trzupek confirmed that this was nonconforming and could be continued but might need to be brought up to current standards if the enclosure was approved.

There was a discussion about outdoor liquor and table service.

Chairman Trzupek asked for public comment. There was none.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin suggested this should be deferred to have a global discussion about the enclosures.

Commissioner Stratis did not support the enclosures and awnings, which was not the intended direction for the outdoor dining. Commissioner Stratis supported reviewing this as a text amendment.

Chairman Trzupek noted that a motion to deny could also be made instead of continuing the case.

Commissioner Broline supported looking at the case as a text amendment. Commissioner Broline did not support looking at the case individually.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to continue Z-12-2023 to the December 18, 2023, Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

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

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the Great American Bagel is requesting an amendment to an existing special use for an outdoor dining area. Stern noted the table and chair count will not change under the proposal. Stern stated Staff recently discovered The Great American Bagel was approved for an outside sidewalk seating area in 2012. Stern stated the special use was approved for an outside sidewalk seating area without a fence, so the Petitioner withdrew the request for a fence. Stern stated after the 2012 approval, a large awning was installed over the outdoor dining area which was not part of the original approval. Stern stated the Zoning Ordinance regulations state that “awnings which are not consistent with the neighboring tenants are subject to Plan Commission review and approval.” This awning is not consistent with neighboring tenants, so the Petitioner still seeks approval for the awning. The height of the current letters on the awning is unknown, but per Zoning Ordinance Regulations, the lettering should be in a single row not to exceed 6 inches in height. Stern showed photos of the awning and the site plan.

Chairman Trzupek invited the petitioner to speak.

The petitioner, Mike Garber, stated that the awning was installed about three years ago. Chairman Trzupek confirmed that the awning was deeper and larger than the other awnings in the County Line Square development. The petitioner confirmed that the number of tables will not change.

Chairman Trzupek asked for public comment. There was none.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton confirmed that the issue was not with outdoor seating but with the awning. Commissioner Morton stated he would prefer to see the size of the letters comply with the regulations and be similar to the other awnings in the development.

Commissioner Stratis stated concern about how far the canopy extended and how it blocks the sidewalk. Commissioner Stratis did not support the redundant business name and the size of the letters or awning.

Commissioner Broline had no comments.

Commissioner Petrich stated concern about the post by the planter and how close it was to the curb.

Commissioner McCollian agreed with Commissioner Morton and did not have an issue with the awning but would like the lettering to be in line with the other businesses.

Commissioner Irwin confirmed that the awning was inconsistent with the neighboring tenants and was put up without authorization. Commissioner Irwin would like additional information to see if it is consistent with the rest of the development.

Chairman Trzupek stated he felt the awning was consistent with the rest of the development and believed that La Cabanita had a larger awning over their seating area.

Commissioner Irwin stated that the awning is much larger than what was there originally and did not support walking through a seating area to get across the sidewalk.

Chairman Trzupek stated that if the planter was not there, there would be the same area underneath it as what is at La Cabanita. Chairman Trzupek did not support the size of the letters and would support the awning otherwise.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Irwin to close the public hearing for Z-13-2023.

ROLL CALL VOTE as follows:

AYES: 7 – Petrich, Irwin, McCollian, Broline, Stratis, Morton, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

There was discussion about separating the motions for the lettering from the awning approval.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner McCollian to approve Z-13-2023, to approve an amended special use for an outdoor dining awning in its current form, with Findings of Fact.

ROLL CALL VOTE was as follows:

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

MOTION FAILED by a vote of 0-7.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Petrich to approve Z-13-2023, to an amended special use Ordinance A-834-12-12 for an outdoor dining area awning pursuant to Section VIII.1.e of the Burr Ridge Zoning Ordinance and County Line Square PUD Ordinance A-834-19-21, with Findings of Fact and the following condition:

1. The awning's lettering shall be reduced in size to be consistent with the other awnings in County Line Square and in compliance with Sign Ordinance regulations.

ROLL CALL VOTE was as follows:

AYES: 5 – Morton, Petrich, McCollian, Broline, and Trzupek
NAYS: 2 – Irwin and Stratis

MOTION CARRIED by a vote of 5-2.

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

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the request was to increase the size of swimming pool equipment pads. The petitioner stated that the current size cannot accommodate modern swimming pool equipment and is requesting that the size be increased to 48 sq. ft. to safely accommodate equipment. Stern stated before 2012, there was no size limitation for swimming pool equipment pads. Stern stated Oakbrook and Hinsdale do not regulate the size of the equipment pad but require that the equipment be screened. The draft language was presented to increase the equipment pad from 28 sq. ft. to 48 sq. ft.

Chairman Trzupek asked if the 48 sq. ft. would be sufficient.

Director Farrell stated that the pool contractor provided that dimension as a standard pad size which can accommodate modern pool equipment.

Chairman Trzupek invited the Petitioner to speak. The petitioner was not present.

Chairman Trzupek asked for public comment. There was none.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin did not have comments.

Commissioner McCollian clarified the screening requirement with staff, that the equipment must be screened on all sides.

Commissioner Broline supported the amendment.

Commissioner Stratis supported the amendment.

Commissioner Morton questioned the decibel level for pools versus generators.

Chairman Trzupek questioned the decibel level and the Noise Ordinance update. Director Farrell clarified that was the standard that the equipment specs use and that the Noise Ordinance would also still be applied.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Morton to close the public hearing for Z-14-2023.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Stratis to approve Z-14-2023, a text amendment to Section IV.I.32 of the Zoning Ordinance to increase the size of swimming pool equipment pads from 28 sq. ft. to 48 sq. ft. with the direction to have staff review the Noise Ordinance regulations and the decibel level for equipment.

ROLL CALL VOTE was as follows:

AYES: 7 – Broline, Stratis, Irwin, McCollian, Petrich, Morton, and Trzupek
NAYS: 0 – Irwin

MOTION CARRIED by a vote of 7-0.

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

Chairman Trzupek introduced the case and asked for a summary. Stern stated on November 13, 2023, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments pertaining to architectural entrance structures and driveway gates. Stern stated the direction from the Board was focused to consider the permitted size of a residential parcel for a driveway gate. Depending on whether or not the Plan Commission wishes to amend the driveway gate regulations, the regulations for architectural entrance structures may also need amending so there is no conflict. Stern stated architectural entrance structures are often constructed in conjunction with the driveway gate. Stern stated the driveway gate provisions have been changed over the years, typically at the request of an individual petitioner. Stern reviewed the current regulations for driveway gates and architectural entrance structures, including the regulations of the Village's neighboring municipalities.

Chairman Trzupek asked if there had been other requests for gates. Director Farrell confirmed that she has received a few requests over the past years for gates on parcels less than 2 acres in the lot area.

Chairman Trzupek asked for public comment.

Rey Zaffar, 6301 County Line Rd., spoke about how the Village has changed over the years and the traffic has increased. Mr. Zaffar stated that Hinsdale allows driveway gates in the front and Oakbrook allows gates along the main thoroughfares. Mr. Zaffar stated that the stopping distance of vehicles increases as speed increases. Mr. Zaffar stated he was concerned about the safety of children. Mr. Zaffar passed out information about vacant lots along County Line Rd. and said they are less than 2 acres in area and may also request driveway gates in the future.

Chairman Trzupek asked for clarification on the direction. Director Farrell stated that staff would need direction on the desired acreage, then setbacks would be researched, and the language would be drafted.

Chairman Trzupek asked for Commissioner discussion.

Commissioner Morton has been conflicted on the topic and discussed the history of the reduced lot size for gates. Burr Ridge was to be a welcoming community without isolated homes and gates and should retain that character. Commissioner Morton would support an extenuating circumstance but does not know how to prepare a text amendment for an extenuating circumstance.

Commissioner Stratis agreed with Commissioner Morton. Commissioner Stratis stated he has been on the Plan Commission through the history of driveway gates and does not believe that gates should be allowed on smaller lots since they would proliferate neighborhoods. Commissioner Stratis stated the most similar comparable municipality was Oakbrook, which still requires 2-acres. Commissioner Stratis asked if Mr. Zaffar thought he would be permitted a gate when he purchased the home. Mr. Zaffar said he knew he wouldn't be allowed a gate but thought he had a unique property that would be approved for a variation. Commissioner Stratis stated that gates and fences are not welcoming and that people typically put-up landscape berms.

Commissioner Broline asked why Mr. Zaffar passed out the information. Mr. Zaffar said that the contractor for the new home on County Line Rd. will be looking for a driveway gate and that the property was less than an acre and may need to request a variation in the future. Commissioner Broline discussed Mr. Zaffar's requests for variations and the text amendment.

Commissioner Petrich asked about how many properties in the Village are less than 2 acres. Director Farrell reviewed the zoning districts and their minimum lot sizes. Commissioner Petrich stated he was not interested in looking at thoroughfares, he would support increasing the setback, and does not support allowing gates on parcels less than 2 acres.

Commissioner McCollian agreed with the current regulations and questioned if a gate could be a special use in certain districts.

Commissioner Irwin supported the current language but would like to review the additional setback provision. Commissioner Irwin stated that gates are unwelcoming, and the thoroughfare concept would not work since all major roads could potentially be included.

Chairman Trzupek supported 2 acres and would be interested in how many parcels are between 1 to 2 acres in the Village. Chairman Trzupek stated he would be interested to see if the speed of traffic on certain roads could be evaluated. Chairman Trzupek stated support for potentially evaluating setbacks as well.

There was discussion about the additional information needed, including the estimated number of homes between 1 to 2 acres and traffic speed limits and volume counts.

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Irwin to continue Z-15-2023 to the February 5, 2024, Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

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

Chairman Trzupek introduced the case. There was a discussion about continuation. Chairman Trzupek stated what will be researched for gates may benefit the fence discussion. The Commissioners asked about the proposed language and if it would allow fences in the front yard. Director Farrell stated that it would not.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to continue Z-16-2023 to the February 5, 2024, Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

IV. CORRESPONDENCE

There were no reports and no discussion.

V. OTHER CONSIDERATIONS

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

The Commissioners discussed the previous Commissioners who served as Vice-Chair and possibilities for the 2024 Vice-Chair.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to nominate Commissioner Parrella as the 2024 Vice Chair.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0.

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

Chairman Trzupek asked for a summary. Director Farrell stated that the case was a DuPage County request for automobile sales. Director Farrell stated it was in the same location as the request the Commission reviewed at the last meeting but within the multi-tenant center. Director Farrell stated no information was provided about the business, and the Commissioners may wish to send a similar letter to DuPage County as they had last month.

Commissioner Morton asked about tire storage at the facility and ensuring that the tires are appropriately stored. Commissioner Morton also requested that information about the safe disposal of fluids be addressed.

Commissioner Petrich requested more information about the parking spaces dedicated to the use.

The Commission generally agreed and directed staff to send a similar letter as in the previous case to DuPage County requesting additional information.

VI. PUBLIC COMMENT

There were no public comments.

VII. FUTURE MEETINGS

Commissioners McCollian and Irwin will not be present on December 18, 2023. There was a discussion about potentially cancelling the meeting and continuing the cases scheduled for December 18th to February 5th for Jonny Cab's and Capri Express and to February 19th for V-01-2023. Director Farrell stated she would confirm with the legal counsel if the December 18, 2023, Plan Commission meeting could be canceled.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to adjourn the meeting at 9:24 p.m.

ROLL CALL VOTE was as follows:

AYES: 7 – Irwin, McCollian, Petrich, Broline, Stratis, Morton and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted:

Ella Stern
Planner



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-17-2023: 16W020 79th Street (Lyons Truck Sales); Requests a special use to permit the continued use of a non-conforming chain link fence on the subject property pursuant to Ordinance #A-834-01-19 and Sections IV.J & XII.F.3 of the Burr Ridge Zoning Ordinance.

HEARING:

January 15, 2024

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern, Planner

PETITIONER:

Vic Dodevski of Lyons Truck
Sales

PETITIONER STATUS:

Property Owner

PROPERTY OWNER:

Vic and Sandra Dodevski

EXISTING ZONING:

G-I General Industrial

LAND USE PLAN:

Recommends Industrial Uses

EXISTING LAND USE:

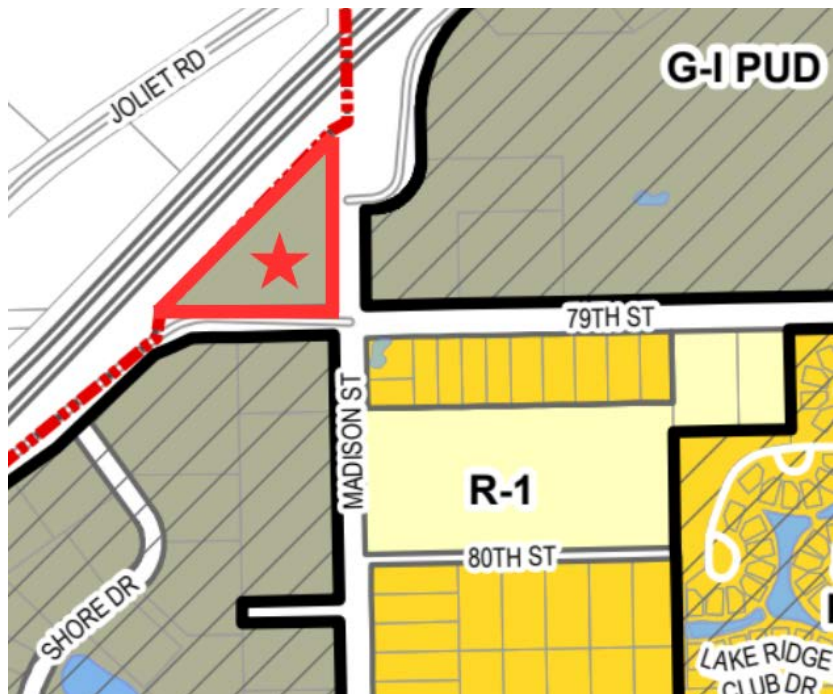
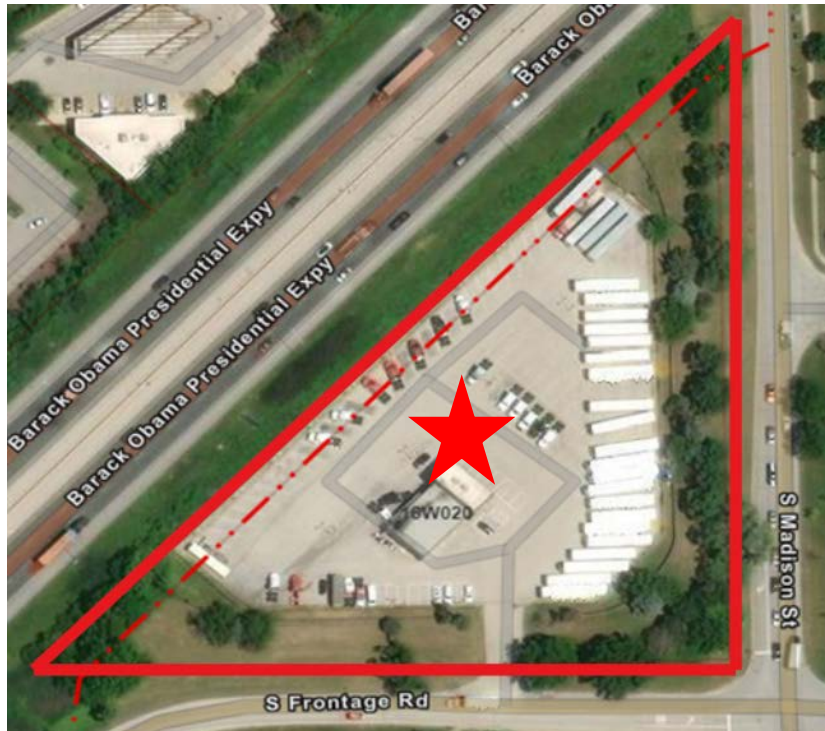
Commercial Business

SITE AREA:

4.00 Acres

SUBDIVISION:

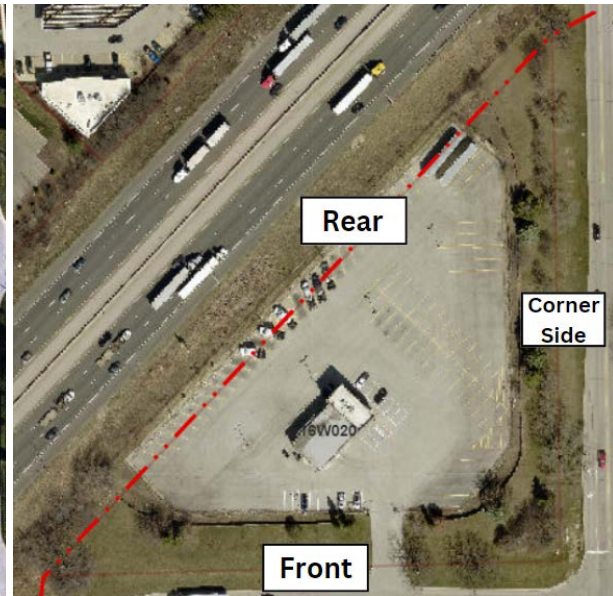
None



The petitioner is Vic Dodevski of Lyons Truck Sales. Lyons Truck Sales is a truck sales and service business located at 16W020 79th Street, Burr Ridge, Illinois. The petitioner requests a special use pursuant to Section XII.F.3 of the Burr Ridge Zoning Ordinance to permit the continued use of a non-conforming 8' chain-link and barbed wire fence, 4' chain-link and barbed wire fence, and a 4' solid wooden fence on the subject property.



The red line represents a solid 4' wooden fence and the yellow line represents an 8' chain-link and barbed wire fence.



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

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

- Chain link is prohibited.
- Fences must be 50% open; the wooden fence is solid.
- Fences shall not be more than 5' in height; the chain-link and barbed wire fence is 8' ft.

Under Zoning Ordinance regulations, chain-link and barbed wire fences are prohibited. However, it appears that the structure was in place before the Zoning Ordinance went into effect. Section XII of the Zoning Ordinance permits the owner of an illegal non-conforming use that was in existence on the effective date of the Ordinance (August 11, 1997) to apply for a special use allowing the continued use of said structure.

Along with the Ordinance approval on August 11, 1997, the Plan Commission recommended a ten-year administrative non-enforcement period be provided to the property owner to allow for the fence to remain in place and be amortized.



Images of the existing wooden, chain-link, and barbed wire fences.

Public Hearing History

In 2015, Ordinance A-834-10-15, a special use was granted to Lyons Truck Sales for *automobile and truck and equipment sales and rental and service* use with several conditions related to site improvements, all of which have been completed and sustained. Several petitions were brought forward in 2018 to attempt to locate an electric fence on the property and to amend the Zoning Ordinance to permit a chain link fence as a special use.

In 2018, Ordinance A-834-01-19, a special use was granted to Lyons Truck Sales with a five-year temporary condition to the property, allowing the illegal non-conforming chain-link and barbed wire fence to remain temporarily. The temporary special use expires on February 11th, 2024. The petitioner requests to keep the existing chain-link, barbed wire, and solid wooden fences along the property.

Applicable Zoning Ordinance Section(s)

Section XII.F.3 of the Zoning Ordinance states:

- *The owner or occupier of an illegal non-conforming use in existence on the effective date of this Ordinance may apply for a special use permit in accordance with Section XIII of this Ordinance. Upon receipt of such an application, the Board of Trustees, upon recommendation from the Plan Commission, may grant special use approval, subject to such conditions as the Board of Trustees finds necessary for compliance with the special use standards set forth in Section XIII of this Ordinance.*

Section XIII sets out the standards for granting a special use, which are commonly known as the Findings of Fact.

Public Comment

No public comment was received.

Findings of Fact and Recommendation

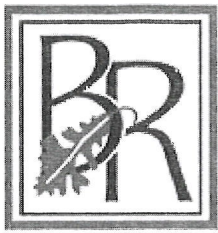
The petitioner has provided Findings of Fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of a special use for a non-conforming illegal use in the form of a chain-link, barbed wire, and solid fence on the subject property, the following conditions are recommended:

1. Add screening in the form of evergreen landscaping buffers to the areas along S. Frontage Rd. and Madison St., subject to staff approval.

Appendix

Exhibit A – Petitioner’s Application and Public Notifications

Exhibit B – Ordinance A-834-10-15 and Ordinance A-834-01-19



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): LDD Properties LLC

STATUS OF PETITIONER: property owner / manager

PETITIONER'S ADDRESS: 5666 S Thurlow St, Hinsdale, IL

ADDRESS OF SUBJECT PROPERTY: 16w020 78th Street, Burr Ridge, IL 60527

PHONE: 708-526-2135

EMAIL: lddcondos8200@gmail.com

PROPERTY OWNER: Vic Doberski

PROPERTY OWNER'S ADDRESS: 5666 S Thurlow St, Hinsdale, IL PHONE: 773-406-3676

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

DESCRIPTION OF REQUEST:

Keep the existing Chain link fence.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 174,240 Sq. Ft EXISTING ZONING: GJ - General Industrial

EXISTING USE/IMPROVEMENTS: A - Commercial - GJ* General Industrial

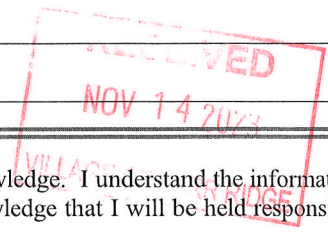
SUBDIVISION: N/A

PIN(S) # 09-26-405-001

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.

[Signature]
Petitioner's Signature

11/13/2023
Date of Filing





Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

164020 79th Street, Burr Ridge, IL 60527

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

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

Yes, that is correct.

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

Yes, this is not something that would be dangerous to the public health, safety.

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

Yes, I confirm will not be injurious for the neighborhood.

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

Yes, this is correct.

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

All the utilities, access roads, drainage have been on the property. The fence are already on the property. Will not be any construction.

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

Will not be any traffic congestion in the public streets.

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

This is correct.

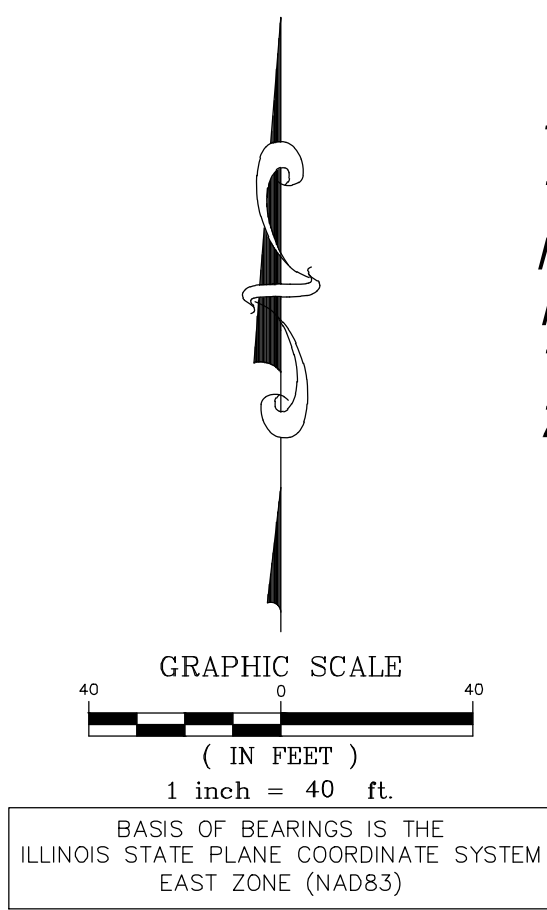
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

Yes, this is correct. Everything is applicable by regulations. The fence is current on the property. We are open for modification.

ALTA / ACSM LAND TITLE SURVEY

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING SOUTH OF THE SOUTHEASTERLY
RIGHT-OF-WAY LINE OF F.A. .ROUTE 55, EXCEPT THEREFROM
THAT PART THEREOF DEDICATED FOR MADISON STREET AND
79TH STREET, IN DU PAGE COUNTY, I LLINOIS.

LAND IS KNOWN AS: 16W020 79TH STREET
BURR RIDGE, L 60527



LEGEND	
meo.	MEASURED
rec.	RECORDED
calc.	CALCULATED
●	FOUND SURVEY MONUMENT
■	SET 5/8" REBAR UNLESS OTHERWISE NOTED
—x—x—x—	4" CHAIN LINK FENCE LINE
—o—o—o—	4" WOOD FENCE LINE
— — — —	8" CHAIN LINK FENCE
—FO—	FIBER OPTIC LINE
—G—	GAS LINE
⊗	GAS METER
⊗	LIGHT POLE WITH DUAL LIGHT FIXTURE
⊗	ELECTRIC TRANSFORMER
⊗	PIPELINE MARKER
⊗	CABLE TV PEDESTAL
⊗	TELEPHONE MANHOLE
⊗	SANITARY SEWER MANHOLE
⊗	STORM SEWER MANHOLE
⊗	STORM SEWER INLET
●	BOLLARD



SITE LOCATION MAP
NOT TO SCALE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
LDD PROPERTIES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS TABLE A
THEREOF.

FIELD WORK COMPLETED: 1-27-2015

DATED THIS DAY OF 20

BY: ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2016)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

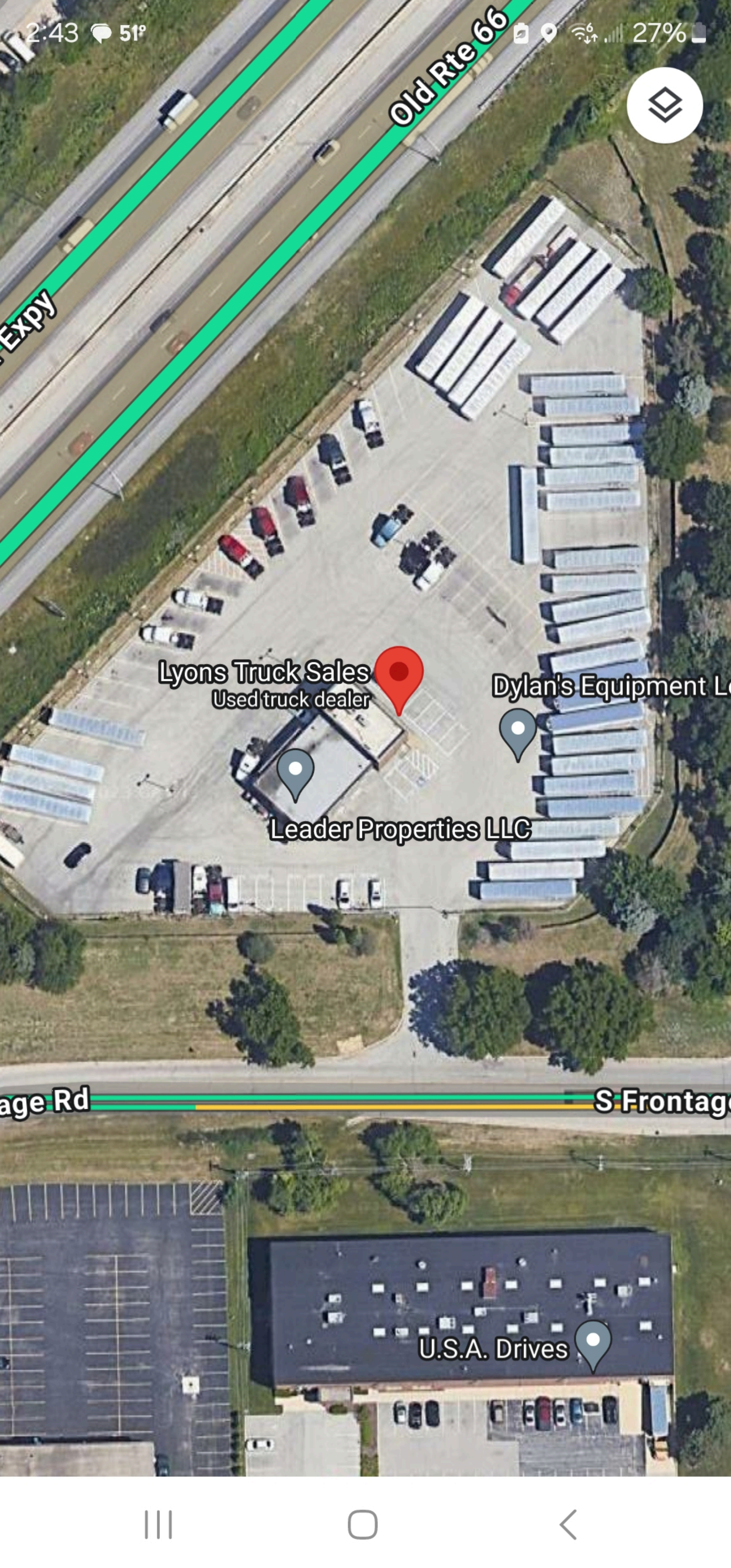
REVISIONS			
No.	DATE	DESCRIPTION	BY
RT & A		Ruettiger, Tonelli & Associates, Inc.	
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants			
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404			
PH. (815) 744-6600 FAX (815) 744-0101			
website: www.ruettigertonnelli.com			
DATE: 1-30-2015	SCALE: 1" = 40'	DRAWN BY: ECH	CHECKED BY: KAN
PREPARED FOR:	FORANO LAW 1022 S. La GRANGE ROAD LOGRANCE, ILLINOIS 60525		FIELD BOOK: 28-41 PAGE: 23-25
DRAWING TITLE: ALTA / ACSM LAND TITLE SURVEY			DRAWING No.: 315-0070-A

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND
SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION
OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER
TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES







2:43 51° 27%

Expy

Old Rte 66

Lyons Truck Sales
Used truck dealer

Leader Properties LLC

Dylan's Equipment L

U.S.A. Drives

age Rd

S Frontage Rd



**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.

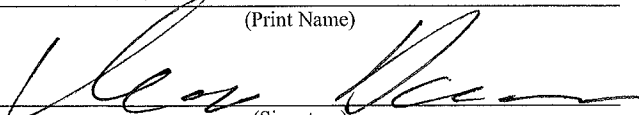
Street Address of Subject Property:

16w020 70th Street, Burr Ridge IL 60527

Property Owner or Petitioner:

Vic Doperski

(Print Name)



(Signature)



LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, January 15, 2024, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.**

PURPOSE OF HEARING

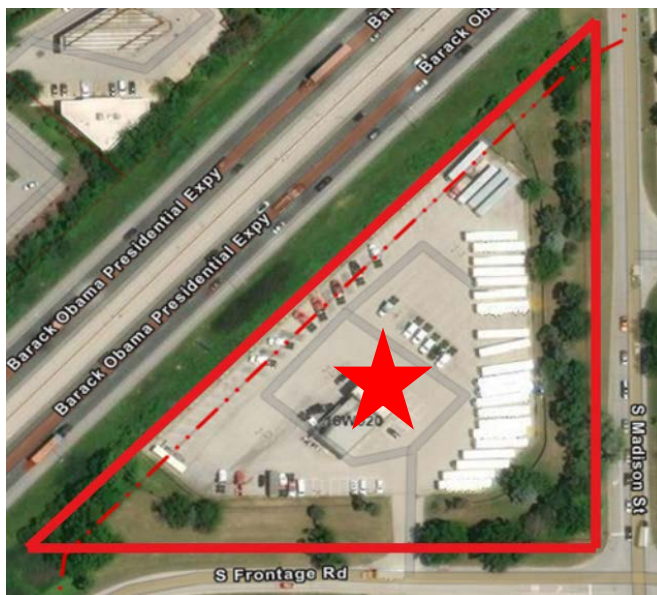
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Vic Dodevski of Lyons Truck Sales for a special use to permit the continued use of a non-conforming chain link fence on the subject property pursuant to Ordinance #A-834-01-19 and Sections IV.J & XII.F.3 of the Burr Ridge Zoning Ordinance. The petition number and address of this petition is **Z-17-2023: 16W020 79th Street** and the Permanent Real Estate Index Number is **09-26-405-001-0000.**

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, January 9, 2024. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

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



The site is outlined in red



Illustration of the proposed fence.

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 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

STARHA, JAMES & JO ANN
15W759 79TH ST
BURR RIDGE, IL 60527

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

BISWAS, TAPAN & BANI
6464 RICHMOND AVE
WILLOWBROOK, IL 60527

SCHOOL DISTRICT NO 62
7700 CLARENDON HILLS
WILLOWBROOK IL 60527

WILLOWBROOK 2012 LLC
50W580 N Frontage Rd
BURR RIDGE, IL 60516

MMH LLC
9120 SLOANE ST
ORLANDO, FL 32827

MARS SNACKFOOD US
1 PPG PLACE APT. 2810
PITTSBURGH, PA 15222

ASPEN INVESTMENTS LLC
314 SUNRISE AVE
WILLOWBROOK, IL 60527

BUTTERFIELD RIDGE NO 2
15W760 N FRONTAGE RD
HINSDALE, IL 60521

FLEX CAPITAL LLC
15W776 N FRONTAGE RD
BURR RIDGE, IL 60527

RANDOLPH PROPERTIES LLC
250 LAKELAND DR
PALOS PARK, IL 60464

SLIWINSKI, STEVEN & K
15W737 79TH ST
HINSDALE, IL 60521

BIRTCH, ERIC & JOANNE
7921 S MADISON SVE
BURR RIDGE, IL 60521

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

GUO, ZHENGANG
1413 WESLEY CT
WESTMONT, IL 60559

7900 MADISON LLC
3100 DUNDEE RD
NORTHBROOK, IL 60062

CTLTC B8500963207
10 S LASALLE ST APT. 2750
CHICAGO, IL 60603

Am Natl Bk & Tr 123910-09
1801 N Mill St
NAPERVILLE, IL 60521

HPM INVESTMENTS INC
314 SUNRISE AVE
WILLOWBROOK, IL 60527

SUN RAY INVESTMENTS LLC
15W700 79TH ST
BURR RIDGE, IL 60527

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

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

PACKAGING DESIGN CORP
101 SHORE DR
BURR RIDGE, IL 60521

SIEGEL, RONALD B
535 JOLIET RD
WILLOWBROOK, IL 60527

SSC PROPERTY HOLDINGS INC
PO BOX 25025
GLENDALE, CA 91201

PINE LAKE PARTNERS LLC
8963 ENCLAVE DR
BURR RIDGE, IL 60527

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

LOMBARDI, ANNE
645 JOLIET RD
WILLOWBROOK, IL 60527

BARBARA HOLDING CO LLC
640 JOLIET RD
WILLOWBROOK, IL 60527

MICAL, LUTGARDA & STANLEY
15W773 79TH ST
BURR RIDGE, IL 60527

CHANEY, DAVID
15W749 79TH ST
BURR RIDGE, IL 60527

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

BUTTERFIELD RIDGE NO 2
106 STEPHEN ST APT. 202
LEMONT, IL 60439

WILLOWBROOK 2012 LLC
625 JOLIET RD
WILLOWBROOK, IL 60527

SSC PROPERTY HOLDINGS INC
801 JOLIET RD
WILLOWBROOK, IL 60521

OCP WILLOWBROOK LLC
7700 GRIFFIN WAY
WILLOWBROOK, IL 60521

500 JOLIET ROAD LLC
500 JOLIET RD
WILLOWBROOK, IL 60527

OCP WILLOWBROOK LLC
600 JOLIET RD
WILLOWBROOK, IL 60521

GUO, ZHENGANG
7882 QUINCY DR
WILLOWBROOK, IL 60521

QSS REAL ESTATE LLC
7855 S QUINCY DR
WILLOWBROOK, IL 60527

MMH LLC
525 EXECUTIVE DR
WILLOWBROOK, IL 60527

PINE LAKE PARTNERS LLC
15W700 FRONTAGE RD
BURR RIDGE, IL 60527

SIEGEL, RONALD B
535 JOLIET RD
WILLOWBROOK, IL 60527

Dec 21, 2023 at 1:46:18 PM
16W020 S Frontage Rd
Burr Ridge IL 60527
United States



Village of Burr Ridge

NOTICE

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

For further information,
please call or visit:

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

Ask for Information Re Z-17-23

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)

Dec 21, 2023 at 1:46:16 PM
16W020 S Frontage Rd
Burr Ridge IL 60527
United States



Village of Burr Ridge

NOTICE

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

For further information,
please call or visit:

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

Ask for Information Re: Z-17-23

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)

ORDINANCE NO. A-834-10-15

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO
THE BURR RIDGE ZONING ORDINANCE FOR A BUILDING ADDITION FOR AN
EXISTING TRUCK SALES BUSINESS

(Z-07-2015: 16W020 79TH Street - Lyons Truck Sales)

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

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on May 18, 2015 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for a special use, including its findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly

considered said report, findings, and recommendations.

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

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 16W020 79th Street, Burr Ridge, Illinois, is Mr. Vic Dodevski, Owner of Lyons Truck Sales (hereinafter "Petitioner"). The Petitioner requests a special use approval as per Section X.F.2.a of the Burr Ridge Zoning Ordinance for an addition to a building used for Truck Sales.
- B. That the property has been used for truck sales since 1980 without any apparent negative impact on the surrounding area.
- C. That the proposed addition does not represent a significant change in the intensity of the truck sales business but is only intended to accommodate existing office functions.

Section 3: That special use approval to permit an addition

to a building used for Truck Sales *is hereby granted* for the property commonly known as 16W010 79th Street and identified by the Permanent Real Estate Index Number (PIN) of: 09-26-405-001.

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

- A. The special use shall be limited to the Truck Sales in the existing and expanded building as per the submitted plans attached hereto as Exhibit A. The special use approval shall not include automobile sales.
- B. The building addition shall not use synthetic stucco as an exterior building material and shall comply with Section X.B.10 of the Zoning Ordinance. Final building elevations shall be subject to staff approval.
- C. The gravel parking lot shall be brought into conformance with Section XI of the Zoning Ordinance including hard surface but not including perimeter curbing, perimeter landscaping, and landscaping islands. Existing landscaping and fencing shall continue to be maintained.
- D. A current Plat of Survey shall be provided and that portion of the gravel parking area that encroaches into the I-55 right of way shall be eliminated and an 8 foot setback provided from the property line as required by said Section XI.
- E. Final engineering plans for the parking lot improvement shall be subject to the review and approval of the Village staff prior to issuance of a building permit for the addition.
- F. All parking lot improvements shall be completed within 3 years after issuance of a building permit for the second floor addition. In the event the parking lot is not completed within three years, the Village shall issue a cease and desist order for the discontinuation of the truck sales business at this location until

such time that the parking lot improvements are completed.

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.

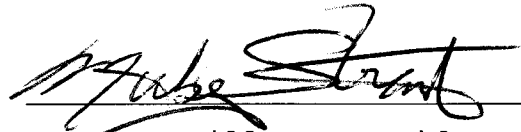
PASSED this 8th day of June, 2015, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 6 - **Trustee Franzese, Paveza, Grasso,
Bolos, Murphy, Schiappa**

NAYS: 0 - **None**


ABSENT: 0 - **None**

APPROVED by the President of the Village of Burr Ridge on this 8th day of June, 2015.



Village President

ATTEST:



Village Clerk

LYONS TRUCK SALES
2nd FLOOR OFFICE ADDITION
79TH ST.
BURR RIDGE, ILLINOIS 60527

[illegible]

MR. SARKIS: DETECTOR

APPLICABLE CODES (BURR RIDGE)

APPLICABLE CODES (BURR P)

2012	INTERIOR	BLINDS CODE
2013	INTERIOR	METALLIC CODE
2014	INTERIOR	FUEL GAS CODE
2015	INTERIOR	FIRE CODE
2016	INTERIOR	ENERGY CONSERVATION CODE
2017	INTERIOR	ELECTRIC CODE
2018	INTERIOR	PLUMBING CODE
2019	INTERIOR	ACCOMMODATION CODE

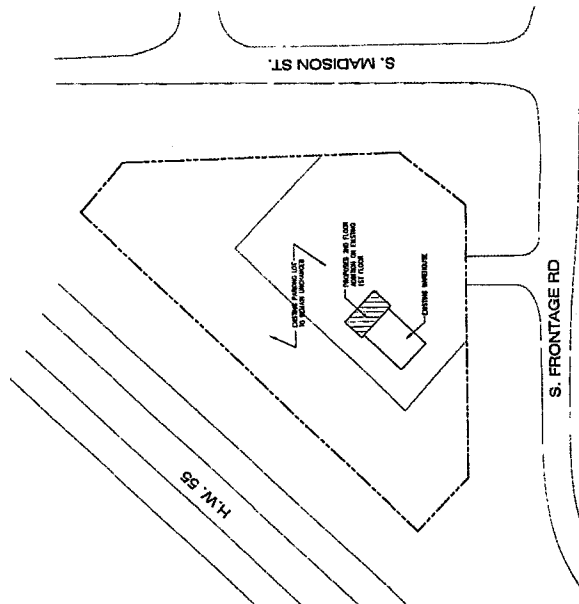
GENERAL SCOPE OF WORK

- 2ND FLOOR ADDITION AND 1ST FLOOR REMODEL OF EXISTING OFFICE SPACE. RELOCATION OF TOILET ROOMS.
- HVAC, PLUMBING, ELECTRICAL WORK PER PLANS.
- AREA OF WORK: 2280 SQ.FT.
- NO WORK IN EXISTING WAREHOUSE (OTHER THEN COSMETIC) AND COORDINATION WITH NEW STRUCTURE AND REMODEL.

BUILDING INFORMATION:

- USE AND OCCUPANCY: B - BUSINESS
S1 - STORAGE
- BUILDING TYPE: 0-0
- EXISTING S.F.
B - BUSINESS: 1130 S.F.
S1 - STORAGE: 2200 S.F.
- PROPOSED S.F.
B - BUSINESS: 2240 S.F.
S1 - STORAGE: 2000 S.F.

OCCUPANCY CALCULATIONS					
A.	EXIT CAPACITY				
	EXIT	PERSONS			
	#1	125			
	#2	270			
	TOTAL	270			
B.	FLOOR AREA	SF PERSON		TOTAL	
	TEST FLOOR	100 SF / PERSON		11	
	1150 SQ.FT.	100 SF / PERSON		11	
	1150 SQ.FT.	100 SF / PERSON		23	
	TOTAL ROOM CAPACITY				



ARCHITECTURAL SITE PLAN ①

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
T	SITE PLAN, SCHEDULES, & ORIGINAL NOTES
AT	GENERAL/GENERAL PLAN, FLOOR PLANS, & SCHEDULES
AS	ELEVATIONS
AS	FOOD PLAN, BUILDING SECTIONS, & DETAILS
ACD	ACD NOTES
AS	GENERAL/GENERAL PLAN, FLOOR PLANS, & SCHEDULES

THIS IS TO CERTIFY THAT THESE MEMBERS WERE PREPARED UNDER MY

STATIONING - Stationing is the distance along the centerline of the road from a fixed point to a specific location.

美以新區

LYONS TRUCK SALES ADDITION

79TH ST.
BURR RIDGE, IL

AND ASSOCIATES
FAX 312.277.6750
Chicago, Illinois 60625

WARI
5 OFFICE
Ave. Suite #14

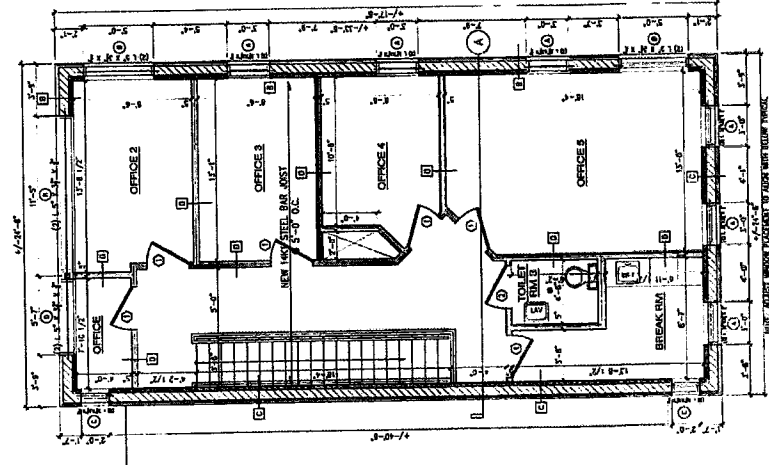
508
D/

MARK	SYMBOL	SECTION/DETAIL	DESCRIPTION
A		1/2\"/>	1/2\"/>
A1		1/2\"/>	1/2\"/>
B		1/2\"/>	1/2\"/>
C		1/2\"/>	1/2\"/>
D		1/2\"/>	1/2\"/>
E		1/2\"/>	1/2\"/>
F		1/2\"/>	1/2\"/>

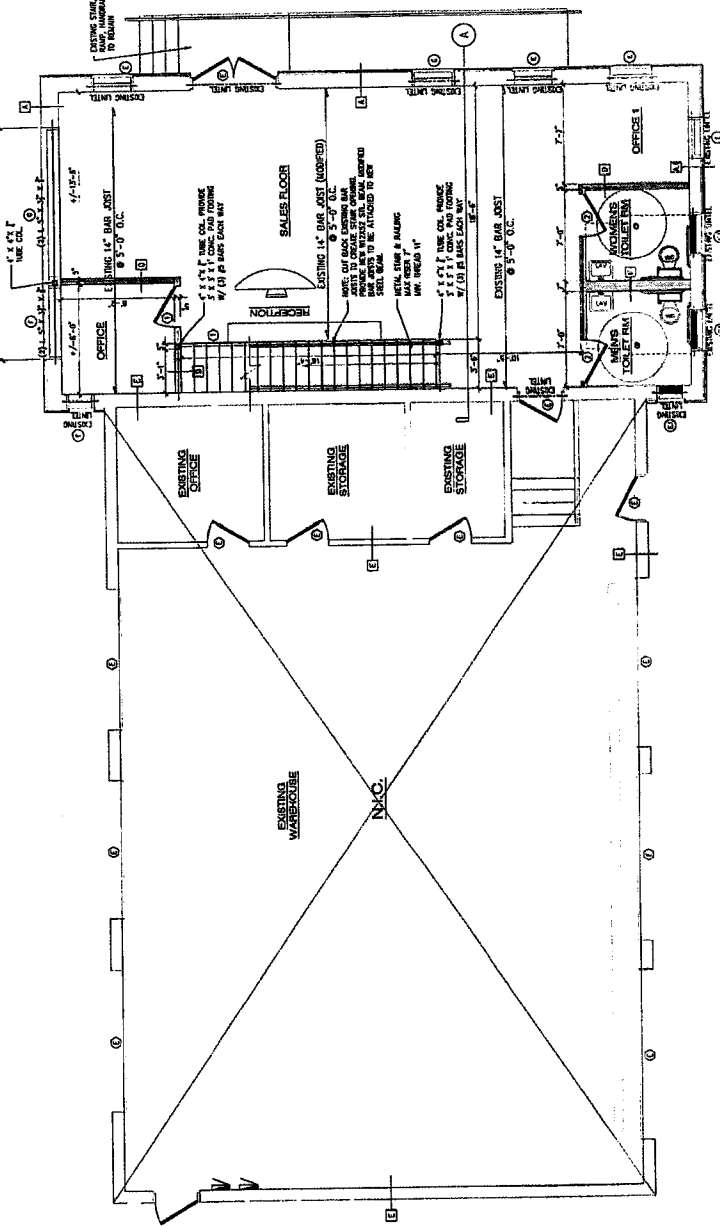
DOOR SCHEDULE			
MARK	SYMBOL	FRAME	SWING
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2		1\"/>	1\"/>
3		1\"/>	1\"/>
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EXISTING WAREHOUSE
N.C.
EXISTING/DEMO PLAN

EXISTING NON-LOAD BEARING WALLS TO BE REMOVED. REMOVAL OF ALL ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS TO BE ATTACHED TO NEW EXISTING WAREHOUSE.



PROPOSED 2ND FLOOR ADDITION



PROPOSED 1ST FLOOR REMODEL

1/4" NCH = 1'-0"

LYONS TRUCK SALES ADDITION
79TH ST.
BURR RIDGE, IL

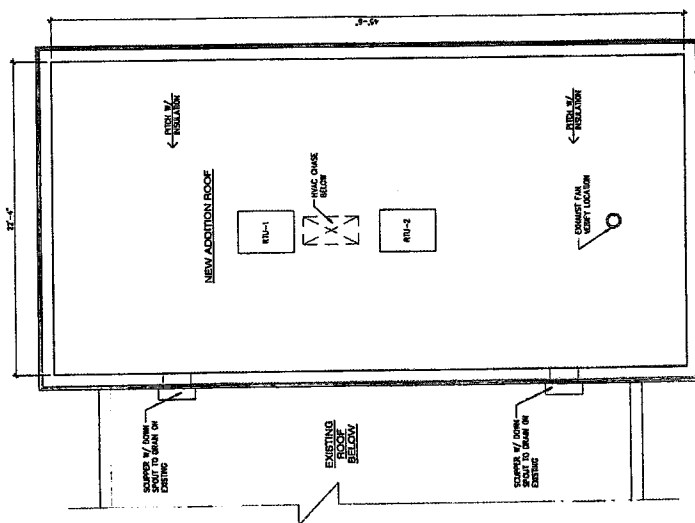
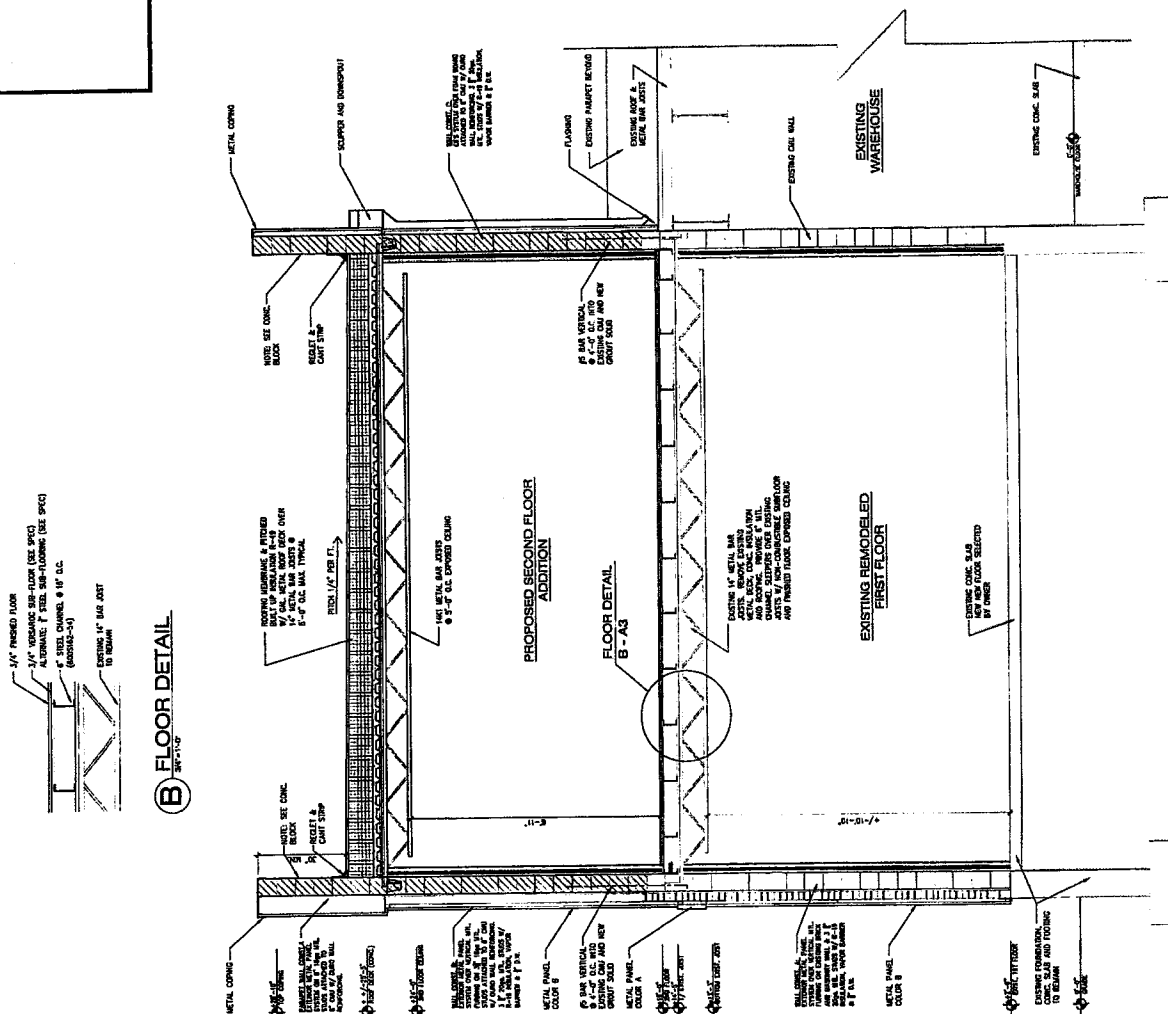
AND ASSOCIATES
708.354.4005 OFFICE
FAX 312.277.8750
Logansport, Illinois 60525

A1
805 W. Higgins Ave. Suite #14
Logansport, Illinois 60525

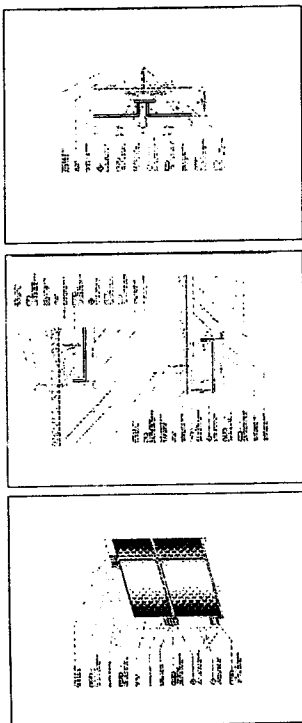
DATE: 10-1-13
DRAWN BY: [Signature]
CHECKED BY: [Signature]
JOB NO.: [Blank]
REVISIONS: [Blank]
SCALE: [Blank]

A BUILDING SECTION

ROOF PLAN



TYPICAL METAL PANEL SYSTEM DETAILS (VERIFY W/ MFG)



MECHANICAL EQUIPMENT SCHEDULE

<u>RTU - 1</u>	3 TON ROOF TOP UNIT, AIRFLOW 1200 CFM
<u>RTU - 2</u>	3 TON ROOF TOP UNIT, AIRFLOW 1200 CFM
<u>EXH FANS</u>	TB-1 BROWN 50 CFM

VENTILATION SCHEDULE				
ROOM NAME	SQ. FT. AREA	OCCUPANT CATEGORY	OUTDOOR AIR PER HOUR	SPRINKLER FLOW RATE
LOBBY	1244	2	41	600
STORAGE 1	58	2	3.8	75
STORAGE 2	58	1	3.3	75
STORAGE 3	50	2	3	50
STORAGE 4	50	2	3	50
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PORTABLE LIGHTING

150 WATT INCANDESCENT LAMP

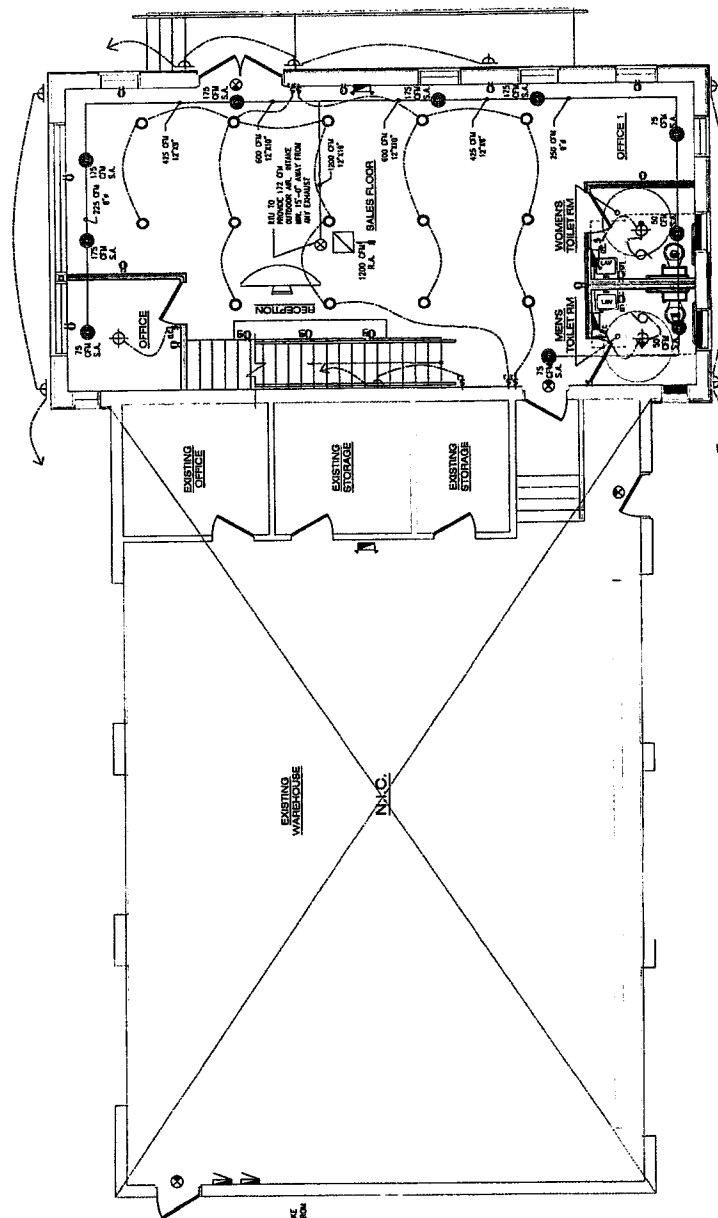
120 VOLT AC POWER

EXIT SIGN _____
SCALE: N.T.S.

[illegible][illegible]

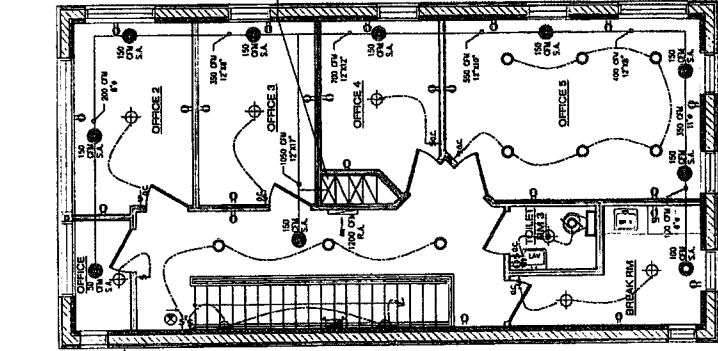
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DRAINAGE DIAGRAM



11ST MECHANICAL & ELECTRICAL PLAN

SUPPLY DIAGRAM



2ND MECHANICAL & ELECTRICAL PLAN

ORDINANCE NO. A-834-01-19

AN ORDINANCE GRANTING SPECIAL USE APPROVAL SECTION XII.F.3 OF THE BURR RIDGE ZONING ORDINANCE TO PERMIT AN ILLEGAL, NON-CONFORMING CHAIN LINK FENCE AND BARBED WIRE ON THE SUBJECT PROPERTY.

(Z-25-2018: 16W020 79th Street - Dodevski)

WHEREAS, an application for a special use for certain real estate has been filed with the Assistant to the Village Administrator of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, and said application has been referred to the Plan Commission of said Village and has been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said special use on November 19, 2018, January 7, 2019, and January 21, 2019, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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

findings and recommendations, to this President and Board of Trustees, and this President and Board of Trustees has duly considered said report, findings, and recommendations.

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

Section 1: All Exhibits submitted at the aforesaid public hearing are hereby incorporated by reference. This President and Board of Trustees find that the granting of special use indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report, findings, and recommendations of the Plan Commission and other matters properly before it, in addition to the findings set forth in Section 1, finds as follows:

- A. That the Petitioner for the special use for the property located at 16W020 7^{9th} Street, Burr Ridge, Illinois, is Sandra Dodevski (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section XII.F.3 of the Burr Ridge Zoning Ordinance to permit an illegal, non-conforming chain link fence and barbed wire on the subject property.
- B. That the property will not detract from the public health, safety, morals, comfort, or general welfare.
- C. That the special use will not adversely impact any adjacent properties.

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

Section 3: That the special use approval as per Section XII.F.3 of the Burr Ridge Zoning Ordinance to permit an illegal, non-conforming chain link fence and barbed wire on the subject property is **hereby granted** for the property commonly known as 16W020 79th Street and identified by the Permanent Real Estate Index Number (PIN) of: **09-26-405-001.**

Section 4: That approval of the special uses is subject to the condition that the special use expire on February 11, 2024.

Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 11th day of February, 2019, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

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


NAYS: 0 - None

ABSENT: 0 - None

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


Acting Village President

ATTEST


Village Clerk



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-18-2023: 411-421 Heathrow Court (Shipper – ARX Perimeters); Requests for special uses for (1) equipment sales and rentals in accordance with Zoning Ordinance Section X.F.; (2) outside storage in accordance with Zoning Ordinance Section X.F.; and (3) a fence in a non-residential district in accordance with Zoning Ordinance Section IV.J.

HEARING:

January 15, 2024

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern

PETITIONER:

Ben Shipper, ARX
Perimeters

PETITIONER STATUS:

Tenant

PROPERTY OWNER:

UP HEATHROW LLC

EXISTING ZONING:

G-I General Industrial
PUD

LAND USE PLAN:

Recommends General
Industrial Uses

EXISTING LAND USE:

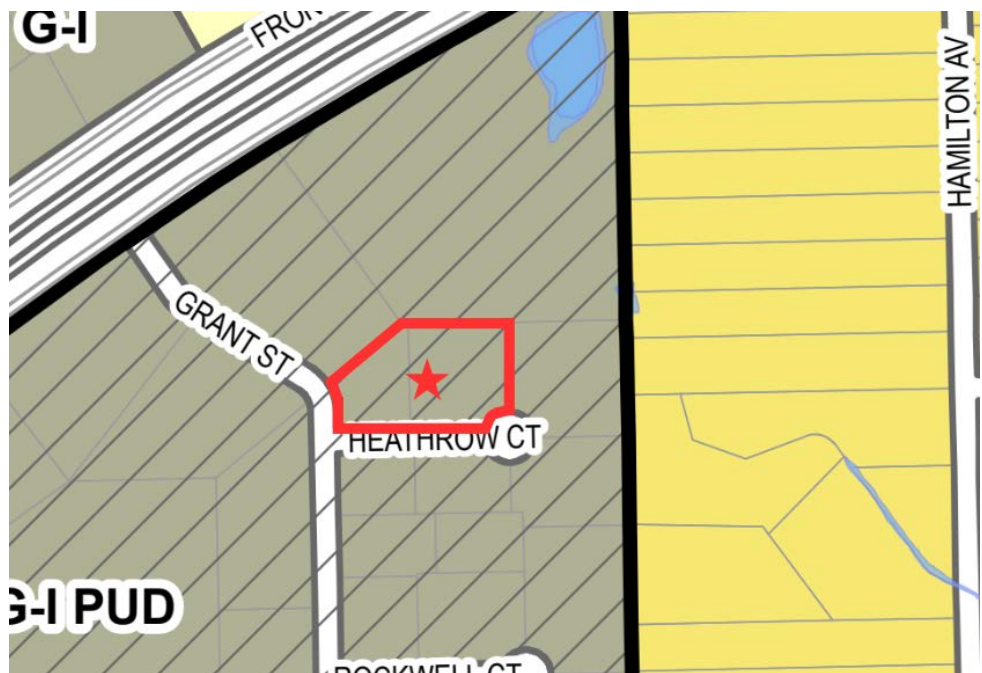
Multi-tenant building

SITE AREA:

2.4 Acres

SUBDIVISION:

Burr Ridge Industrial
Common



The petitioner, Ben Shipper, a current tenant operating ARX Perimeters from the site, requests a special use for equipment sales and rentals, outside storage, and a fence in a non-residential district. ARX Perimeters rents and sells mobile high-security perimeter systems and vehicle barriers. In the General Industrial/G-I zoning district, equipment sales and rentals are not permitted without a special use.

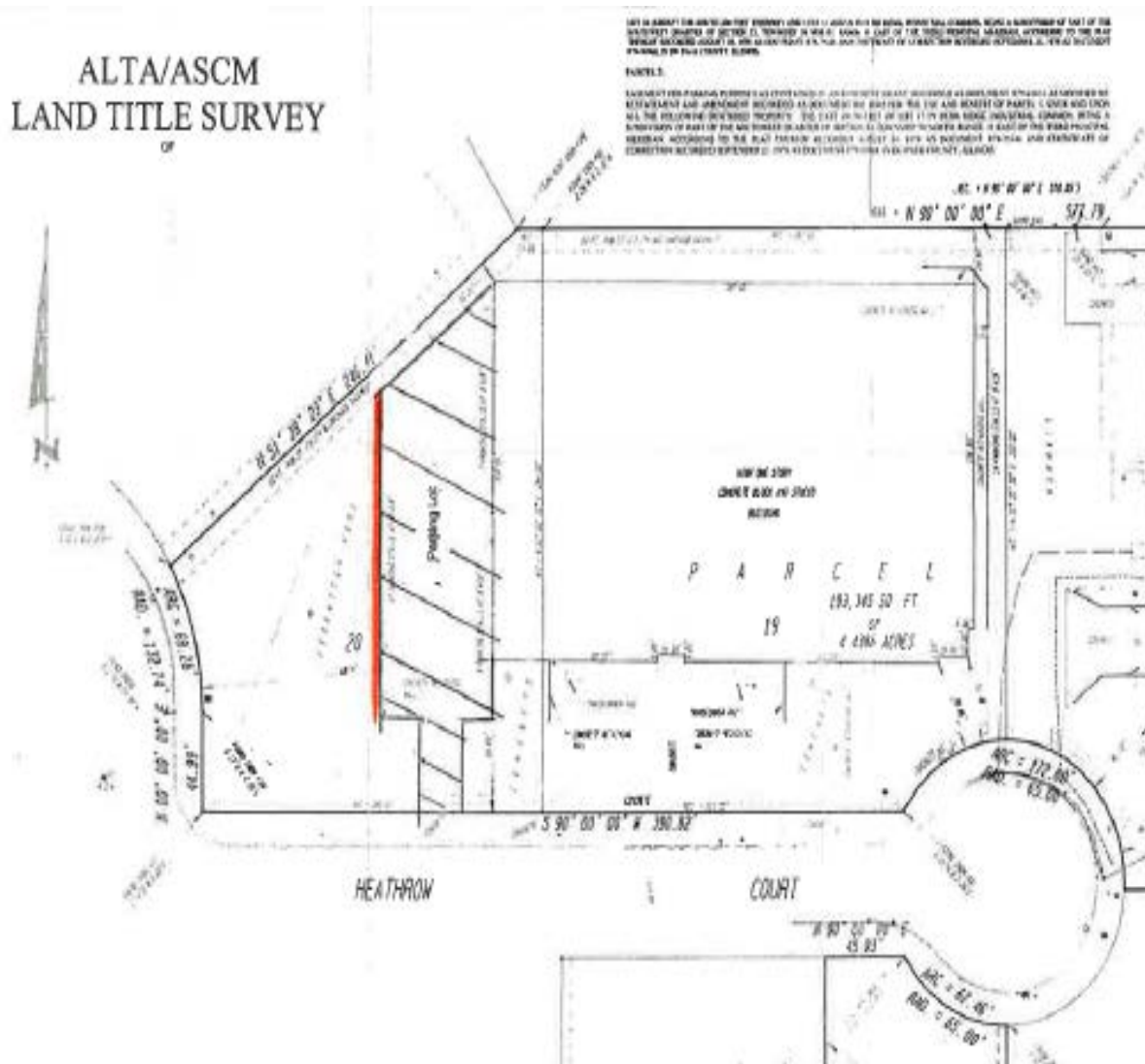


Illustration of the Plat of Survey.

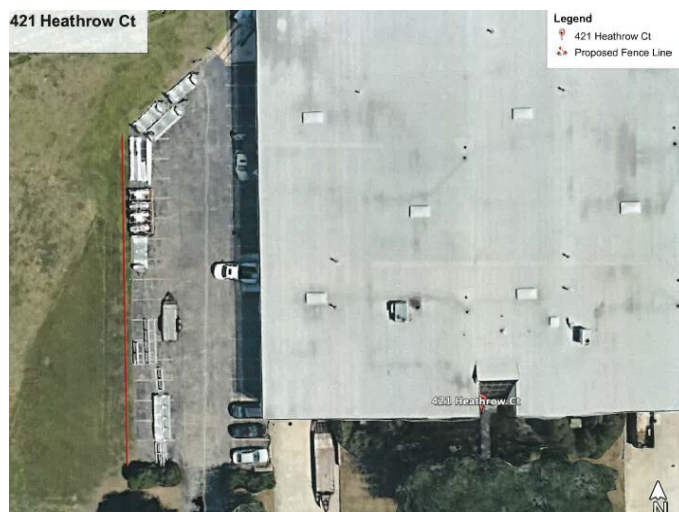
Outdoor Storage:

In the G-I zoning district, outdoor storage requires a separate special use. The petitioner uses the area in the front and corner side yard of the main entrance (near Grant St. and Heathrow Ct.) for outdoor storage of vehicle barricades and trailers. The area located in the corner side yard has approximately 36 striped parking spaces. The petitioner intends to use about 15 parking spaces for outdoor storage.



The white box represents the proposed outdoor storage area.

The petitioner requests a fence along the west side of the parking lot to screen the outdoor equipment. The petitioner is proposing a 6 ft. tall, solid cedar fence. In the G-I district, Zoning Ordinance section X.F.2 states that outdoor storage is a special use “provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.” The property's frontage is Grant Street, although the building faces Heathrow Court. The proposed outdoor storage is in the front yard, which deviates from the regulation that outdoor storage be located to the rear of the building. The proposed fence only screens a portion of the front yard (Grant St.) from the outdoor storage. The proposed fence location does not appear to screen the corner side yard (Heathrow Ct.) from the outdoor storage area. Additionally, the height of the equipment is unknown; therefore, the proposed fence may inadequately screen the equipment and outside storage area.



The red line represents the location for the proposed fence.



The proposed fence.

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

- Fences must be 50% open; the proposed fence is solid.
- Fences shall not be more than 5' in height; the proposed fence is 6' ft. in height.
- Fences are permitted in the rear yard and behind the rear wall of the structure. For corner lots, the fence must meet the minimum corner side yard setback. The proposed fence is within the front yard (Grant St.) although the front of the building faces Heathrow Ct.

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

1. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

Within the Burr Ridge Industrial Common Subdivision area, only two properties had a fence, 412 Rockwell Court and 407 Heathrow Court. 412 Rockwell Court was approved in 2017 for a fenced-in area for overnight and outdoor parking of vans and trucks. The fence is behind the rear of the building; it is 8' tall and made of cedar wood. (Ordinance #A-834-15-17, Permit 2018-0291). The fences located at 407 Heathrow Court were recently approved. Two of the fences are around generators, and two of the fences are around entryways. The fences are 8' ft., made of steel, 50% open, and flat-topped.

Land Use and Site Plan

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

Public Hearing History

No public hearing history.

Public Comment

No public comments were received.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact which may be adopted if the Plan Commission is in agreement with those findings. Should the Plan Commission wish to recommend approval of the

special use for equipment sales and rentals, outside storage, and a fence in a non-residential district with Findings of Fact, staff recommends the following conditions:

1. The special use shall be limited to Ben Shipper of ARX Perimeters and his business partners and shall expire at such time that Mr. Shipper and his business partners no longer occupy the space or an assignment or termination of the lease at 411-421 Heathrow Court occurs.
2. The outdoor storage is limited to equipment and materials, and restricted only to the screened area as shown in Exhibit A.
3. The fences and gates shall substantially comply with the plans submitted by the petitioners and included as Exhibit A.
4. The solid fence, 6' in height and located in the front yard, is permitted.

Appendix

Exhibit A – Petitioner's Application and 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): ARX Perimeters, LLC / Ben Shipper

STATUS OF PETITIONER: Tenant

PETITIONER'S ADDRESS: 421 Heathrow Ct Burr Ridge, IL 60527

ADDRESS OF SUBJECT PROPERTY: 421 Heathrow Ct Burr Ridge, IL 60527

PHONE: 708-352-2373

EMAIL: ben.s@ARXperimeters.com

PROPERTY OWNER: UP Heathrow LLC, Ian Konowitch

PROPERTY OWNER'S ADDRESS: _____ PHONE: 215-459-2891

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

DESCRIPTION OF REQUEST:

Please see attached Description. We have been a business in the Village since June of 2021.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 2.4 acres EXISTING ZONING: G1 PUD

EXISTING USE/IMPROVEMENTS: GI - General Industrial

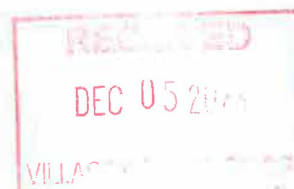
SUBDIVISION: Burr Ridge Industrial common

PIN(S) # 09-25-303-002-000

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

[Signature]
Petitioner's Signature

12/9/23
Date of Filing





Findings of Fact – Special Use
Burr Ridge Zoning Ordinance

Address:

421 Heathrow Ct

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

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
Yes, we are a unique business and are active in the community by helping the village by providing equipment free of charge for various village events. The owner and his family are also residents of Burr Ridge.
- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
No
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
No. The property is bordered by industrial property on all sides and not visibale to any residential properties.
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
No, there is very little if any property available for additional development adjacent to us.
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.
NA. All necessary utilities are already in place.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
NA. All road & Ingress/Egress has been in place since we move to the village 2.5 years ago.
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
No, not to my knowledge. Our business moved to Burr Ridge in June of 2021 and has had no prior notices from the village regarding any issues.
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.
Yes.



ARX Perimeters rents and sells mobile high security perimeter systems to Federal Agencies, State & Local law enforcement, critical infrastructure installations, Fortune 500 companies and major sporting events such as the Super Bowl, across the entire US.

Our main product lines include:

Surface Mounted Anti-Scale & Ballistic Protective ARX Fence Systems in 8', 12' & 16' heights

Vehicle Barrier Systems designed to protect people and facilities from hostile or errant vehicles

Ballistic protective products electrical sub-stations, data centers & live fire shoot houses

Ownership: Ben Shipper & Cindy Perpich. Residents of Burr Ridge since 2016

Business formed: 2019

Equipment Depots: NV, TX, FL, MD & NJ

Hours of Operation: M-F 7am-4pm

Number of employees: 7 in Burr Ridge

We are requesting a Special Use Permit for the following uses:

1. Equipment Rental & Sales.

A large portion of our business is the rental of high security fence systems and vehicle barriers nationwide. We moved into the building & village in June of 2021, we were recently notified that current G-I zoning does not allow for our type of business. All of our equipment is shipped out on truck to job sites and there is little to no customer traffic at our location.

2. Outdoor Storage of Material/Equipment.

While we strive to keep as much equipment stored indoors as possible there are times where we have a need to store outdoors. We maintain 5 equipment depots across the US and at times our Headquarters here in Burr Ridge has more equipment than it can store indoors. In that case we do sometimes store equipment outdoors.

3. Fencing of Parking Lot.

Due to the fact that we do at times need to store some materials outdoors, we would like to install a fence to screen the parking lot & maintain the look and image of the property for the village.

4. Dealers License from IL Sec. State.

A small portion of our unique business is a product line of vehicle barriers we sell that are occasionally sold in customized trailers. These trailers we purchase from trailer manufactures as new trailers, we then "upfit" them with our equipment and deliver them to clients. We buy trailers as clients order and ship them out as completed. To continue to purchase these trailers new from manufacturers requires a Dealers License from the Illinois Sec. State. The State App. requires the municipality of the applicant to sign off that the use is approved by the municipality. We do not sell or ever intend to sell or inventory/store motorized vehicles. This is strictly to be able to continue to purchase and promptly resell trailers for one product lines.

Outdoor Storage Area
(in White)



421 Heathrow Ct

Heathrow Ct

421 Heathrow Ct

Legend

421 Heathrow Ct

Proposed Fence Line



VILLAGE OF BURR RIDGE



Proposed Fencing

The proposed fence is strictly to be used as a screen for the outdoor storage area and is not intended to be used as security fence. The fence will be strictly on the West edge of the parking lot. It will end prior to the parking lot turning North East. This will leave an area to push snow and keep it on the property and off the parkway.

We selected a fence that is of natural materials, Cedar, to provide a neutral appearance that is in keeping with the natural wooded area behind our building. It is similar to the fence that is used by Permashield for their outdoor storage that is adjacent to a residential properties. We are not adjacent to any residential area and the building / parking lot cannot be seen from any residential properties. We are not adding any gates or additional lighting as there is very good building exterior lighting already in place. Our equipment is heavy, 10,000-15,000 Lbs and requires equipment to move it therefore we do not need additional security measures. Our equipment is shorter than 6' so it will not be visible above the fence.

Fence Type: Cedar Dog Ear Fence

Height: 6'

Open Percentage: Zero

Cut Sheet: See attached

6 ft. x 8 ft. Cedar Dog-Ear Fence Panel
by Outdoor Essentials

Related Videos & 360° View



Product Images



Hover Image to Zoom



**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:

421 Heathrow Ct

Property Owner or Petitioner:

Ben Shipper

(Print Name)

(Signature)



LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, January 15, 2024, 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 Ben Shipper of ARX Perimeters for special uses for (1) equipment sales and rentals in accordance with Zoning Ordinance Section X.F.; (2) outside storage in accordance with Zoning Ordinance Section X.F.; and (3) a fence in a non-residential district in accordance with Zoning Ordinance Section IV.J. The petition number and address of this petition is **Z-18-2023: 411-421 Heathrow Court** and the Permanent Real Estate Index Numbers are **09-25-303-003-0000 & 09-25-303-004-0000.**

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, January 9, 2024. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

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



The site is outlined in red

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 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

LAYLAND JR, H K
100 SHORE DR APT. 2
BURR RIDGE, IL 60527

BURR RIDGE PROP HOLDINGS
1253 RICHFIELD CT
WOODRIDGE, IL 60517

ERIN, ELIZABETH D
7524 S HAMILTON AVE
BURR RIDGE, IL 60521

UP HEATHROW LLC
1 OAKBROOK TER APT. 400
OAKBROOK TERRACE, IL 60181

HOWE, PATRICIA
7600 HAMILTON AVE
BURR RIDGE, IL 60527

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

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

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

HADLEY JR, ANTHONY J
7749 GRANT ST
BURR RIDGE, IL 60525

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

PROLOGIS
1800 WAZEE ST
DENVER, CO 80202

LAYKO PROPERTIES
100 SHORE DR
BURR RIDGE, IL 60521

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

ETCON CORPORATION
7750 GRANT ST
BURR RIDGES, IL 60521

UP HEATHROW LLC
1 OAKBROOK TERR APT. 400
OAKBROOK TERRACE, IL 60181

SPENCER INVESTMENT GROUP
513 ROGERS ST
DOWNERS GROVE, IL 60515

ARAMARK UNIFORM & CAREER
115 N 1ST ST
BURBANK, CA 91502

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

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

MARS SNACKFOOD US
1 PPG PLACE APT. 2810
PITTSBURGH, PA 15222

LEWIS, J L
7701 GRANT ST
BURR RIDGE, IL 60527

BURR RIDGE REAL ESTATE
7725 GRANT ST
BURR RIDGE, IL 60521

SHEPUTIS, JAMES
7700 S GRANT ST
BURR RIDGE, IL 60527

CHICAGO NINE IND GRANT
29100 N WESTERN HWY APT. 410
SOUTHFIELD, MI 48034

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

Dec 21, 2023 at 12:34:11 PM
454-468 Heathrow Ct
Burr Ridge IL 60527
United States

421



Village of Burr Ridge

NOTICE

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

For further information,
please call or visit:

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

Ask for Information # Z-18-23 18

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-19-2023: 8320-8350 S. Madison Street, Unit 8350B (Pedi/Overtime Sports LLC); Request for a special use to permit an appointment-only exercise facility in a General Industrial zoned district in accordance with Zoning Ordinance Section X.F.2.E.

HEARING:

January 15, 2024

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern, Planner

PETITIONER:

Philip Pedi

PETITIONER

STATUS:

Prospective Tenant

PROPERTY OWNER:

Subhi Bukai

EXISTING ZONING:

G-I General Industrial

LAND USE PLAN:

Recommends Light
Industrial Uses

EXISTING LAND

USE:

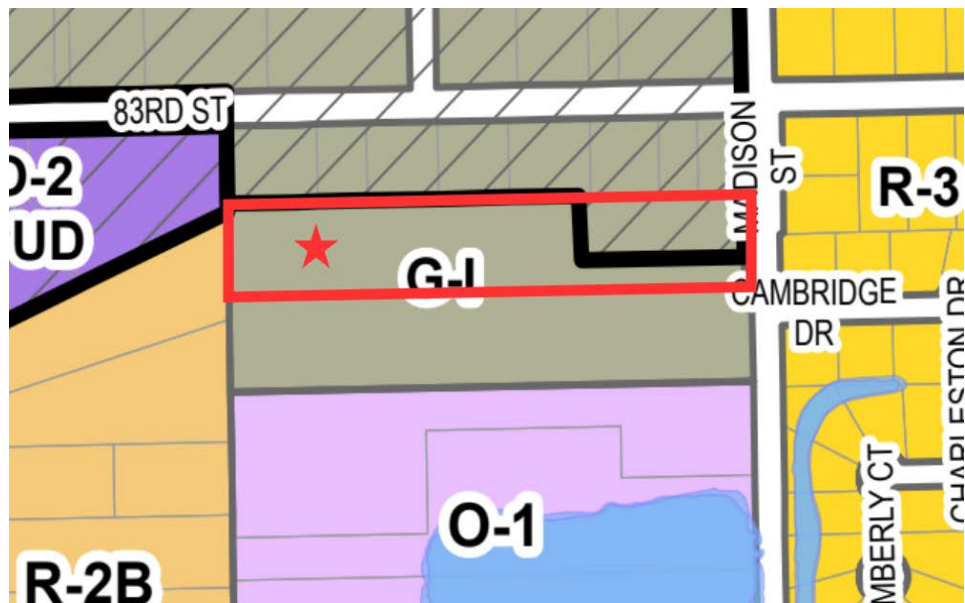
A multi-tenant industrial
building

SITE AREA:

6.55 acres

SUBDIVISION:

N/A

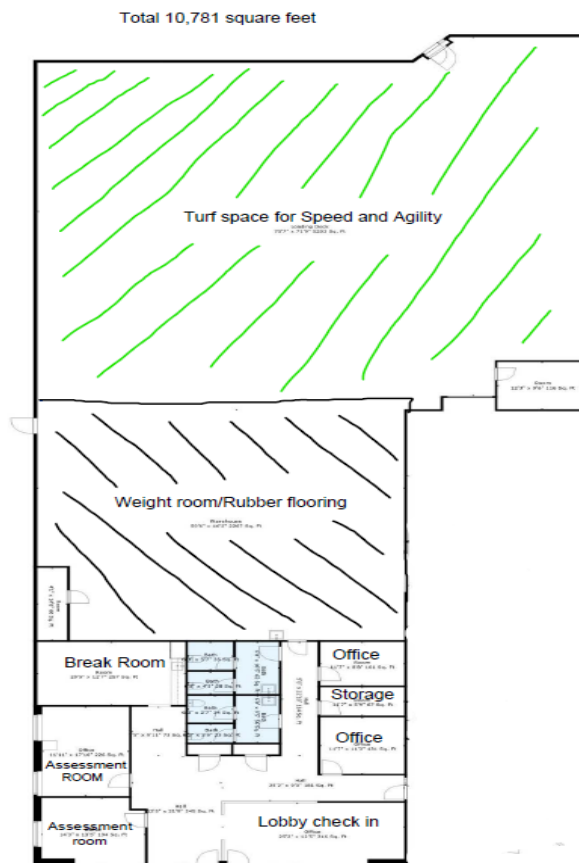


Staff Report and Summary

Z-19-2023: 8320-8350 S. Madison Street (Pedi/Overtime Sports LLC); Special Use and Findings of Fact

The petitioner is Philip Pedi of Overtime Sports LLC. The petitioner is requesting a special use to permit an appointment-only exercise facility in a General Industrial/G-I zoning district. After public notices were sent out, the petitioner provided additional information regarding the business operations. The petitioner stated services included one-on-one coaching, small group sessions, and specialized workshops that target aspiring athletes, school teams, and professionals seeking to elevate their performance. It is staff's opinion that this use may be better classified as a "team athletic training and practice facility," which was not a part of the original public notification. Per Ordinance A-834-04-05 and amended by Ordinance A-834-06-16, a special use is required in a G-I district for "team athletic training and practice facilities, occupying 5,000 square feet of more of floor area, located in a permanent building with no outdoor facilities and not including any retail, health or fitness facilities, or other activities that may be made available to the public." Staff recommends sending out a re-notification to the public to include this new request.

All Overtime Sports LLC services will be by appointment only. The petitioner provided a floor plan showing a lobby, two assessment rooms, two offices, a break room, a storage room, restrooms, and an open-weight room with rubber flooring and turf space for speed and agility. The petitioner did not provide information on how appointments would be arranged. Should the Commission recommend approval, staff recommends that information be provided to ensure compliance with use classification for enforcement purposes.



The proposed layout - provided by the petitioner.

Staff Report and Summary

Z-19-2023: 8320-8350 S. Madison Street (Pedi/Overtime Sports LLC); Special Use and Findings of Fact

The petitioner intends the hours of operation to be Monday through Sunday, 5:00 a.m. to 10:00 p.m. The petitioner provided the following chart, projecting the number of clients and employees at different hours of the day and week.

Projection of actual parking required - CLIENTS

Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5am-8pm	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients
8am-4pm	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients
4pm-10pm	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients

Projection of actual parking required - EMPLOYEES

Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5am-8pm	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees
8am-4pm	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees
4pm-10pm	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees

The parcel at 8320 S. Madison St. has 203 parking spaces and two accessible parking spaces. Per a site visit from the Village Planner on Monday, January 8, 2024, approximately 25 parking spaces had cars and trucks, but there were no tenant signs on the facades of the building. There is not an accurate number of parking spaces occupied because the tenants and businesses in the building are unknown and it appears vacant at this time. The only access point for cars to enter is from Madison Street. The petitioner noted many of their clients are student-athletes and get dropped off by parents. Staff requested additional information about pick-up/drop-off and traffic flow but did not receive any more details regarding traffic or parking. Staff recommends Fire District approval depending on where the cars may be stacked but this was not provided at the time of the report.

Public Hearing History

Z-01-2004: A text amendment to Section X.F.2 of the Burr Ridge Zoning Ordinance to add “Indoor private athletic training and practice facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public” as a special use.

Staff Report and Summary

Z-19-2023: 8320-8350 S. Madison Street (Pedi/Overtime Sports LLC); Special Use and Findings of Fact

Z-04-2016: A text amendment amending Section X.F of the Burr Ridge Zoning Ordinance to clarify the permitted and special use listings for health and wellness clinic and for private athletic training and practice facility in the G-I district.

V-07-2006: A variation approving an expansion of an existing parking area to the front of the existing building located at 8310-8350 Madison Street.

Public Comments

Two public comments were received and are included as an attachment.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact, which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of special uses for an appointment-only exercise facility *and to permit a team athletic training and practice facility* in a General Industrial zoned district, staff recommends that the special uses be granted subject to the following conditions and Findings of Fact:

1. The special use shall be limited to Philip Pedi and his business partners and shall expire at such time that Mr. Pedi and his business partners no longer occupy the space at 8350B South Madison Street or at which time there is an assignment or termination of the lease for the space at 8350B South Madison Street.
2. The special use shall be limited to Overtime Sports LLC and operated in a manner consistent with the submitted business plan included as Exhibit A.
3. The special use shall be limited to the 70,000 square feet of floor area shown within the business plan at 8350B S. Madison Street included as Exhibit A.
4. The capacity of the special use shall be limited to appointment-only customers on the premises. Additional information shall be provided prior to Village Board review regarding the scheduling of appointments to ensure compliance with the use classification, subject to staff review and approval. Staff shall have the authority to request scheduling documents at any time once the use is in operation to verify continued compliance.

Appendix

Exhibit A – Petitioner’s Materials and Public Notifications

Exhibit B – Ordinance A-834-04-05, Ordinance A-834-06-16, and Ordinance A-834-29-06

Exhibit C – Public Comments

From: [Ewelina](#)
To: [Janine Farrell](#)
Subject: Notice of Public Hearing via a sign posted on the west side of Madison (at about 8350 S. Madison)
Date: Monday, January 8, 2024 9:37:53 PM
Attachments: [cidf_lr5rkc4v0.pdf](#)

Good evening,

I would like to express our concerns regarding a request for a special use permit for an athletic training facility. Considering this property has only one entrance and exit, we are concerned about traffic and congestion so close to our homes in "Cambridge Estates". The hours of operation are noted as 5am to 10pm which means constant traffic of incoming vehicles. This is Not what we want to see in our quiet residential area.

We hope this project is denied and leaves our community safe and quiet.

Best,
Ewelina Kalembe
664 Camelot Dr

From: [Tom Kluber](#)
To: [Janine Farrell](#)
Subject: Madison Athletic Facility Application
Date: Tuesday, January 9, 2024 12:19:52 PM

Dear Janine,

I would like to express my disapproval of the proposed athletic facility to be opened at 8350 S. Madison. This is a non-compliant utilization of the site whose purpose is in contravention of the original usage permit. I, and many of our neighbors in Cambridge Estates, have posited concerns about the usage potential whereby there is no way to control the actual number of athletes that could actually be coming to the facility. It was stated to be 10 – 15 athletes per hourly session, which could result in a combination of 30 pickups/drop-offs per hour in addition to the overlap of 10 – 15 athletes being picked-up contiguous to the drop offs of the next session. With a proposed facility of over 10,000 sq. ft. total with 2 separate and large sections (estimated over 8,000 sq. ft.) allocated to training, this would easily accommodate more than 10 – 15 athletes per session, with the resultant pick-up in traffic. It would be inconceivable that a facility of this size would limit their nightly usage to 10 – 15 athletes per evening. It could easily triple or quadruple in number causing a huge and dangerous traffic nightmare – at night.

There are other athletic training facilities like this one within a mile of this location. Our neighbors don't feel that there is a community need for this business (at least at this location) despite their claim that it is needed.

Additionally is the fact that emergency vehicles from the firehouse on Madison near 89th street regularly use Madison as their sole access to any target location north of them. A traffic tie up in this location would clearly impede their ability to move quickly to their objective emergency location.

One final point: this is a transitional area between commercial and residential usage. In the last 15 years, the neighbors of Cambridge Estates have taken over the improvement and maintenance of the entrance and median strip from the village, despite the absence of an HOA. We have deployed over \$30,000 in private donations during this time frame to erect a monument sign, plant a garden, install electricity, resod the median, plant appropriate trees, maintain, fertilize and cut the grass, and prune the garden.. We feel our work and access is being compromised by initiating a potential traffic snarl within 20 feet of our entrance.

Thank you very much for your attention to this matter.

Very truly yours,

Tom Kluber

Thomas J. Kluber



Managing Partner
Ridge Partners, LLC

570 Village Center Drive, Ste. 202-A
Burr Ridge, IL 60527
630-789-6171



www.ridgepartnersllc.net



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): Philip Pedi

STATUS OF PETITIONER: Owner of a small fitness business and prospective tenant of Subject Property.

PETITIONER'S ADDRESS: 5616 9th Ave. Countryside, IL 60525

ADDRESS OF SUBJECT PROPERTY: 8350B S. Madison St. Burr Ridge, IL 60527

PHONE: 630-607-8284

EMAIL: Pedifitness@gmail.com

PROPERTY OWNER: Subhi Bukai, Owner of 8320 Madison, LLC.

PROPERTY OWNER'S ADDRESS: P.O. Box 290691, Brooklyn NY 11229 PHONE: 516-369-8544

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

DESCRIPTION OF REQUEST:

Requesting a special use permit for relocating a by appointment only fitness facility seeking to lease Suite

8350B S. Madison St. Burr Ridge, IL 60527. Petitioner intends to utilize Suite 8350B in its existing AS-IS condition.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 5.02 / 1.53 EXISTING ZONING: GI

EXISTING USE IMPROVEMENTS: multi tenant industrial building

SUBDIVISION: N/A

PIN(S) #: 09-35-403-030 / 09-35-403-031

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

Petitioner's Signature

12/12/2023

Date of Filing



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

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

This is confirmed. The use is a By Appointment Only Fitness Facility that will provide a benefit to the entire Village and all of its residents.

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

This is confirmed. The By Appointment Only Fitness Facility will not be detrimental to, or endanger the public health, safety, moral, comfort or general welfare. Quite the contrary, the fitness facility will be an asset to public health.

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

This is confirmed. The By Appointment Only Fitness Facility will not in any way diminish other properties in the neighborhood.

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

This is confirmed. The By Appointment Only Fitness Facility will not impede normal and orderly development and improvement of the surrounding property.

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

This is confirmed. All of the utilities, access roads, drainage and facilities are existing and adequate.

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

This is confirmed. The By Appointment Only Fitness Facility will not create any traffic congestion.

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

This is confirmed. The By Appointment Only Fitness Facility is in harmony with the objectives of the Official Comprehensive Plan of the Village of Burr Ridge.

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

This is confirmed. The special use of a By Appointment Only Fitness Facility conforms to the applicable regulations of the district in which it is located.

Overview of Overtime Sports LLC:

Business type: Sports and Fitness training

Scheduling: By appointment only

Employees Range: 2-5

Hours of Operation: 5am-10pm

5am-7am- moderate traffic (5-10 clients per hour)

8am-3pm- low Traffic (0-5 clients per hour)

4pm-10pm- High Traffic (10-15 clients per hour)

*Most clients are dropped off by Parents and picked up after appointment is done

Mission Statement

Overtime Sports LLC is dedicated to optimizing athletic abilities through comprehensive training programs and sports-specific exercise. Our facility will cater to athletes across various sports, providing tailored training regimens developed by certified coaches. Overtime Sports will offer state-of-the-art equipment and cutting-edge technology for performance assessment, enabling us to create individualized plans focusing on strength, agility, endurance, and injury prevention. Our services will include one-on-one coaching, group sessions, and specialized workshops, targeting aspiring athletes, school teams, and professionals seeking to elevate their performance. All Overtime services are by appointment only, which allows us to offer the best customer experience around. We have a high focus on measurable results, OTS will conduct regular assessments and utilize data-driven insights to continuously refine training programs to get the best out of each athlete.

Overtime Sports LLC

8350B Madison St
Burr Ridge, IL 60527

Projection of actual parking required - CLIENTS

Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5am - 8am	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients	5-10 Hourly Clients
8am - 4pm	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients	0-5 Hourly Clients
4pm - 10pm	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients	10-15 Hourly Clients

Projection of actual parking required - EMPLOYEES

Times	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5am - 8am	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees
8am - 4pm	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees
4pm - 10pm	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees	2-5 Employees

**Please note, per the survey, the building has 203 regular parking stalls and 2 handicap stalls.*

**Approximately 80% of the stalls are presently available on a daily basis.*

**The majority of clients are student-athletes who will be dropped off by their parents.*

HINSDALE MEADOWBROOK FARMS SUBDIVISION
LOT 4
LOT 5

OWNER:
BYCREE SHARON TR.

OWNER:
SF 83 RD. STREET BURR RIDGE LLC

OWNER:
HUGHES INVESTMENT PROPERTY

OWNER:
COMMUNITY SUPPORT SERVICES

OWNER:
NDB BANK 5548

HINSDALE

1 STORY HIGH BRICK BUILDING
16W171

1 STORY HIGH BRICK BUILDING
16W183

1 STORY HIGH BRICK BUILDING
16W127

1 STORY HIGH BRICK BUILDING
16W127

ASPHALT PAVT

ASPHALT PAVT

ASPHALT PAVT

CONCRETE

10' UTILITY EASEMENT

10' PUBLIC UTILITY EASEMENT DOC#R86-132637

10' UTILITY EASEMENT

NORTH LINE OF THE SOUTH 220' OF THE NORTH 440' OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SEC. 35-

Premises

PARCEL 1

1 STORY HIGH BRICK BUILDING

DETENTION POND

STORMWATER DETENTION
& DRAINAGE EASEMENT
DOC#R86-132637

M=R=220' 0" 0' 0"

10' VILLAGE OF BURR RIDGE WATER MAIN EASEMENT DOC#R86-132637

CONCRETE PAVT

8340

8330

CONCRETE

ASPHALT PAVT

GRAVEL

CONCRETE

ASPHALT PAVT

ASPHALT PAVT

10' VILLAGE OF BURR RIDGE WATER MAIN EASEMENT DOC#R86-132637

11' GRANT OF EASEMENT DOC#R89-21695

SOUTH LINE OF THE NORTH 440' OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SEC. 35-38-11

Approx 52
available parking
stalls

PROFESSIONAL DESIGNER EIRIA LICENSE NO. 184 006262 EXPIRES 04/30/2023

CHICAGOLANDSURVEYS@GMAIL.COM

○

P.I.N.# 09-35-403-030-0000

**THE SOUTH 220 FEET OF
P.I.N.# 09-35-403-031-0000**

P.I.N.# 09-35-403-031-0000

PROPERTY KNOWN AS: 83

ALSO KNOWN AS:

DISTANCE OF 220.00 FEET

NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 35-38-1-1

83 RD. STREET



Village of
Burr Ridge
170071

17043C0277J
eff. 8/1/2019

NOT TO SCALE



1 STORY HIGH BRICK BUILDING

PARCEL 2

SOUTH MADISON STREET

TRANSF

**VICINITY MAP
NOT TO SCALE**



ZONING:



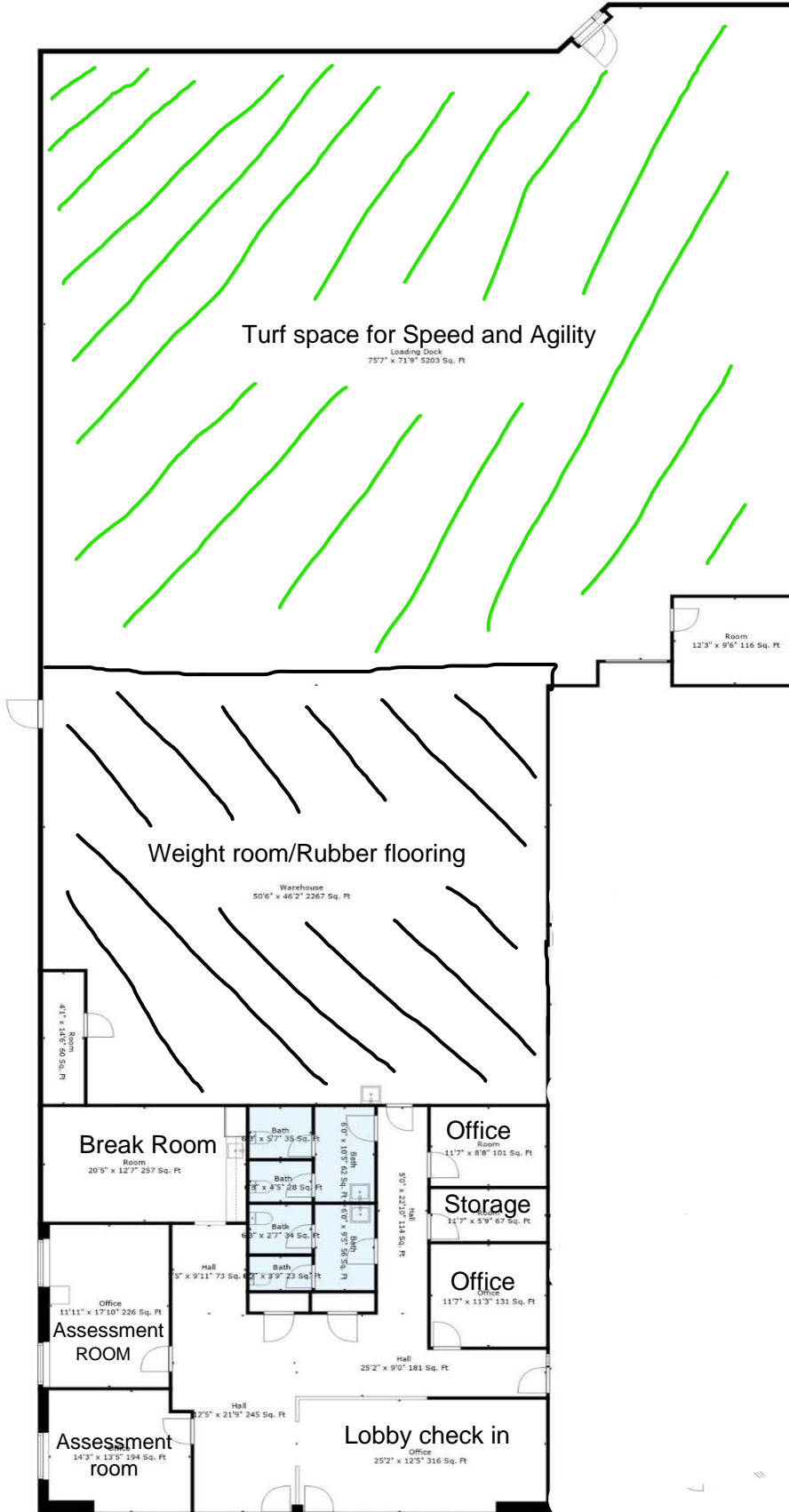
LICENSE EXPIRES
11/30/2022

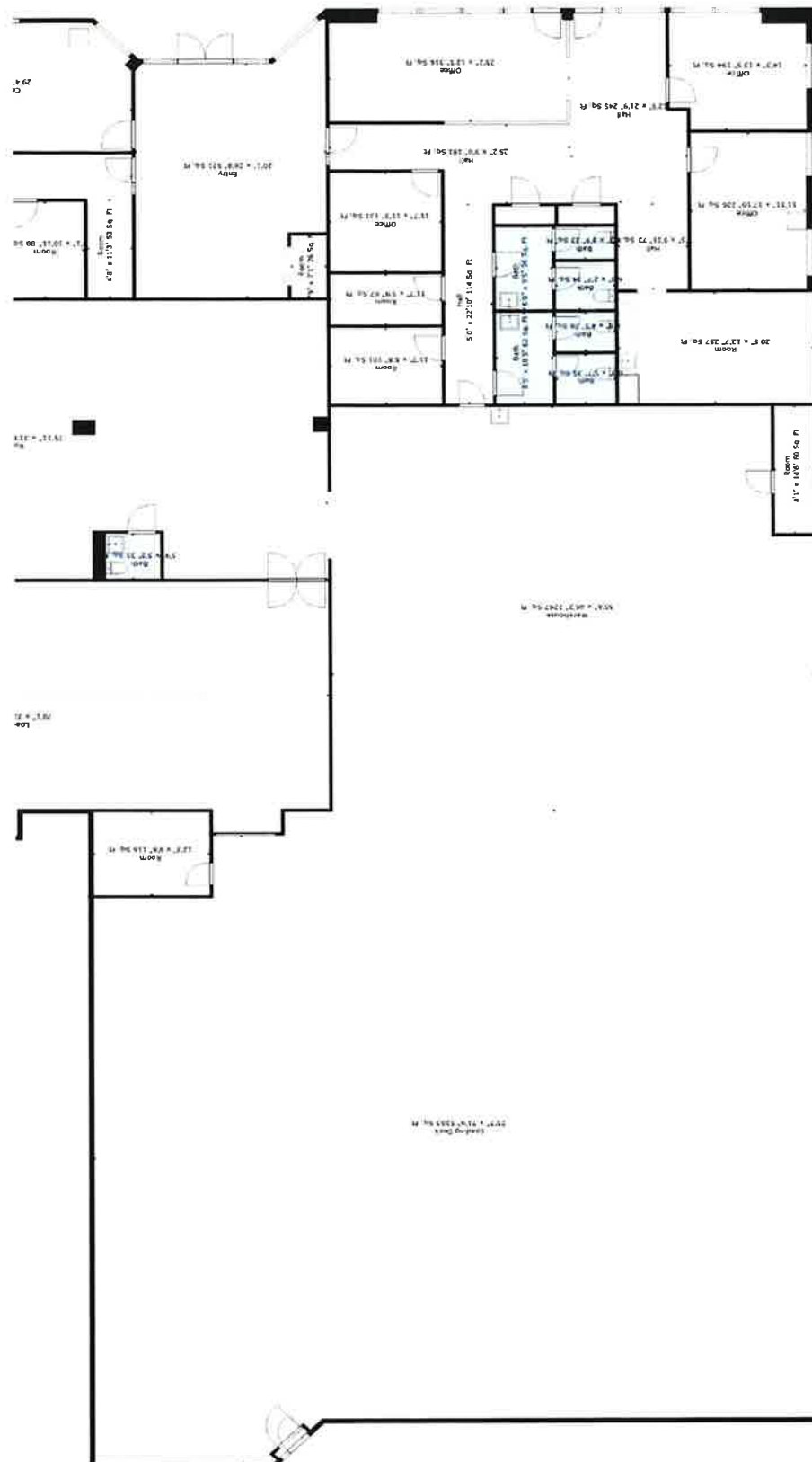
By:

FILE

FILE NO.: 117-67/B

Total 10,781 square feet







**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:

8350 B. South madison street

Property Owner or Petitioner:

SUBHI BUKAI
(Print Name)

S. BUKAI
(Signature)

12/13/2023



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, January 15, 2024, 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 Philip Pedi of Overtime Sports LLC for a special use to permit an appointment-only exercise facility in a General Industrial zoned district in accordance with Zoning Ordinance Section X.F.2.E. The petition number and address of this petition is **Z-19-2023: 8320-8350 S. Madison St., Unit 8350B**, and the Permanent Real Estate Index Numbers are **09-35-403-030-0000 & 09-35-403-031-0000**.

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, January 9, 2024. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

Greg Trzupek, Chairman

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



The site is outlined in red

Total 10,781 square feet

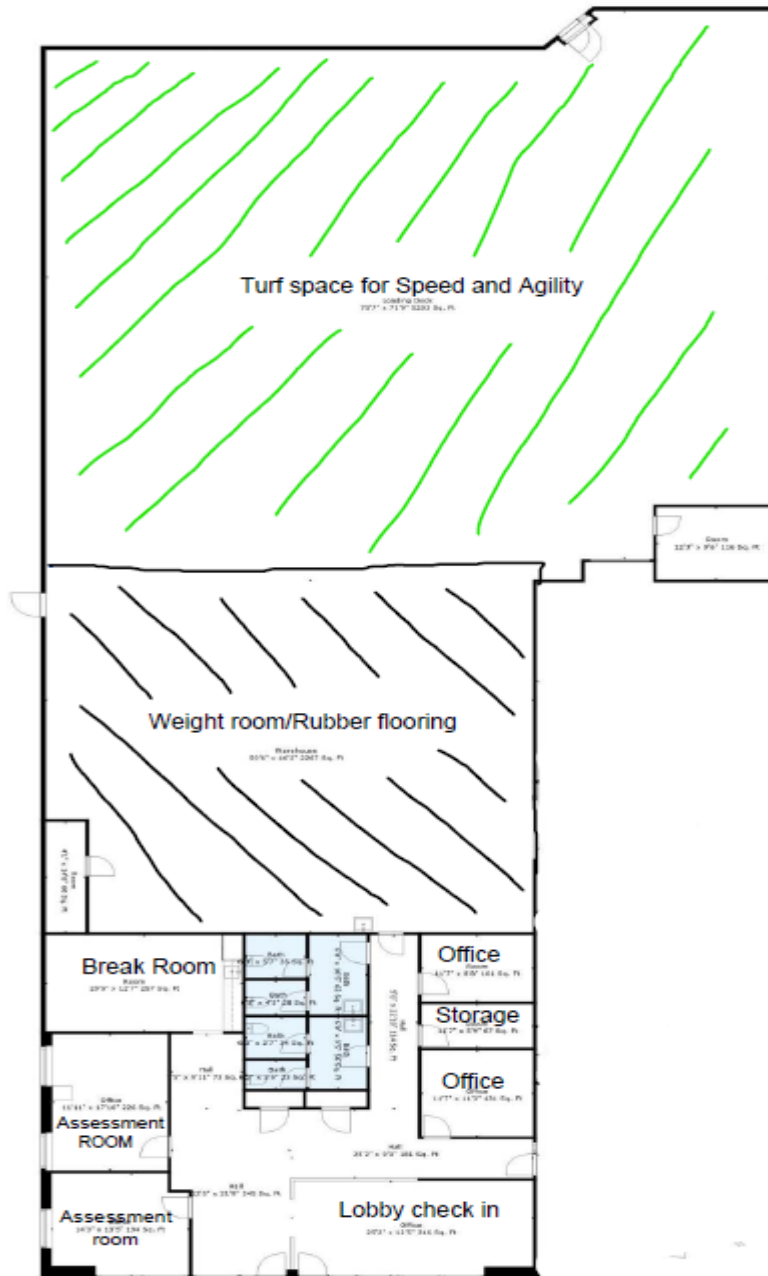


Illustration of the proposed floor plan.

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 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

CECOLA, NICHOLAS & E
8460 KIMBERLY CT
BURR RIDGE , IL 60527

83RD BURR RIDGE PARTNERS
16W030 83RD ST
BURR RIDGE, IL 60527

GROZICH, PHYLLIS M TR
16W184 89TH ST
BURR RIDGE, IL 60527

GALINSKI, ADOLPH
8413 CHARLESTON DR
BURR RIDGE, IL 60527

PELLIZZARI, JONATHAN & R
731 CAMELOT DR
BURR RIDGE, IL 60527

POLICH JR, FRANK J & L
15W751 83RD ST
HINSDALE, IL 60527

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

FORSNER, L & N MONTELBANO
8437 CHARLESTON DR
BURR RIDGE, IL 60521

THE NORTHERN TRUST CO
50 S LA SALLE ST APT. M7
CHICAGO, IL 60603

MC NAUGHTON BUILDERS INC
347 W 83RD ST
BURR RIDGE, IL 60527

KLUBER, THOMAS
780 CAMBRIDGE DR
BURR RIDGE, IL 60527

ALMERO PROPERTIES LLC
16W115 83RD ST
BURR RIDGE, IL 60527

MOTTL, ZACHARY
777 CAMBRIDGE DR
BURR RIDGE, IL 60527

MORGAN, VENESSA & DAMIAN
15W752 83RD ST
BURR RIDGE, IL 60527

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

CHICAGO TITLE 134106
8704 JOHNSTON RD
BURR RIDGE, IL 60527

MADISON STREET PART LLC
14497 JOHN HUMPHREY APT. 200
ORLAND PARK, IL 60462

COCHIARO, MICHAEL & T
688 CAMELOT DR
BURR RIDGE, IL 60527

TUTHILL CORP
8500 S MADISON ST
BURR RIDGE, IL60521

COOK FINANCIAL LLC
5600 N RIVER RD APT. 150
ROSEMONT, IL 60018

MB FINANCIAL BANK
2727 LBJ FREEWAY APT. 806
DALLAS, TX 75234

VPNP LLC
144 CIRCLE RIDGE DR
BURR RIDGE, IL 60527

CMI GROUP LLC
1 RIDGE FARM RD
BURR RIDGE, IL 60527

MASSICOTTE, ARCHIE & M
8372 WATERVIEW CT
BURR RIDGE, IL 60521

ZIFFRA, ALLEN & PATRICIA
15W706 83RD ST
BURR RIDGE, IL 60521

SEMEGEN, ANDRIY & ALISA
15W719 83RD ST
BURR RIDGE, IL 60521

BATLLO, F & A ARDAKANI
8484 KIMBERLY CT
BURR RIDGE, IL 60527

SLOANE, JENNYE I
740 CAMBRIDGE DR
BURR RIDGE, IL 60527

240 WEST 83RD ST LLC
1801 PRATT BLVD
ELK GROVE VILLAGE, IL 60007

VK 221 SHORE LLC
9500 BRYN MAWR AVE APT. 340
ROSEMONT, IL 60018

RUMINSKI, STANLEY & P
760 CAMBRIDGE DR
BURR RIDGE, IL 60521

ROMAN, JOAN M
8303 MADISON ST
BURR RIDGE, IL 60521

CCC BURR RIDGE LLC
3100 DUNDEE RD APT. 116
NORTHBROOK, IL 60062

MOLFESE, RONALD & SHELLEY
8301 S MADISON ST
BURR RIDGE, IL 60527

TAYLOR, MATTHEW & KATHRYN
8473 KIMBERLY CT
BURR RIDGE, IL 60527

260 WEST 83RD ST LLC
1801 PRATT BLVD
ELK GROVE VILLAGE, IL 60007

CTLTC BV11880
10 S LASALLE ST APT. 2750
CHICAGO, IL 60603

WOOD CREEK II VENTURE LLC
9450 BRYN MAWR AVE APT. 550
ROSEMONT, IL 60018

MALUKAS, DAIVA
8130 LAKE RIDGE DR
BURR RIDGE, IL 60527

HEMSWORTH, WILLARD & MARY
750 CAMBRIDGE DR
BURR RIDGE, IL 60527

CTLTC B7900554824
10 S LASALLE ST APT. 2750
CHICAGO, IL 60603

CHICAGO TITLE CS00-2141
10 S LA SALLE ST APT. 2750
CHICAGO, IL 60603

COMMUNITY SUPPORT SERVICE
9021 OGDEN AVE
BROOKFIELD, IL 60513

HUGHES INVESTMENT PROPERT
16W153 83RD ST
BURR RIDGE, IL 60527

WESTINGHOUSE ELECTRIC CO
1000 WESTINGHOUSE DR
CRANBERRY TWP, PA 16066

FGHREALCO
7700 BRUSH HILL RD APT. 117
BURR RIDGE, IL 60527

FITZGERALD, THOMAS & L
8401 CHARLESTON DR
BURR RIDGE, IL 60527

BIERMANN, GARY & CYNTHIA
8310 WATERVIEW CT
BURR RIDGE, IL 60527

DE CLOUETTE, D & D PERRY
744 CAMELOT DR
BURR RIDGE, IL 60521

KULAR, RONNY
8332 WATERVIEW CT
BURR RIDGE, IL 60527

PRIME PLASTICS, LLC MRS TRUST
181 SHORE CT
PO BOX 683
MT PROSPECT, IL 60056

GEORGE, K & C WELLS
8496 KIMBERLY CT
BURR RIDGE, IL 60527

GAHM, STEVEN
8351 MEADOWBROOK DR
BURR RIDGE, IL 60521

BARRIOS, CHARLIE
8472 KIMBERLY CT
BURR RIDGE, IL 60527

PAYOVICH, MS
341 SHORE DR
PO BOX 3786
OAK BROOK, IL 60522

VILARDO, TOM
5123 LEE
DOWNERS GROVE, IL 60515

SRENIAWSKI FAMILY TRUST
15W735 83RD ST
WILLOWBROOK, IL 60527

VARIAKOJIS, RENATA
8472 CARLISLE CT
BURR RIDGE, IL 60521

GASIOR, ANNA B
8404 MEADOWBROOK DR
HINSDALE, IL 60521

TAN, TIMOTHY
766 CAMELOT DR
BURR RIDGE, IL 60527

ANZILOTTI, CHAS&GERALDINE
11385 77TH ST
BURR RIDGE, IL 60527

240 W 83RD LLC
1801 PRATT BLVD
ELK GROVE VILLAGE, IL 60007

BRIL TRUST
8400 S MADISON ST
PO BOX 683
MT PROSPECT, IL 60056

ROHNER, RANDALL W & A
15W736 83RD ST
BURR RIDGE, IL 60521

BAKKA, RICHARD S
743 CAMELOT DR
BURR RIDGE, IL 60527

KRESS, JOHN & ANGELA
8448 KIMBERLY CT
BURR RIDGE, IL 60527

MUNOZ, FRANCISCO & L
8425 CHARLESTON DR
BURR RIDGE, IL 60521

KRESS, JOHN
8436 KIMBERLY CT
BURR RIDGE, IL 60527

L C & F ENTERPRISES INC
20 WILLOW BAY DR
SOUTH BARRINGTON, IL 60010

LM BURR RIDGE HOLDINGS
20 DANADA SQ W APT. 274
WHEATON, IL 60189

ZACCONE BUILDING LLC
535 SANCTARY DR APT. C-107
LONGBOAT KEY, FL 34228

MEADEN, THOMAS
16W210 83RD ST
BURR RIDGE, IL 60527

CORTEZ, JAVIER & AIDA
3450 GUNDERSON
BERWYN, IL 60402

WEEKS, KEVIN & MARLA
511 W 56TH ST
HINSDALE, IL 60521

CHICAGO TITLE 8002378205
8350 WATERVIEW CT
BURR RIDGE, IL 60527

KRASICK TRUSTS
747 CAMBRIDGE DR
BURR RIDGE, IL 60527

PATTON, JANE T
8421 MEADOWBROOK DR
BURR RIDGE, IL 60521

GROZICH, PHYLLIS M
16W184 89TH ST
BURR RIDGE, IL 60527

Dec 21, 2023 at 1:31:42 PM
8347-8399 S Madison St
Burr Ridge IL 60527
United States



NOTICE

Village of Burr Ridge

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

For further information,
please call or visit:

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

Ask for Information Re: **Z-19-23 8**

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)

ORDINANCE NO. A-834-04-05

AN ORDINANCE AMENDING SECTION X.F.2 OF THE
ZONING ORDINANCE OF THE VILLAGE OF BURR RIDGE
(Z-01-2005: Text Amendment to the General Industrial District)

WHEREAS, an application for a text 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 text amendment on January 31, 2005, 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 text amendment to the Burr Ridge Zoning Ordinance, 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 proposed text amendment indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this 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, find as follows:

- A. That the recommendation is to amend Section X.F.2 of the Burr Ridge Zoning Ordinance to add "Indoor private athletic training and practice facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public" as a Special Use.
- B. That the amendment is consistent with the purpose and intent of the Zoning Ordinance.

Section 3: That Section X.F.2 of the Burr Ridge Zoning Ordinance be and hereby is amended to add the following:

- f. Indoor private athletic training and practice facilities, exceeding 5,000 square feet of floor area, located in a permanent building, and not including any retail, health club, or other activities that may be open to the public

PASSED this 28th day of February, 2005, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

ABSENT: 1 - Trustee Rohner

70 V. J. J. J.
Village President

Kare & Thomas

Village Clerk

ORDINANCE NO. A-834-06-16

AN ORDINANCE AMENDING SECTION X.F OF THE BURR RIDGE ZONING
ORDINANCE TO CLARIFY THE PERMITTED AND SPECIAL USE LISTINGS FOR
HEALTH AND WELLNESS CLINIC AND FOR PRIVATE ATHLETIC TRAINING AND
PRACTICE FACILITY IN THE G-I DISTRICT

Z-04-2016: Text Amendment G-I District Permitted and Special Uses

WHEREAS, an application for a text 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 text amendment on April 18, 2016 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 text amendment to the Burr Ridge Zoning Ordinance, 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 proposed text amendment indicated herein is in the public good and in the best interests of the Village of Burr Ridge and its residents, is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance as set forth in Section II thereof.

Section 2: That this 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 recommendation is to amend Section X.F of the Burr Ridge Zoning Ordinance to clarify the permitted and special use listings for Health and Wellness Clinic and for Private Athletic Training and Practice Facility.
- B. That the amendment described more fully in Section 3 hereof is consistent with the purpose and intent of the Zoning Ordinance.

Section 3: That Section X.F of the Zoning Ordinance be and is hereby amended as follows (stricken text indicated with a ~~strikethrough~~ and added text indicated in ***bold italics***):

1. Permitted Uses

- e. ~~Indoor Private Team~~ Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building **with no outdoor facilities**, and not including any retail, health **or fitness facilities** ~~club~~, or other activities that may be ~~open made available~~ to the public.

2. Special Uses

- e. Health and Wellness Clinic, **including health and exercise facilities by appointment only**
- f. ~~Indoor Private Team~~ Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building **with no outdoor facilities**, and not including any retail, health **or fitness facilities** ~~club~~, or other activities that may be ~~open made available~~ to the public.

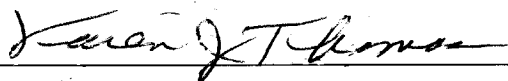
Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 9th day of May, 2016, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

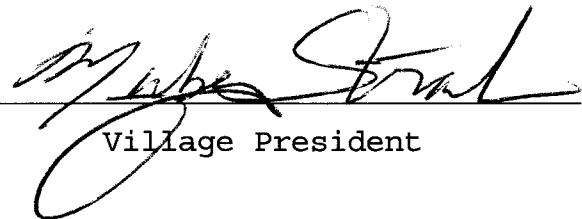
AYES:	6	Trustees Franzese, Schiappa, Grasso, Paveza, Bolos, Murphy
NAYS:	0	None
ABSENT:	0	None

APPROVED by the President of the Village of Burr Ridge on this 9th day of May, 2016.

ATTEST:



Village Clerk


Village President

ORDINANCE NO. A-834-29-06

**AN ORDINANCE GRANTING A VARIATION
OF THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
(V-07-2006: 8310-8350 Madison Street - JSQ, Inc.)**

WHEREAS, an application for variation of 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 September 18, 2006, 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 variation, 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 variation 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 8310-8350 Madison Street, Burr Ridge, Illinois, is Mr. Thomas P. Murphy on behalf of JSQ, Inc. (hereinafter "Petitioner"). The Petitioner requests a variation from Section XI.C.8.c of the Burr Ridge Zoning Ordinance to permit expansion of an existing parking area to the front of the existing building located at 8310-8350 Madison Street.
- B. That the plight of the owners is due to unique circumstances because the parking to the front of the existing building maintains a significant setback while allowing room for a second building as contemplated at the time of the original variation granted in 1986. The conditions for approving the original variation are still present.
- C. That the variation will not alter the essential character of the locality because the existing parking area is located to the front of the existing office building and expanding that parking area will not change the character of the locality and is consistent with the existing use of the property.
- D. That a hardship will result if the variation is not granted because the purpose of the expansion of the existing parking area is to create a safer circulation of traffic for employees and visitors on the property which cannot be reasonably done at any other location

on the property.

Section 3: That a variation from Section XI.C.13 of the Burr Ridge Zoning Ordinance to permit the expansion of an existing parking area to the front of the existing building **is hereby granted** for the property commonly known as 8310-8350 Madison Street and legally described as follows:

The South 200 Feet of the North 440 feet of the North Half (N1/2) of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Thirty-Five (35), Township Thirty-eight (38) North, Range Eleven (11) East of the Third (3rd) Principal Meridian, (Except the North 150 feet of the East 450 feet thereof) in DuPage County, Illinois; SUBJECT TO an easement for ingress and egress over and across the East 450 feet of the South 220 feet of the North 440 feet aforesaid, as per Document R88-131716, recorded November 16, 1988 in the Office of the DuPage County Recorder)

Parcel 1

The North 150 feet of the East 450 feet of the following described tract: The South 220 feet of the North 440 feet of the North Half (N1/2) of the East Half (E1/2) of Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Thirty-eight (38) North, Range Eleven (11) East of the Third (3rd) Principal Meridian, in DuPage County, Illinois.

Parcel 2

Easement for ingress and egress for the benefit of Parcel 1 recorded November 16, 1988 as Document R88-131716, over and across the East 450 feet of the South 220 feet of the North 440 feet aforesaid.

The PIN Numbers for the property is: **09-35-403-030**

09-35-403-031

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

- A. The expansion of the parking lot should substantially comply with the submitted site plan attached as **Exhibit A**. The landscape islands however should be large enough to accommodate landscape plantings.
- B. The petitioner shall install landscaping consistent with Section XI.C.11 of the Village of Burr Ridge Zoning Ordinance. The petitioner shall submit a landscaping plan for review and approval by the Community Development Director.

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.

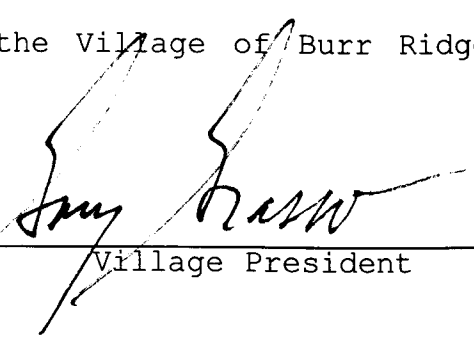
PASSED this 9th day of October, 2006, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Wott, Paveza, Sodikoff, Allen, Grela

NAYS: 0 - None

ABSENT: 1 - Trustee DeClouette

APPROVED by the President of the Village of Burr Ridge on this 9th day of October, 2006.



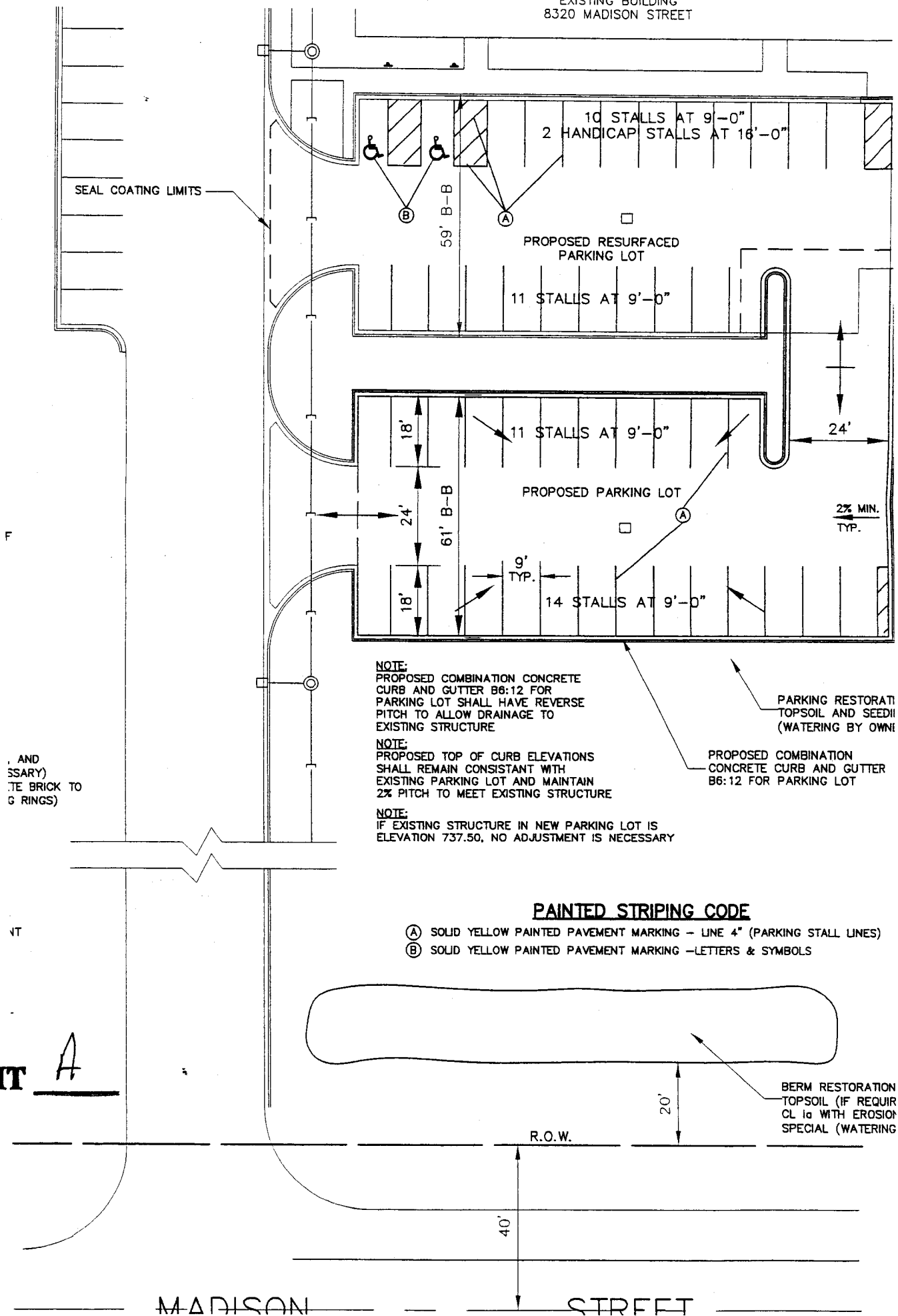
Village President

ATTEST:



Village Clerk

EXISTING BUILDING
8320 MADISON STREET





VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Janine Farrell, AICP
Community Development Director

DATE: January 15, 2023

RE: Board Report

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on December 11, 2023 and January 8, 2024.

- **V-05-2023: 724 Tomlin Dr. (Szymiski)**
 - The Board approved an Ordinance approving a variation to permit a fence in the front/side yard.
- **V-07-2023: 6818 Fieldstone Dr. (Patel)**
 - The Board approved an Ordinance denying a variation request to increase the Floor Area Ratio (FAR) from 0.2 to 0.26 at 6816 Fieldstone Drive.
- **V-08-2023: 11680 German Church Rd. (The Village of Burr Ridge)**
 - The Board approved an Ordinance approving variation requests to permit a security fence and gate located at the Village's Pump Center property.
- **Z-02-2023: 60 Shore Dr. (Coda Motors)**
 - The Board approved an Ordinance approving a revised special use request to expand an existing automobile sales use, for outdoor, overnight storage of vehicles, and for a fence in a non-residential district.
- **Z-11-2023: 407 Heathrow Court (Gillespie/Fortress Plus Solutions)**
 - The Board approved an Ordinance approving a special use request to permit a fence in a non-residential district.
- **Z-13-2023: 104 Burr Ridge Parkway (Garber/The Great American Bagel)**
 - The Board directed staff to prepare an Ordinance denying a special use request for an outdoor dining area awning. The Plan Commission voted 5 to 2 to approve the amended outdoor dining area. The Ordinance is scheduled for the February 12th agenda.
- **Z-14-2023: Swimming Pool Equipment Pads**
 - The Board approved an Ordinance approving a text amendment to section IV.I.32 of the Zoning Ordinance to increase the size of swimming pool equipment pads from 28 to 48 sq. ft.
- **PC-10-2023: Vice-Chair**
 - The Board approved the Plan Commission's nomination of Enza Parrella to serve

as the Vice-Chair for 2024.

- **2024 Zoning Map**

- The Board approved the 2024 Village of Burr Ridge Zoning Map.

12/11/2023

Permits Applied for November 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCMSC-23-443	11/30/2023	302 Burr Ridge Pkwy	Josh Rooter Plumbing Sewer & Drain 8548 Gross Point Road Skokie IL 60077	Commercial Miscellaneous
JDEK-23-435	11/16/2023	11490 W 73rd Pl	Airoom LLC 6825 N. Lincoln Ave Lincolnwood IL 60712	Deck
JDEK-23-441	11/30/2023	15W 551 83rd St.	Guillermo Rivera 301 W. 59th St Apt 8 Hinsdale IL 60521	Deck
JPAT-23-421	11/03/2023	10 Hidden Lake Dr	William Quinn & Sons 3860 W 127th St. Alsip IL 60803	Patio
JPAT-23-422	11/03/2023	6843 Fieldstone Dr	Homeowner	Patio
JPF-23-420	11/06/2023	250 Lakewood Cir	Cedar Rustic Fence Co. 99 Republic Av. Joliet IL 60435	Fence Permit
JPF-23-423	11/08/2023	8485 Dolfor Cove	Illinois Fence Company 15255 94th Ave Orland Park IL 60462	Fence Permit
JPF-23-432	11/15/2023	8335 County Line Rd	Osceola Fence 3939 W. Dickens Ave Chicago IL 60647	Fence Permit
JPF-23-438	11/27/2023	15w 765 80th St	Homeowner	Fence Permit

12/11/2023

Permits Applied for November 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPF-23-439	11/29/2023	15W 351 87th St	Northwest Cedar Products 15537 S. Weber Road Lockport IL 60441	Fence Permit
JPF-23-440	11/30/2023	8461 Carlisle Ct	America's Backyard 1909 Briggs St. Joliet IL 60433	Fence Permit
JPPL-23-436	11/17/2023	15W 351 87th St	Quantus Pools Corp 3701 Berdnick St. Rolling Meadows IL 60008	Pool
JPS-23-426	11/13/2023	550 Village Center Dr.	Neon Art Sign 4752 N. Avers Chicago IL 60625	Sign
JRAL-23-424	11/09/2023	15W 652 82ND ST	Skik Management 10309 Oxford Ave. Chicago Ridge IL 60415	Right-of-Way
JRAL-23-427	11/13/2023	ROWs DuPage Locations	ComEd 1910 S Briggs St Joliet IL 60432	Right-of-Way
JRAL-23-430	11/13/2023	ROWs DuPage Locations	Intren Trenching 18202 W Union Rd. Union IL 60180	Right-of-Way
JRAL-23-433	11/15/2023	8220 Greystone Ct	Pro One Builders Group 75 W. 61st Street Westmont IL 60559	Residential Alteration
JRAL-23-434	11/16/2023	11490 W 73rd Pl	Airoom LLC 6825 N. Lincoln Ave Lincolnwood IL 60712	Residential Alteration

12/11/2023

Permits Applied for November 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-437	11/22/2023	ROWs Ck Cty Locations	RS Services Systems, Inc. 38 Forestwood Dr. Romeoville IL 60446	Right-of-Way
JRAL-23-442	11/29/2023	8490 Walredon Ave	Bradford & Kent Builders 807 Ogden Ave. Downers Grove IL 60515	Residential Alteration
JRES-23-425	11/09/2023	7349 Park Ave	Leandro Landscaping	Residential Miscellaneous
JRES-23-431	11/14/2023	6300 Elm St	R&R Energy/Automation 2219 Sherwood Ave. Westchester IL 60154	Residential Miscellaneous
JRPP-23-429	11/13/2023	11316 72nd St	ABC Electric 220 W. Campus Dr. Arlington Heights IL 60004	Res Plumbing Permit
JRSF-23-428	11/13/2023	255 S Vine St	Baciary Co. Inc. 5804 S. Normandy Ave. Chicago IL 60638	Residential New Single Family
TOTAL:	24			

12/11/2023

Permits Issued November 2023



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
DLR Group	JCA-23-398	11/06/2023	340 Shore Dr	Com Alteration	500,000	
Crowne Industries, Ltd.	JCMSC-23-409	11/07/2023	7850 Grant St	Commercial Miscellaneous	45,000	
Osman Malik	JPAT-23-370	11/03/2023	7250 Park Ave	Patio	12,000	
Hardscape Group Inc	JPAT-23-403	11/03/2023	6539 Manor Dr	Patio	65,000	
William Quinn & Sons	JPAT-23-421	11/10/2023	10 Hidden Lake Dr	Patio	8,000	
Infinity Real Property	JPF-23-377	11/01/2023	171 Ashton Dr	Fence Permit	3,500	
Aqua Pools, Inc.	JPF-23-404	11/02/2023	208 W 59th St	Fence Permit	22,560	
Kevin Koronkowski	JPF-23-420	11/10/2023	250 Lakewood Cir	Fence Permit	16,900	
Vishwanath Narayanan	JPF-23-423	11/16/2023	8485 Dolfor Cove	Fence Permit	8,190	
Michael Pizzuto	JPF-23-432	11/29/2023	8335 County Line Rd	Fence Permit	6,500	
Infinity Real Property	JPPL-23-375	11/01/2023	171 Ashton Dr	Pool	45,000	
Aqua Pools, Inc.	JPPL-23-405	11/03/2023	208 W 59th St	Pool	112,000	
All-Right Sign	JPS-23-184	11/03/2023	161 Tower Dr	Sign		
Doyle Signs, Inc	JPS-23-415	11/21/2023	901 McClintock Dr.	Sign	13,505	
Parvin-Clauss Sign Company	JPS-23-416	11/06/2023	601 Burr Ridge Pkwy	Sign	221,000	
Tomas Stirbys	JRAD-23-069	11/08/2023	11615 White Oak Ct	Residential Addition	50,000	
Matrix Home Solutions	JRAL-23-383	11/09/2023	8945 Glenmora Ln	Residential Alteration	96,116	
CK Construction LLC	JRAL-23-402	11/08/2023	9525 Pacific Ct	Residential Alteration	28,150	
Skik Management	JRAL-23-424	11/14/2023	15W 652 82ND ST	Right-of-Way	7,000	
HBK Engineerig	JRAL-23-427	11/20/2023	ROWs DuPage Locations	Right-of-Way - ComEd work		

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

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

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

12/11/2023

Permits Issued November 2023



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Intren Trenching	JRAL-23-430	11/20/2023	ROWs DuPage Locations	Right-of-Way - ComEd work		
Infinity Real Property	JRDB-23-376	11/01/2023	171 Ashton Dr	Residential Detached Building	5,500	
BRS Field Ops, LLC	JRES-23-348	11/03/2023	44 Dougshire Ct	Residential Miscellaneous	15,517	
Sunpower Corp	JRES-23-387	11/16/2023	8600 Oak Knoll Dr	Residential Miscellaneous	49,640	
Ather Mahmood	JRES-23-425	11/21/2023	7349 Park Ave	Residential Miscellaneous	2,500	
Power Saver Electric	JRPE-23-401	11/08/2023	124 Stirrup Ln	Res Electrical Permit	2,800	
ABC Electric	JRPP-23-429	11/21/2023	11316 72nd St	Res Plumbing Permit	11,300	
TOTAL:	27					

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

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

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

Occupancy Certificates Issued November 2023

12/11/23

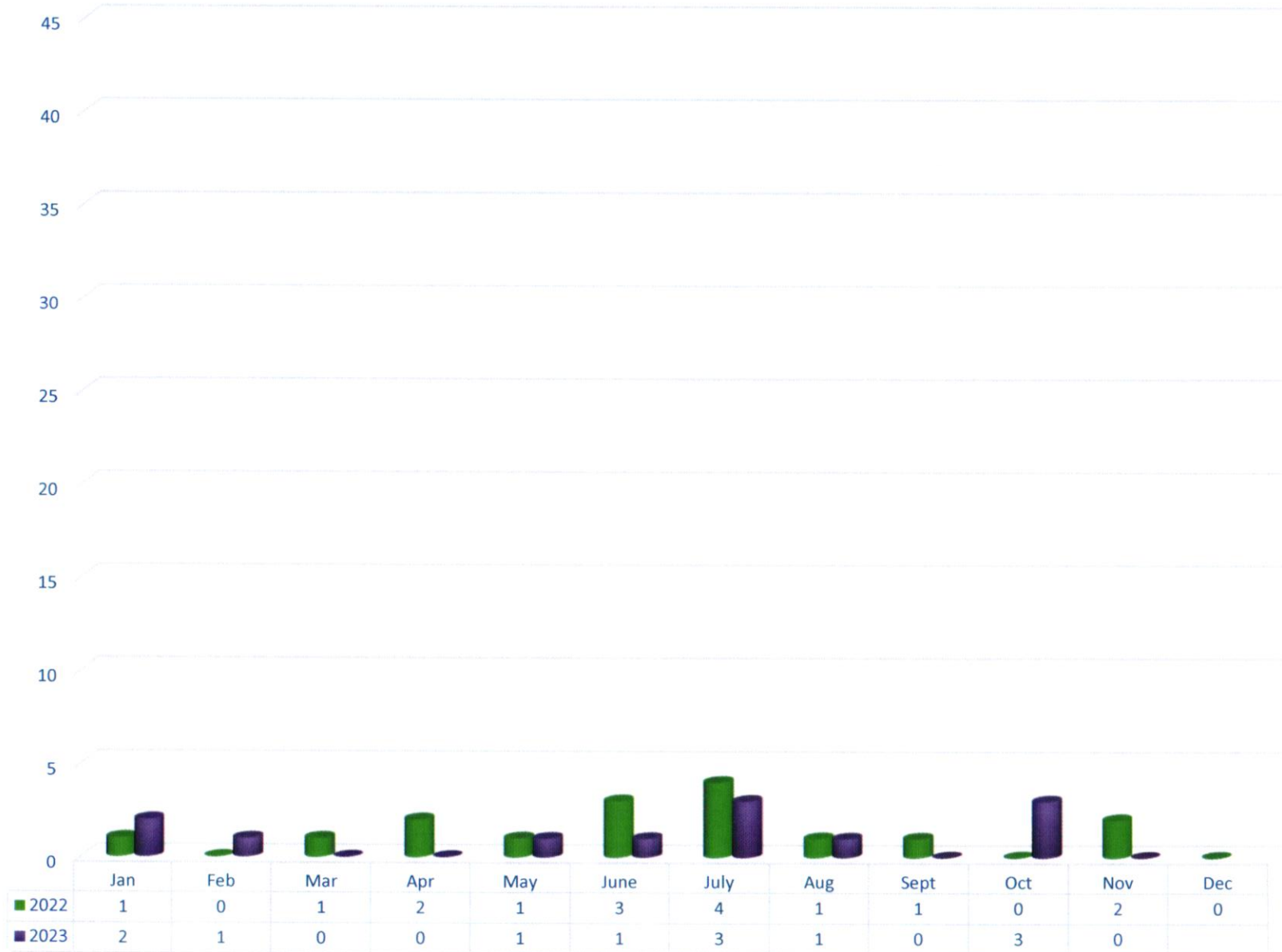
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF23044	11/01/23	Arturas and Akvile Laukys	21 Buege Ln

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2023

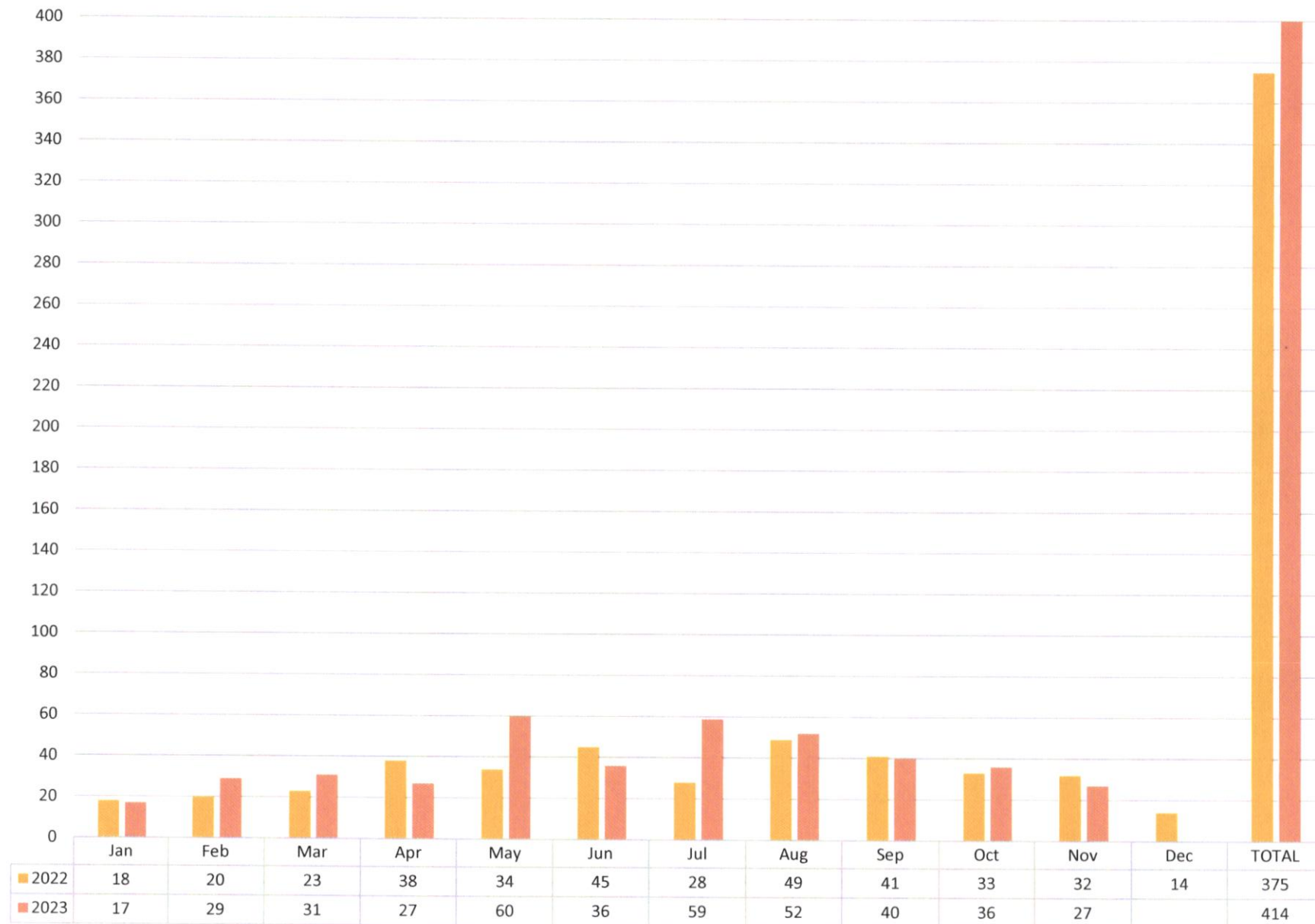
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$2,450,000	\$16,875	\$0	\$150,000	\$2,616,875
	[2]	[2]	[]	[2]	
FEBRUARY	\$800,000	\$74,325	\$0	\$353,333	\$1,227,658
	[1]	[3]	[]	[4]	
MARCH		\$687,150	\$0	\$4,068,375	\$4,755,525
	[]	[6]	[]	[2]	
APRIL	\$0	\$115,350	\$1,300,000	\$0	\$1,415,350
	[]	[2]	[1]	[]	
MAY	\$1,000,000	\$25,500	\$2,000,000	\$294,090	\$3,319,590
	[1]	[2]	[1]	[3]	
JUNE	\$1,449,163	\$121,600		\$50,000	\$1,620,763
	[1]	[2]	[]	[1]	
JULY	\$3,658,400	\$1,975,050	\$0	\$2,708,017	\$8,341,467
	[3]	[9]	[]	[2]	
AUGUST	\$1,200,000	\$268,425		\$25,000	\$1,493,425
	[1]	[3]	[]	[1]	
SEPTEMBER		\$1,379,025		\$520,000	\$1,899,025
	[]	[3]	[]	[2]	
OCTOBER	\$3,400,000	\$282,097		\$375,000	\$4,057,097
	[3]	[5]	[]	[3]	
NOVEMBER	\$0	\$179,766		\$500,000	\$679,766
	[]	[4]	[]	[1]	
DECEMBER					\$0
	[]	[]	[]	[]	
2023 TOTAL	\$13,957,563	\$5,125,163	\$3,300,000	\$9,043,815	\$31,426,541
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Village of Burr Ridge New Housing Permits 2022 Compared to 2023



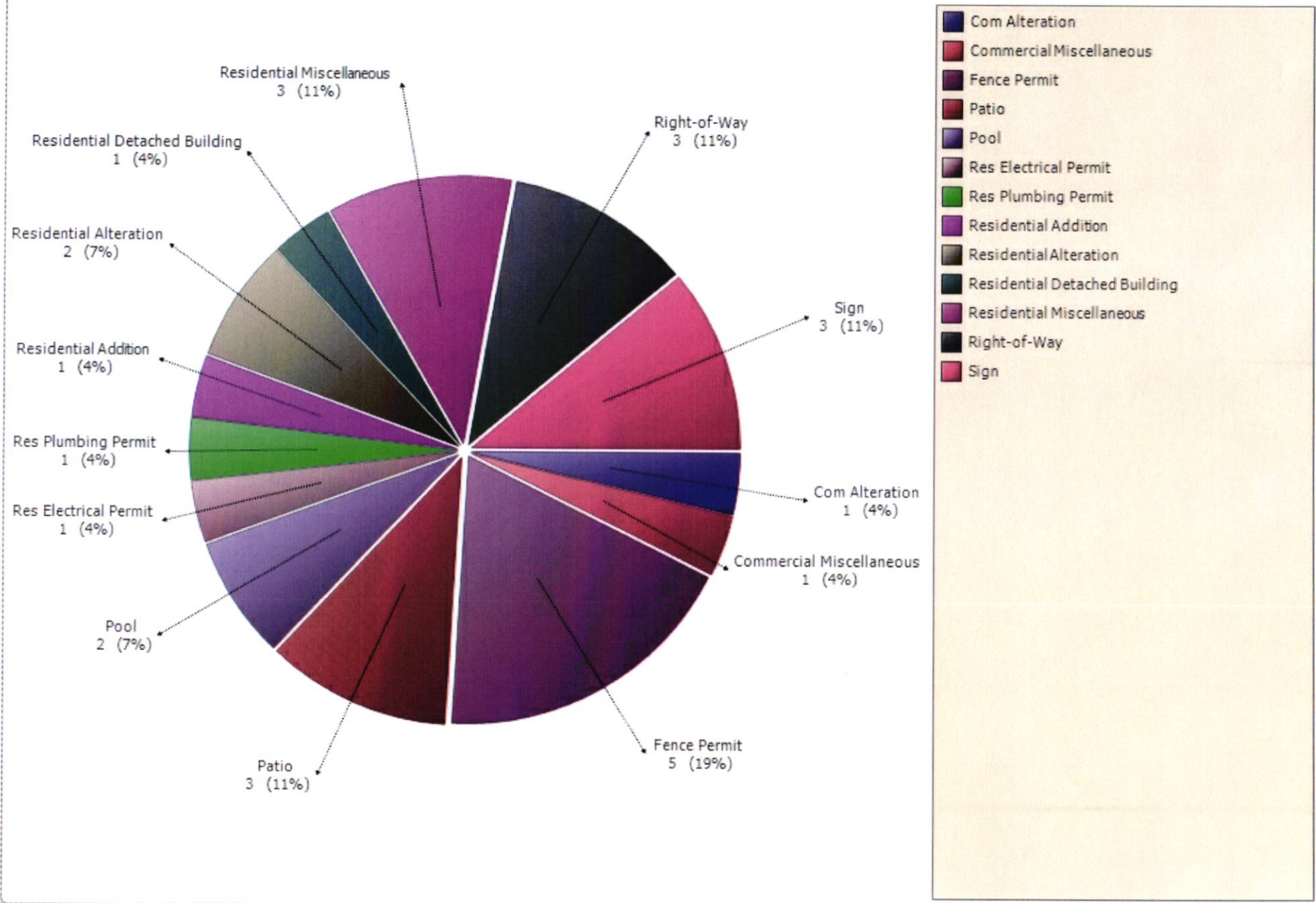
Village of Burr Ridge Building Permits Issued 2022 Compared to 2023



Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 11/01/2023 AND 11/30/2023

Projects by Project Type



01/03/2024

Permits Applied for December 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCA-23-457	12/20/2023	800 Village Center Dr	Clinton Laing 23024 Shoreview St Saint Clair Shores MI 48082	Com Alteration
JCPE-23-445	12/05/2023	136 Shore Dr	Raceway Electric Co. 270 W. St. Charles Rd. Elmhurst IL 60126	Com Electrical Permit
JDEK-23-446	12/06/2023	8411 Meadowbrook	Bradford & Kent Builders 807 Ogden Ave. Downers Grove IL 60515	Deck
JDEK-23-454	12/18/2023	327 W 95th Pl	Jason	Deck
JDS-23-448	12/07/2023	8391 County Line Rd	Wreckon Specs, LLC 2115 Wesley Av Evanston IL 60201	Demolition Structure
JPF-23-458	12/20/2023	8564 Heather Dr	Home Depot 2000 Butterfield Rd Downers Grove IL 60515	Fence Permit
JPF-23-461	12/21/2023	128 W 59th ST	K Brothers Fence, Inc 19008 S. Wolf Road Mokena IL 60448	Fence Permit
JRAD-23-452	12/15/2023	132 Ashton Dr	Homeowner	Residential Addition
JRAD-23-455	12/19/2023	11425 Ridgewood Ln	Alpine Ridge 12249 Rhea Dr #2 Plainfield IL 60585	Residential Addition

01/03/2024

Permits Applied for December 2023



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-23-451	12/12/2023	460 81st St	ATI Construction, Inc. 23852 W. Industrial Dr. Plainfield IL 60585	Residential Alteration
JRAL-23-453	12/12/2023	6451 S Elm St	Sage Construction Company 1416 Peachtree Ln Lockport IL 60441	Residential Alteration
JRDB-23-444	12/04/2023	8473 Carlisle Ct	Pep Deck 768 Prescott Dr Apt 311 Roselle IL 60172	Residential Detached Building
JRDB-23-456	12/19/2023	6120 Elm St	Tuff Shed 11039 Gage Av. Franklin Park IL 60131	Residential Detached Building
JRES-23-460	12/21/2023	107 Stirrup Ln	ABC PHCE 220 Campus Dr. Arlington Heights IL 60004	Residential Miscellaneous
JRPE-23-447	12/07/2023	51 Ashton Dr	David's Electrical Services LLC 1698 Hidden Valley Drive Bolingbrook IL 60490	Res Electrical Permit
JRPE-23-449	12/08/2023	701 Gregford Rd	Kellenberger Electric Inc 1540 Fleetwood Drive Elgin IL 60123	Res Electrical Permit
JRSF-23-459	12/20/2023	670 W 83rd St	Zenex Construction 8210 New England Avenue Burbank IL 60459	Residential New Single Family

TOTAL: 17

01/03/2024

Permits Issued December 2023



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
AM Kerns Construction LLC	JCMSC-23-197	12/07/2023	412 Rockwell Ct	Commercial Miscellaneous	121,742	
Raceway Electric Co.	JCPE-23-445	12/22/2023	136 Shore Dr	Com Electrical Permit	9,000	
Andrew Venamore	JDEK-23-435	12/14/2023	11490 W 73rd Pl	Deck	25,000	
Bradford & Kent Builders	JDEK-23-446	12/18/2023	8411 Meadowbrook	Deck	30,000	
Jason	JDEK-23-454	12/22/2023	327 W 95th Pl	Deck	1,800	
CVG Architects, Inc.	JODK-23-360	12/06/2023	8737 Johnston Rd	Outdoor Kitchen	25,000	
Power Court	JPAT-23-201	07/10/2023	104 Ambriance	Patio	14,725	1,500
CVG Architects, Inc.	JPAT-23-359	12/07/2023	8737 Johnston Rd	Patio	65,000	
Ken's Landscaping and Supply, Inc	JPAT-23-418	12/11/2023	8124 Park Ave	Patio	16,800	
Medlin, Jay & Debra	JPAT-23-422	12/13/2023	6843 Fieldstone Dr	Patio	25,000	
Gregory Szymiski	JPF-22-236	12/08/2023	724 Tomlin Dr	Fence Permit	5,000	
Cardinal Fence and Supply	JPF-23-408	12/12/2023	405- 409 HEATHROW CT	Fence Permit	27,132	
Northwest Cedar Products	JPF-23-439	12/11/2023	15W 351 87th St	Fence Permit	35,000	
Quantus Pools Corp	JPPL-23-436	12/15/2023	15W 351 87th St	Pool	85,000	
Neon Art Sign	JPS-23-426	12/12/2023	550 Village Center Dr.	Sign	4,000	
Pro One Builders Group	JRAL-23-433	12/04/2023	8220 Greystone Ct	Residential Alteration	49,600	
Andrew Venmore	JRAL-23-434	12/13/2023	11490 W 73rd Pl	Residential Alteration	100,000	
RS Services Systems, Inc.	JRAL-23-437	12/11/2023	ROWs Ck Cty Locations	Right-of-Way ComCast		
Sage Construction Company	JRAL-23-453	12/18/2023	6451 S Elm St	Residential Alteration	76,662	
CVG Architects, Inc.	JRDB-23-358	12/06/2023	8737 Johnston Rd	Residential Detached Building	200,000	

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01/03/2024

Permits Issued December 2023



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Pep Deck	JRDB-23-444	12/15/2023	8473 Carlisle Ct	Residential Detached Building	4,000	
David's Electrical Services LLC	JRPE-23-447	12/18/2023	51 Ashton Dr	Res Electrical Permit	1,101	
TOTAL:	22					

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

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

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

Occupancy Certificates Issued December 2023

01/03/24

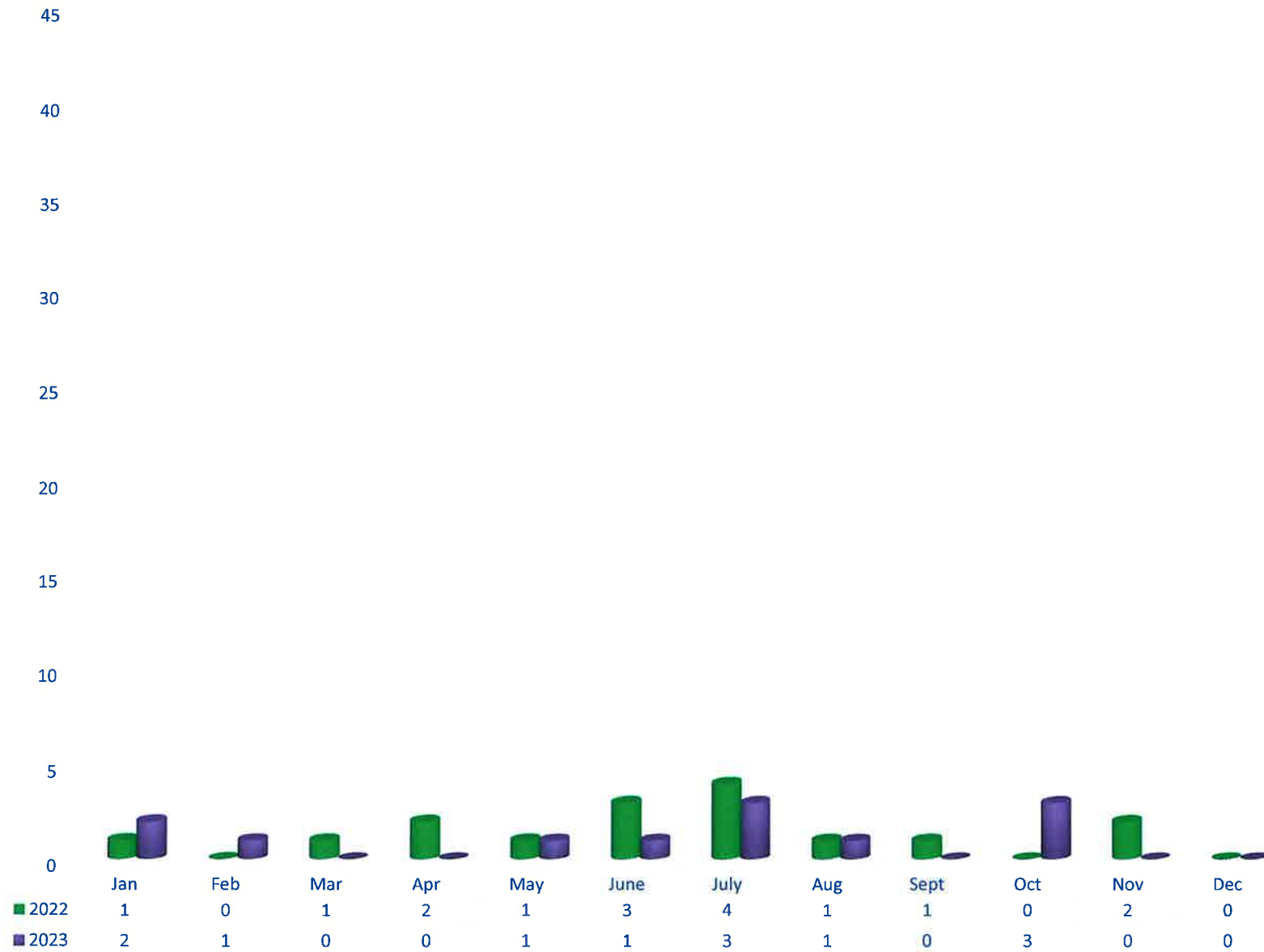
CO #	Certificate of Occupancy Date	Occupant of Record	Address
OF23045	12/01/23	Velemir Glogovac	7208 Central Ave
OF23046	12/13/23	Tesla Inc - temporary	311 Shore Dr
OF23047	12/15/23	Tesla Inc - final	311 Shore Dr
OF23048	12/20/23	Martin, James H & Sutera	8322 County Line Rd

CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2023

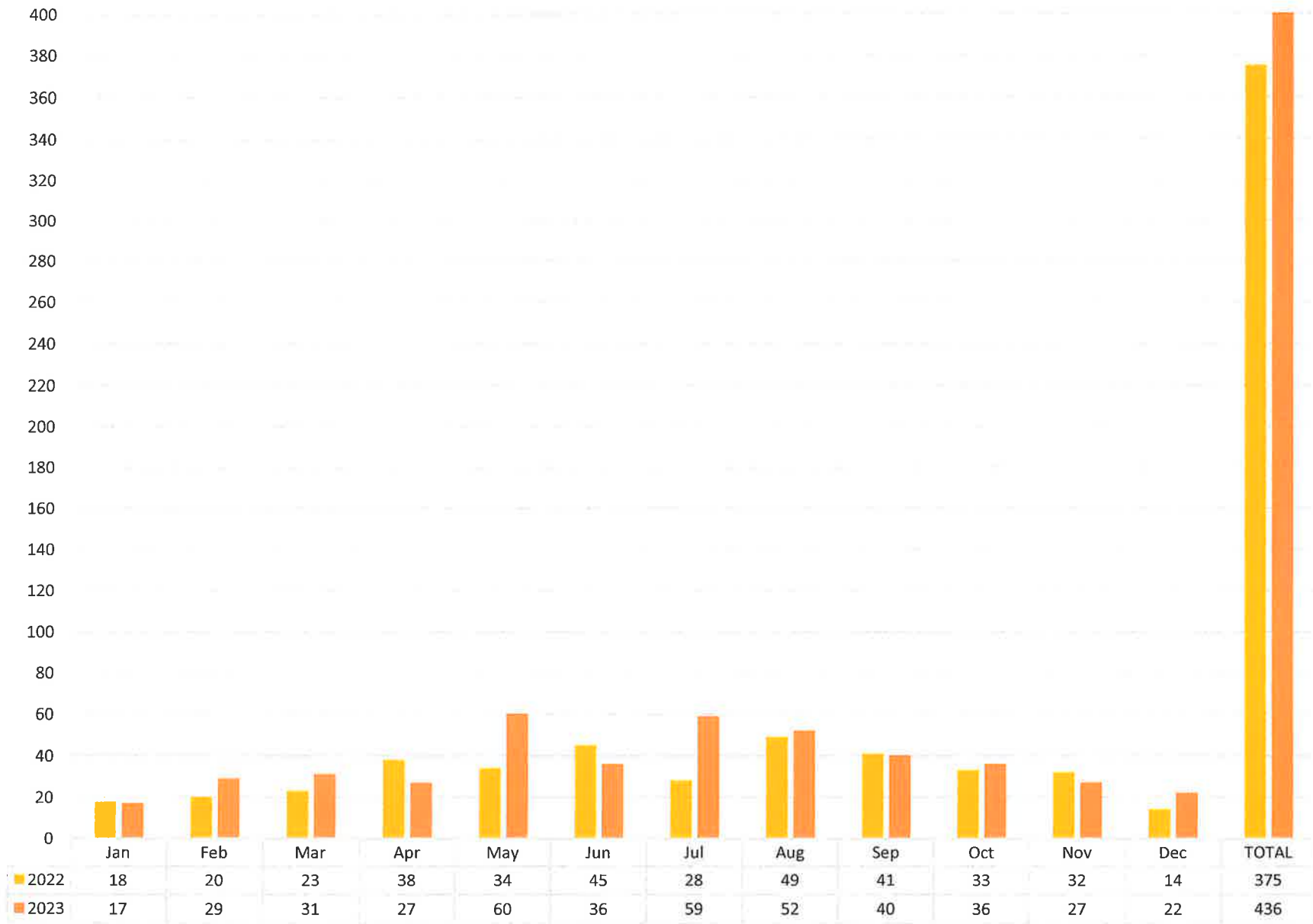
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MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$2,450,000	\$16,875	\$0	\$150,000	\$2,616,875
	[2]	[2]	[]	[2]	
FEBRUARY	\$800,000	\$74,325	\$0	\$353,333	\$1,227,658
	[1]	[3]	[]	[4]	
MARCH		\$687,150	\$0	\$4,068,375	\$4,755,525
	[]	[6]	[]	[2]	
APRIL	\$0	\$115,350	\$1,300,000	\$0	\$1,415,350
	[]	[2]	[1]	[]	
MAY	\$1,000,000	\$25,500	\$2,000,000	\$294,090	\$3,319,590
	[1]	[2]	[1]	[3]	
JUNE	\$1,449,163	\$121,600		\$50,000	\$1,620,763
	[1]	[2]	[]	[1]	
JULY	\$3,658,400	\$1,975,050	\$0	\$2,708,017	\$8,341,467
	[3]	[9]	[]	[2]	
AUGUST	\$1,200,000	\$268,425		\$25,000	\$1,493,425
	[1]	[3]	[]	[1]	
SEPTEMBER		\$1,379,025		\$520,000	\$1,899,025
	[]	[3]	[]	[2]	
OCTOBER	\$3,400,000	\$282,097		\$375,000	\$4,057,097
	[3]	[5]	[]	[3]	
NOVEMBER	\$0	\$179,766		\$500,000	\$679,766
	[]	[4]	[]	[1]	
DECEMBER		\$226,262			\$226,262
	[]	[3]	[]	[]	
2023 TOTAL	\$13,957,563	\$5,351,425	\$3,300,000	\$9,043,815	\$31,652,803
	[12]	[44]	[2]	[21]	

Village of Burr Ridge New Housing Permits 2022 Compared to 2023



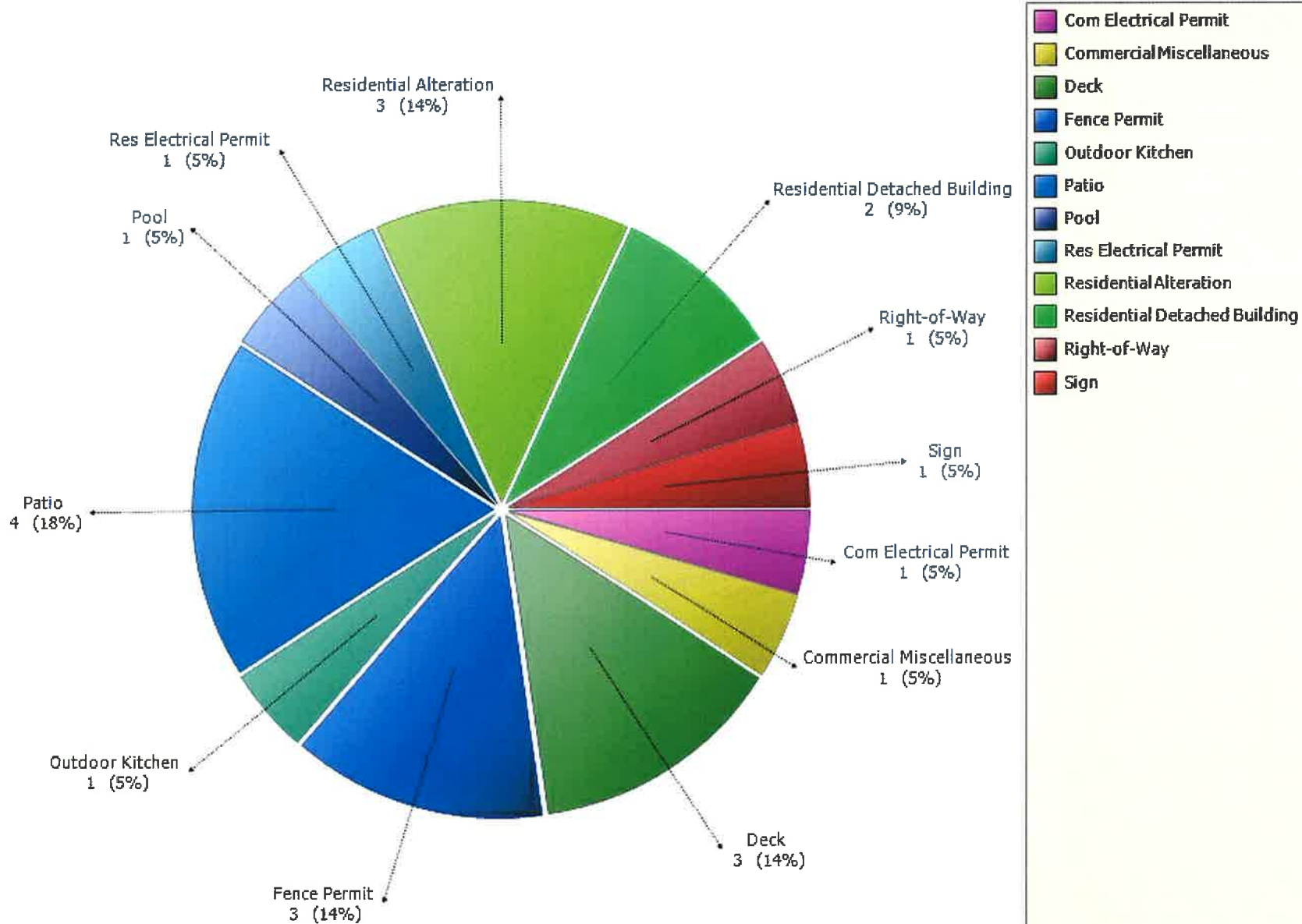
Village of Burr Ridge Building Permits Issued 2022 Compared to 2023



Breakdown of Projects by Project Type

Current Chart Filter: All Records, Permit.DateIssued Between 12/01/2023 AND 12/31/2023

Projects by Project Type



MEMORANDUM

Z-05-2023	1400 Burr Ridge Parkway	PUD, Variations, Spec Use.	Requests for the development of townhomes	W/D	Deny	W/D	N/A
Requests to develop a parcel for a Planned Unit Development with five groupings of three attached homes.							
Z-06-2023	N/A	Text Amend.	Fences for pools	App	App	App	A-834-12-23
Text amendments to amend the fence regulations/language for swimming pools. The Plan Commission recommended approval of language to permit pools without fences; the Board upheld and approved the fence requirement.							
Z-07-2023	N/A	Text Amend.	Short Term Rentals	App	App	App	A-834-14-23
Text amendments to regulate short-term rental use.							
Z-08-2022	N/A	Text Amend.	Unrelated Persons	App	App	App	A-834-11-23
Text amendments to amend the definition of “Family”.							
Z-09-2023	6880 N. Frontage Rd.	Special Use Amendment	Day Care	App	App	App	A-834-08-23
Special use amendment for a childcare center to expand the use, increase the amount of children, and to expand the outdoor playground area.							
Z-10-2023	212 Burr Ridge Parkway	Special Use Amendment	Outdoor dining enclosure	In-prog.	In-prog.	In-prog.	In-prog.
Special use amendment regarding an outdoor dining enclosure at an existing restaurant.							
Z-11-2023	405-409 Heathrow Ct.	Special Use	Fences in a non-residential district	App	App	App	In-prog.
Special use to permit (1) four total fences in a non-residential district and (2) to permit one of the fences within the 40’ minimum front yard setback, located at a 38’ setback.							
Z-12-2023	114 Burr Ridge Parkway	Special Use Amendment	Outdoor dining enclosure	In-prog.	In-prog.	In-prog.	In-prog.
Special use amendment regarding an outdoor dining enclosure at an existing restaurant.							
Z-13-2023	104 Burr Ridge Parkway	Special Use Amendment	Outdoor dining awning	Deny	App	In-prog.	In-prog.
Special use amendment regarding an outdoor dining awning at an existing restaurant.							

Z-14-2023	N/A	Text Amend.	Swimming Pool Equipment Pads	App	App	App	In-prog.
Request to increase the size of swimming pool equipment pads from 28 sq. ft. to 48 sq. ft.							
Z-15-2023	N/A	Text Amend.	Driveway Gates/Arc. Entrance Struct.	In-prog.	In-prog.	In-prog.	In-prog.
Request to amend the architectural entrance structure and driveway gate regulations.							
Z-16-2023	N/A	Text Amend.	Fences	In-prog.	In-prog.	In-prog.	In-prog.
Request to amend the regulations for residential fences, specifically for corner lots.							
Z-17-2023	16W020 79 th St.	Special Use	Non-conforming Fence	In-prog.	In-prog.	In-prog.	In-prog.
Request for a special use to permit the continued use of a non-conforming chain link fence on the subject property.							
Z-18-2023	411-421 Heathrow Ct.	Special Use	Equip sales/rental, Outdoor storage, fence	In-prog.	In-prog.	In-prog.	In-prog.
Request for special uses for (1) equipment sales and rentals. (2) outside storage, and (3) a fence in a non-residential district in accordance with Zoning Ordinance Section IV.J.							
Z-19-2023	8320-8350 S. Madison St.	Special Use	Exercise facility	In-prog.	In-prog.	In-prog.	In-prog.
Request for a special use to permit an appointment-only exercise facility in a General Industrial zoned district.							

Variations (V)							
Petition	Address	Type	Use	Result	Plan	Board	Ordinance #
V-01-2023	6301 S. County Line Rd.	Var.	Location, setback, height	App/Deny	App	App	A-834-15-23
Requesting for five variations: (1) to permit a deck in the front yard [approved]; (2) to permit a driveway gate on a parcel less than two acres in lot area; (3) to permit a driveway gate exceeding 6 ft. in height; (4) to permit a driveway gate within the minimum 30 ft. corner side yard setback; and (5) to permit a fence in the corner side yard setback							
V-02-2023	16W122 91 st St.	Var.	Location, setback, height, size	In-prog.	In-prog.	In-prog.	In-prog.
Requests for four (4) variations to permit (1) a driveway gate exceeding 6' in height, measuring 9'11" in height; (2) a driveway gate within the minimum 30' front yard setback, located at a 4' setback; (3) light fixtures on architectural entrance structures exceeding the 18" maximum height, measuring 29"; and (4) wing walls of architectural entrance structures exceeding 4' in height and 3' in length.							
V-03-2023	7703 Hamilton Ave.	Var.	Setback	App	App	App	A-834-13-23
Request for a variation to permit a corner side yard setback of 30 ft. instead of the minimum 40 ft. required for a new single-family residence.							
V-04-2023	106 Kraml Dr.	Var.	FAR	In-prog.	In-prog.	In-prog.	In-prog.
Request to increase the Floor Area Ratio (FAR) for a single-family home. <i>Since the application was received in July 2023, no additional information was provided to schedule the case for a public hearing.</i>							
V-05-2023	724 Tomlin Dr.	Var.	Location	App	App	App	A-834-16-23
Request for a variation to permit a fence in the front yard of a single-family residence.							
V-06-2023	8891 S. Madison St.	Var.	Location	W/D	W/D	W/D	N/A
Request for a variation to permit a fence in the front yard of a single-family residence.							
V-07-2023	6816 Fieldstone Dr.	Var.	FAR	Deny	Deny	Deny	In-prog.
Request to increase the Floor Area Ratio (FAR) for a single-family home.							
V-08-2022	11680 German Church Rd.	Var.	Location, height	App	App	App	A-834-17-23

Request for a variation to permit a fence and gate at the Village Pump Center.

Plan Commission misc. (PC)							
Petition	Address	Type	Use	Result	Plan	Board	Ordinance #
PC-01-2023	10S630 Garfield Ave.	1.5-mile	Variation	Comments sent		N/A	N/A
DuPage County variation request for lot width in order to divide a 4.99-acre property into two lots.							
PC-02-2023	N/A	Zoning	Zoning Review	N/A	N/A	N/A	N/A
The Village of Burr Ridge annual Zoning review.							
PC-03-2023	10S321 Madison St.	1.5-mile	Variation	N/A	N/A	N/A	N/A
DuPage County variation request to reduce a interior side setback from 20' to approximately 0' for the installation of accessory structures.							
PC-04-2023	720 Village Center Dr.	Minor PUD Change	Paint facades	App.	Deny	App.	A-834-07-23
Granting a minor change to PUD Ordinance #A-834-14-21 to paint exterior facades and add a canopy. After the Plan Commission meeting, the petitioner alerted the plans to conform to Commissioner's comments. This revised version was then approved by the Board.							
PC-05-2023	15W730 90 th St.	1.5-mile	Variation	Comments sent		N/A	N/A
DuPage County variation requests for lot width and lot area for the proposed lot reconfiguration							
PC-06-2023	9200 Kingery Hwy (Quik Trip)	1.5-mile	Rezoning & Conditional Use for Planned Development	Objection letter/written protest sent		N/A	
Requests for a rezoning from R-4/Single Family Residential and O-R/Office Research to B-2/General Business, for a convenience store, automobile fueling station area, semi-truck parking, and semi-truck fueling station area							
PC-07-2023	Village Center Entertainment District	Special Use Amend.	Final approval of streetscape	App	App	App	A-834-10-23
Request to approve the final streetscape designs in the Village Center Entertainment District.							
PC-08-2023	6200 S Madison St.	1.5-mile	Variation	Comments sent		N/A	N/A

DuPage County variation request to reduce the front yard setback from 30' to approximately 18' for the construction of two recreational pickleball courts							
PC-09-2023	N/A	Review	PC Meeting Dates	App	App	N/A	N/A
Review the 2024 Regular Meeting dates of the Plan Commission/Zoning Board of Appeals							
PC-10-2023	N/A	Review	PC Vice Chair	App	App	App	N/A
Annual nomination of the Plan Commission's Vice Chair position.							
PC-11-2023	10S710 Kingery Hwy	1.5-mile	Conditional Use	Comments sent	N/A	N/A	
DuPage County requests for a Conditional Use to allow auto sales (selling on the internet) in the B-1 Local Business District.							
PC-12-2023	10S644 Kingery Hwy	1.5-mile	Conditional Use	Comments sent	N/A	N/A	
DuPage County requests for a Conditional Use to allow auto sales in the B-1 Local Business District.							

Throughout 2023, the Board of Trustees and Plan Commission requested several items be brought forward again at the 2024 annual zoning review for further consideration and possible direction to pursue as text amendments. Staff has also identified several matters requiring additional Plan Commission consideration.

Definition of Family

At the September 18, 2023 Plan Commission meeting, the Plan Commission asked the Board to direct the Plan Commission to hold a public hearing to review the definition of family in the Zoning Ordinance. This was intended to be a follow-up to the text amendment change to evaluate any issues.

Definition of Boarding, Rooming, and Lodging Homes

At the September 18, 2023 Plan Commission meeting, the Plan Commission asked the Board to direct the Plan Commission to hold a public hearing to review the definition of Boarding, Rooming, and Lodging Homes in the Zoning Ordinance. The Commission views these uses as posing a similar enforcement issue as the number of unrelated persons residing together.

Height of a Detached Garage Door

At the May 15, 2023 Plan Commission meeting, the Plan Commission directed the Board to hold a public hearing on amending the regulation for a detached garage door height, increasing it from 9 ft. to 10 ft. A few years ago, a Zoning Ordinance amendment permitted one door of an attached garage to be up to 10 ft. in height.

Location of Masonry Piers

A request from the Mayor to review the regulations regarding the location of masonry piers, potentially permitting them in the front yard. Under the current Zoning Ordinance, Masonry

pier regulations state: A maximum of four masonry piers are permitted in the rear buildable area of a residential lot and may encroach into the required rear yard provided a 10-foot setback from the rear lot line is provided and that they do not exceed 6 feet in height and four-square feet in area.

Definition and Classify Use for CILA Homes

There are currently no regulations regarding the definition or use of CILA (Community Integrated Living Arrangement) homes. At the September 18, 2023 meeting, the Plan Commission directed staff to ensure that CILA homes would not be prohibited under short-term rental language. It was the staff's opinion that a short-term rental is a distinctly separate use from a CILA home. Staff recommended that CILA homes be included in the annual zoning review for further discussion.

Administrative Variation

The Plan Commission may wish to review the process of a variation request if the request is a numerical variation within a certain minor percentage of the Zoning Ordinance Regulations (for example, 10% - a request for a setback from 10 ft. to 9 ft.). Staff may assess the extent of the variation in terms of percentage from the current Zoning Ordinance regulations and may be able to authorize the request without going through the Plan Commission and Board of Trustees. Staff recommended administrative variations be added to the annual zoning review for other consideration.

Outdoor Dining Enclosures

At the November 20, 2023 Plan Commission meeting, the Plan Commission asked the Board to direct the Plan Commission to hold a public hearing for a text amendment regarding outdoor dining. Many restaurants have requested special uses for outdoor dining enclosures and the consensus from the Commission is to review the requests through a text amendment. The outdoor dining regulations which prohibited these wall enclosures were approved May 8, 2023.

Decibel Level Regulations for Swimming Pool Equipment

At the December 4, 2023 Plan Commission meeting, a text amendment was approved to increase the swimming pool equipment pad from 28 sq. ft. to 48 sq. ft., with the direction to have staff review the Noise Ordinance regulations and the decibel level for swimming pool equipment. Under the current Zoning Ordinance, the decibel level for swimming pool equipment regulations state: Pool equipment shall not generate noise exceeding 75 decibels measured 23 feet from the equipment pad. Generators are also held to this same decibel level.