



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
JULY 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 JULY 1, 2024 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-05-2024: 340 Shore Drive (Factor 75); Special Use and Findings of Fact [CONTINUED FROM MAY 20, JUNE 17, & JULY 1, 2024]**

***REQUEST BY PETITIONER TO CONTINUE UNTIL AUGUST 19, 2024.***

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

**B. V-01-2024: 15W765 80th St. (LaConte); Variations and Findings of Fact**

Request for three (3) variations from Zoning Ordinance Section IV.J to permit (1) a fence within a corner side yard setback, (2) a fence in the front yard, and (3) a fence less than 50 percent open.

**C. Z-08-2024: Zoning Ordinance Amendment for Manufacturing District (Village of Burr Ridge); Text Amendment and Findings of Fact**

Request to consider text amendments to Sections X and XIV of the Burr Ridge Zoning Ordinance to review and define uses within the Manufacturing Districts.

**IV. CORRESPONDENCE**

**A. Board Reports  
July 8, 2024**

**B. Building Reports  
June 2024**

**V. OTHER CONSIDERATIONS**

**A. PC-10-2024: 16W290 and 16W296 Jeans Road (Oburrdale Inc.) Extraterritorial Review of a Conditional Use and Variations**

Review of a DuPage County request for a conditional use (special use) for auto sales and variations, DuPage County Zoning Case ZONING-24-000044.

**VI. PUBLIC COMMENT**

*In accordance with the Plan Commission/Zoning Board of Appeals Rules of Procedure, up to thirty (30) minutes shall be allocated for public comment which may be extended by the presiding officer. Each person shall be granted no more than three (3) minutes per meeting to address the Commission, unless such time limit is extended by the presiding officer.*

**VII. FUTURE MEETINGS**

**July 22 Village Board**

Commissioner Petrich is the scheduled representative.

**August 5 Plan Commission**

Cancelled.

**August 12 Village Board**

Commissioner Broline is the scheduled representative.

**August 19 Plan Commission**

**A. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs); Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, DECEMBER 18, 2023, FEBRUARY 5, APRIL 15, JUNE 3, & July 1, 2024]**

Requests an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant pursuant to Ordinance #A-834-02-21, County Line Square PUD Ordinance #A-834-19-21, and Section VIII.1.e of the Burr Ridge Zoning Ordinance.

**B. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, DECEMBER 18, 2023, FEBRUARY 5, APRIL 15, JUNE 3, & July 1, 2024]**

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

**C. Z-05-2024: 340 Shore Drive (Factor 75); Special Use and Findings of Fact [CONTINUED FROM MAY 20, JUNE 17, & JULY 1, & JULY 15, 2024]**

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

**VIII. ADJOURNMENT**

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF JULY 1, 2024**

**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:** 8 – Irwin, McCollian, Parrella, Petrich, Broline, Stratis, Morton, and Trzupek

**ABSENT:** 0 – None

Planner Ella Stern was present.

**II. APPROVAL OF PRIOR MEETING MINUTES – JUNE 17, 2024**

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Petrich to approve the minutes of the June 17, 2024 meeting as amended.

**ROLL CALL VOTE** was as follows:

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

**NAYS:** 0 – None

**ABSTAIN:** 1 – Irwin

**MOTION CARRIED** by a vote of 7-0 with one abstention.

**III. PUBLIC HEARINGS**

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

**A. Z-03-2024: Zoning Ordinance Amendment for Outdoor Dining (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM APRIL 1, 2024]**

Chairman Trzupek introduced the case and asked for a summary. Stern stated that on February 12, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to permit outdoor dining year-round in the Business Districts. Stern stated on April 1 and June 3, 2024, the Plan Commission continued case Z-03-2024 and requested staff research outdoor dining, outdoor dining enclosures, and design aesthetics. Stern noted that staff surveyed surrounding municipalities and reviewed their outdoor dining regulations. Stern stated that staff found that neighboring municipalities generally lack specific regulations



regarding outdoor dining enclosures. Stern showed example illustrations of different outdoor dining enclosures. Stern provided the revised draft language.

Chairman Trzupek summarized the proposed text amendment. Chairman Trzupek suggested specifying building codes in addition to health codes and other relevant regulations in regulation number eight. Chairman Trzupek emphasized the need for clarity regarding compliance with Building Codes. Chairman Trzupek suggested establishing specific dates for outdoor furniture and wall enclosures, questioning whether wall enclosures should be permitted only between November 1<sup>st</sup> and March 1<sup>st</sup>.

Commissioner Irwin agreed with having wall enclosures up during the winter and allowing open outdoor dining during the rest of the year.

Commissioner McCollan noted that in some surrounding communities, there were establishments where food was sold but was not necessarily served by waitstaff, resembling more of a counter-service setup like a bagel shop. Commissioner McCollan suggested considering whether the regulations should differentiate between outdoor dining, outdoor seating, and potentially outdoor enclosed seating or permanent seating. Commissioner McCollan noted Willowbrook's approach to outdoor seating for eating and drinking establishments. Commissioner McCollan noted several local businesses, such as Great American Bagel, Kirsten's Bakery, and Starbucks, which have outdoor seating without full wait service.

Commissioner Petrich questioned whether the enclosures would be approved through a permit by the Village. Stern confirmed obtaining approval for outdoor dining enclosures would necessitate both special use approval and permit approval. Commissioner Petrich noted number 12 on the draft language was missing a date. Commissioner Petrich questioned the term "unreasonably" in the draft language.

Chairman Trzupek questioned maintaining language that accommodates situations involving dimensions near curb cuts or handicap ramps, ensuring practical enforcement considerations.

Commissioner Broline questioned the definition of "unreasonable interference" with pedestrian or vehicle traffic. Commissioner Broline noted that the outdoor dining enclosure would necessitate a special use approval, with its location subject to review by the Plan Commission and through the permit process.

Chairman Trzupek stated that the clearance, including around handicap ramps, would be reviewed during the building permit process. Stern confirmed the outdoor dining enclosure would be reviewed through the building permit.

Commissioner Stratis stated he did not support the term "unreasonably" in the draft language. Commissioner Stratis questioned whether all enclosures should adhere to neutral colors or allow for a variety of colors, proposing the establishment of a standard. Commissioner Stratis suggested black or gray outdoor dining enclosures. Commissioner

Stratis agreed with Chairman Trzupek regarding establishing specific dates for outdoor furniture and wall enclosures, and noted he did not support demountable walls year-round.

Commissioner Parrella agreed with Commissioner Stratis regarding a standard for the outdoor dining enclosure colors.

Commissioner Petrich noted a definition of neutral colors included black, white, brown, and grey.

Commissioner Morton stated concern regarding emergency exits from the structures. Commissioner Morton proposed restricting regulation "C" to only clear enclosures. Commissioner Morton noted he was reluctant to convert outdoor dining to indoor dining. Commissioner Morton suggested including a minimum four-foot clearance requirement to ensure unobstructed pedestrian and vehicle traffic. Commissioner Moton suggested aligning the timeframe for outdoor dining enclosures with current regulations and suggested permitting wall enclosures from November 1st to March 1st.

Chairman Trzupek summarized the discussion, noting comments on neutral colors, Building Code requirements, specific dates, and clearances. Chairman Trzupek suggested crafting a motion based on the current discussion or determining if further refinement of the language was necessary.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to close the public hearing for case Z-03-2024.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0

The Commission discussed draft language regarding colors pertaining to outdoor dining enclosures, Building Code requirements, redundancy of demountable walls, and specific dates for permitting the enclosures.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to amend Section VIII.e.12, as follows;

8. Wall enclosures, whether permanent or temporary, are prohibited unless specifically approved through a special use. *The outdoor dining area must adhere to the design standards and regulations as follows:*

- A. All outdoor dining enclosures shall be constructed of high-quality materials such as aluminum or glass;*
- B. Vinyl, fabric, canvas, and similar materials are prohibited;*

- C. All outdoor dining enclosures shall be clear and/or transparent; any non-transparent structural portions shall be neutral colors such as black or brown;*
- D. The outdoor dining enclosures must be durable and weather resistant;*
- E. The outdoor dining enclosure must be a demountable wall;*
- F. No advertising and signage shall be attached to or visible within the outdoor dining enclosures;*
- G. An outdoor dining wall enclosure is permitted from October 15<sup>th</sup> through May 15<sup>th</sup>;*
- H. An outdoor dining enclosure must comply with all applicable jurisdictional codes and requirements, including but not limited to Building and Fire Codes;*
- I. An outdoor dining enclosure shall not interfere with pedestrian or vehicular traffic;*
- J. An outdoor dining enclosure shall not be detrimental to the health, safety or general welfare of persons residing or working near the approved outdoor dining area;*

**ROLL CALL VOTE** was as follows:

**AYES:** 7 – Stratis, Petrich, Irwin, McCollian, Parrella, Broline, and Trzupek  
**NAYS:** 1 – Morton

**MOTION CARRIED** by a vote of 7-1

Stern stated the item would likely be on the July 22, 2024 Village Board agenda.

**B. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs); Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, DECEMBER 18, 2023, FEBRUARY 5, APRIL 15, & JUNE 3, 2024]**

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the petitioner requested an amendment to a special use request regarding an outdoor dining enclosure at an existing restaurant. Stern noted that on November 20, 2023, the Plan Commission requested direction from the Board to hold a public hearing to amend the outdoor dining regulations. Stern stated that on November 20, December 18, 2023, February 5, April 15, and June 3, 2024, the Plan Commission held a public hearing for case Z-10-2023 and discussed the outdoor dining enclosure. Stern noted the Plan Commission continued the case and requested the petitioners return with updated information regarding alternative and feasible outdoor dining enclosures for the business. Stern stated on June 24, 2024, the petitioner noted that Jonny Cabs wished to retain the existing request and outdoor dining enclosure. Stern noted the petitioner provided a memo which was included in the staff report packet. Stern stated the property was zoned B-1, Business District, in County Line Square. Stern noted that six public

comments were received, all against outdoor dining, but only one comment specifically mentioned Johnny Cabs. Stern stated the previous public hearing cases related to Jonny Cabs. Stern showed images of the proposed outdoor dining enclosure. Stern noted the petitioner provided Findings of Fact that could be adopted by the Plan Commission with their recommendation and were included in the staff report. Stern stated there were four recommended conditions if the Commission wished to recommend approval, noting that condition three would be removed if the Plan Commission allowed outdoor dining year-round.

Gene Halleran, of 5124 Harvey Ave., Western Springs, Illinois, and Patrick Magnesen, of 8265 Steepleside Drive., Burr Ridge, Illinois, introduced themselves.

Halleran questioned what was permissible. Chairman Trzupek stated that the primary concern was the black vinyl drapery and windows. Chairman Trzupek noted the Commission had highlighted the preference for demountable partitions over vinyl if outdoor dining spaces were to be enclosed and solid.

Magnesen stated the enclosure was a canvas with Plexiglass windows, not vinyl. Magnesen noted that, based on the preceding discussion, the non-compliance issue raised by Commissioner Morton was the emergency exits requiring a push bar door to ensure compliance.

Chairman Trzupek stated that whether the material was vinyl or fabric, the enclosure appeared non-compliant. Chairman Trzupek noted the recommendation for the outdoor dining enclosure included approval through a special use and demountable walls. Magnesen stated the enclosure was removable by the panel. Magnesen noted that he believed the enclosure's clearance and appearance complied with regulations and matched those of surrounding businesses in County Line Square.

Halleran questioned the difference between vinyl and canvas. Magnesen pointed out that the structure was aluminum, supported by plexiglass and a black canvas that matched the canopy. Chairman Trzupek noted the material was fabric.

Magnesen stated that the canopy and fencing were permitted, and there was sufficient easement on the sidewalk. Magnesen noted that the enclosure did not encroach on the curb, and there was approximately 4 feet of sidewalk space in front of the canopy and fencing.

Vito Salamone, 801 Village Center Drive Unit 406, noted he applied for a similar outdoor dining enclosure featuring identical fabric and Plexiglass windows. Salamone questioned whether one enclosure would be approved or not despite the apparent similarities.

Commissioner Morton expressed concern that the outdoor dining enclosure did not appear to qualify as outdoor dining but rather as a semi-permanent enclosure intended to expand the dining space. Commissioner Morton questioned whether the installation of

the valet enclosure was approved or constructed without authorization. Stern stated that she was unaware if the valet enclosure had received approval.

Commissioner Stratis noted that he was unaware of the valet enclosure but did not support the freestanding structure in the middle of the sidewalk. Commissioner Stratis questioned whether the ADA requires a minimum of four feet of clearance and suggested that be the standard. Commissioner Parrella confirmed that the requirement was forty-four inches, and that the clearance should be maintained to allow wheelchairs to pass through. Commissioner Stratis mentioned a typo and inconsistency on the staff report packets for cases Z-10-2023 and Z-12-2023.

Commissioner Broline stated that the request was moving in the opposite direction from the text amendment regarding outdoor dining wall enclosures. Halleran noted that the initial implementation of the outdoor dining wall enclosures was in response to the needs that arose during the COVID-19 pandemic. Halleran stated that Jonny Cabs mimicked La Cabanita and that the business received positive feedback. Halleran confirmed that while the enclosure was not permitted or approved, the fence and canopy were.

Chairman Trzupek noted the businesses with approved outdoor dining fences and canopies and noted the outdoor dining enclosures have not been approved through a special use.

Commissioner Petrich agreed with the Commission. Commissioner Petrich appreciated that the entire frontage was not covered by the enclosure. Commissioner Petrich expressed concern regarding other restaurants adopting similar structures, potentially leading to a proliferation of such enclosures throughout the Village. Magnesen stated that the enclosure was essential during the cold months for patrons waiting for tables or events. Magnesen noted that removing the enclosure in winter would negatively impact the business, as patrons waiting outside in the cold might go to other restaurants in different towns. Magnesen noted the enclosure was critical for the business's operations and for retaining customers during colder weather.

Commissioner McCollian noted there could be a cost-effective way to achieve the desired outcome without excessive expense. Commissioner McCollian suggested an enclosure design featuring more windows and transparency, noting that these aspects should have been included in recent discussions.

Commissioner Irwin agreed, suggesting a more aesthetically pleasing design that appeared less dark and enclosed. Halleran noted that at night, lights were present within the enclosure, allowing visibility through it.

Magnesen stated that they aimed to procure something demountable and glass but found it significantly more expensive and beyond their budget. Magnesen sought clarification regarding the use of aluminum, noting that the structure was framed in aluminum with a vinyl canvas. Magnesen questioned whether fabric, like canvas, was considered the

same as vinyl. Magnesen expressed interest in exploring effective ways to use aluminum instead of glass for a demountable structure, given the constraints posed by costs. Commissioner Irwin noted that demountable walls were framed with aluminum and contained glass in the middle. Halleran stated that the Jonny Cabs outdoor dining enclosure was made of plexiglass. Stern showed the example images from the staff report packet. The Commission discussed the demountable wall examples and the Jonny Cabs enclosure.

Chairman Trzupek noted that the enclosure was originally intended for outdoor dining but had been adapted for year-round use, expanding its original purpose. Chairman Trzupek stated that recent discussions had highlighted concerns regarding the aesthetic and temporary nature of the enclosure, particularly due to the use of fabric and plexiglass, which give it a seasonal appearance that may not align with the desired aesthetics. Chairman Trzupek noted the Commission would support enclosures made of more substantial materials like glass and metal over fabric, regardless of whether it is vinyl or another type. Chairman Trzupek pointed out that according to the original Ordinance, such enclosures would have necessitated a special use permit, which was not acquired.

Magnesen noted that several businesses, including Capri Express, La Cabanita, and Capri, had outdoor dining enclosures. Magnesen expressed frustration that an establishment did not have to undergo the same approval process. Magnesen stated that Jonny Cabs strived for uniformity and was doing its best. Magnesen noted concern regarding the financial burden of investing \$100,000 in a second-year restaurant. Commissioner Irwin and Magnesen discussed the location of the Capri and Jonny Cab enclosures. Chairman Trzupek acknowledged the historical issues but emphasized the current goal of achieving uniformity and more substantial, permanent-looking enclosures for outdoor dining. Chairman Trzupek noted the current appearance of the Jonny Cabs outdoor dining enclosure did not align with the Commission's vision of demountable partitions suitable for seasonal closure. Chairman Trzupek stated that the Village had received many complaints regarding the enclosure. Magnesen noted that he had received many compliments regarding the enclosure.

Commissioner McCollan stated she had visited the establishment and noted it was a great establishment. Commissioner McCollan noted the tightness around the valet stand and sidewalk, which had led to more concerns. Magnesen stated they could remove the valet stand. Commissioner McCollan suggested the enclosure include additional lights and openness.

Commissioner Parrella questioned the amount of plexiglass. Magnesen clarified the location of the plexiglass. Commissioner Parrella suggested the petitioner explore alternative outdoor dining enclosures that do not use canvas, incorporate more glass elements, and create a more inviting atmosphere. Magnesen stated that they would explore alternative options.

Chairman Trzupek expressed hesitancy regarding basing recommendations on a special

use definition that had not yet been formalized into an Ordinance. Chairman Trzupek noted that the current recommendation was based on a modified Ordinance, still pending Board approval, cautioning that the final decision may differ from the current understanding.

Commissioner Broline inquired whether there would be a review of fire hazards and additional building and safety codes.

Chairman Trzupek expressed concern regarding fire hazards and compliance with building and safety codes, particularly regarding the need for an exit door and potential issues with temporary heaters. Chairman Trzupek noted that any alterations to the enclosure must adhere to current Ordinances and safety regulations.

Commissioner McCollian inquired whether the outdoor dining enclosure could be built on the other side of the building. Magnesen noted that the side of the building had a smaller dimension and would necessitate a full canopy.

Chairman Trzupek suggested that the petitioner return with information regarding an alternative outdoor dining enclosure.

**MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to continue the public hearing for case Z-10-2023 to the August 19, 2024 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0

**C. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, DECEMBER 18, 2023, FEBRUARY 5, APRIL 15, & JUNE 3, 2024]**

Chairman Trzupek introduced the case and asked for a summary. Stern stated the petitioner requested an amendment to a special use regarding an outdoor dining enclosure at an existing restaurant. Stern stated on November 20, 2023, the Plan Commission requested direction from the Board to hold a public hearing to amend the outdoor dining regulations. Stern stated on December 4, December 18, 2023, February 5, April 15, and June 3, 2024, the Plan Commission held a public hearing for case Z-12-2023 and discussed the outdoor dining enclosure. Stern noted the Plan Commission continued the case and requested the petitioners return with updated information regarding alternative and feasible outdoor dining enclosures for the business. Stern stated on May 21, June 21, and June 24, 2024, staff reached out to the petitioner to request updated information. In response, on June 24, 2024, the petitioner stated that

Capri Express was exploring alternative options regarding the outdoor dining enclosure. Stern noted the petitioner had not provided any updated information. Stern stated that the current request for an outdoor dining wall enclosure necessitated a special use approval. Stern stated the property was zoned B-1, Business District in County Line Square. Stern stated the previous public hearing cases related to Capri Express. Stern presented an image of the outdoor dining enclosure. Stern stated the petitioner provided Findings of Fact that could be adopted by the Plan Commission with their recommendation and were included in the staff report. Stern stated there were four recommended conditions if the Commission wished to recommend approval, noting that condition three would be removed if the Plan Commission allowed outdoor dining year-round.

Chairman Trzupek requested clarification regarding the two images of the outdoor dining enclosure.

The petitioner, Vito Salamone, stated that one of the images showed the walls taken down from the enclosure. Salamone noted that he had not reviewed alternative enclosures and was waiting to see what Jonny Cabs proposed.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to continue the public hearing for case Z-12-2023 to the August 19, 2024 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

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

**MOTION CARRIED** by a vote of 8-0

**D. Z-05-2024: 340 Shore Drive (Factor75); Special Use and Findings of Fact [CONTINUED FROM MAY 20, & JUNE 17, 2024]**

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the petitioner requested the case be continued until the July 15, 2024, Plan Commission meeting to allow additional time.

Commissioner Irwin inquired about the other cases scheduled for the July 15, 2024, Plan Commission meeting. Stern stated that there were two additional cases scheduled for the July 15, 2024, Plan Commission meeting.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner McCollian to continue the public hearing for Z-05-2024 until the July 15, 2024 meeting.

**ROLL CALL VOTE** was as follows:



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

**MOTION CARRIED** by a vote of 8-0.

**IV. CORRESPONDENCE**

There were no comments.

**V. OTHER CONSIDERATIONS**

**A. PC-09-2024: DuPage County Text Amendments**

Chairman Trzupek introduced the case and asked for a summary. Stern stated the Village had been notified of proposed Text Amendments to Chapter 37 of the DuPage County Zoning Ordinance concerning Electric Vehicles, Accessory Dwelling Units, and Dwelling Units. Stern noted the amendments integrate electric vehicle charging stations into the Permitted and Conditional Use sections of all nonresidential zoning districts. Stern stated the amendments propose new residential use criteria and bulk regulations for accessory dwelling units, detailing provisions such as maximum occupant limits, kitchen allowances, setback requirements, and parking stipulations.

Chairman Trzupek noted the proposed text amendments were unrelated, as one involved charging stations and one was for accessory dwelling units. Chairman Trzupek stated the Plan Commission may wish to submit a letter with any comments or concerns.

Commissioner Broline discussed clause G concerning the maximum number of occupants in combined principal and accessory dwelling units. Commissioner Broline noted past challenges within the Village regarding occupancy limits, referencing a recent text amendment that imposed a limit of three unrelated persons. Commissioner Broline questioned whether the proposed DuPage text amendment aligned with the Village's recent text amendment on occupancy limits, suggesting that feedback might be necessary to ensure consistency with existing codes.

Commissioner Petrich questioned whether the proposal would allow renting out an accessory structure to a third party and sought clarification on how this compared to existing regulations. Stern noted that short-term rentals were not permitted within the Village of Burr Ridge.

Chairman Trzupek noted the proposed DuPage text amendment was inconsistent with the Village's current regulations.

Commissioner Irwin questioned why permitting an additional dwelling unit on a lot and permitting up to five unrelated people to reside there wouldn't be considered problematic. Commissioner Petrich noted the Burr Ridge residents had multiple vehicles parked in a driveway. Commissioner Petrich stated that the proposed DuPage text amendment

suggests residents would be permitted up to six vehicles.

Commissioner Irwin discussed the proposal's allowance for up to six-passenger vehicles between the principal and accessory building. Commissioner Irwin expressed concerns regarding electric vehicle charging stations, emphasizing the need for proper engineering to prevent overheating and potential hazards. Commissioner Irwin questioned whether the requirement for UL-approved charging stations or similar safety codes was addressed elsewhere in the building code rather than in the current proposal.

Chairman Trzupek confirmed that the Commission was concerned about the safety of the charging stations and how that was monitored or regulated. Commissioner Irwin noted a general opposition to accessory dwelling units and the need for regulations to ensure the safety of charging stations. Commissioner Irwin stated that if the accessory dwelling was permitted, there should be a limit on the number of unrelated occupants and suggested using the language previously established during the Village's recent text amendment.

Stern stated that she would draft a letter on behalf of the Plan Commission to submit to DuPage County, summarizing the comments and concerns discussed during the meeting.

#### **VI. PUBLIC COMMENT**

There were no public comments.

#### **VII. FUTURE MEETINGS**

Stern noted the items on the July 8, 2024, Village Board agenda. Stern stated and discussed the three cases scheduled for the July 15, 2024, Plan Commission meeting.

Stern noted that staff would like to cancel the August 5, 2024, Plan Commission meeting, and the Commission had no objection.

#### **VIII. ADJOURNMENT**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commission McCollan to adjourn the meeting at 8:06 p.m.

**ROLL CALL VOTE** was as follows:

**AYES:** 8 – Irwin, McCollan, Parrella, Petrich, Broline, Stratis, Morton, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 8-0.

**Respectfully Submitted:**

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Ella Stern  
Planner

Plan Commission/Zoning Board of Appeals  
July 1, 2024 Regular Meeting



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

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

**DATE:** July 15, 2024

**RE:** **V-01-2024 15W765 80<sup>th</sup> Street Variations**

V-01-2024 is a petition by Colleen LaConte for three variations from Zoning Ordinance section IV.J to permit (1) a fence within a corner side yard setback; (2) a fence in the front yard; and (3) a fence less than 50% open. The property is located at 15W765 80th Street and is a corner lot with frontage along Madison Street and 80th Street. The Petitioner replaced an old lattice fence located within the front and corner side yard setbacks with a wooden fence less than 50% open without first obtaining a building permit.

The case was heard by the Plan Commission on March 4, 2024. There were no public comments received. The Plan Commission made recommendations as follows:

- (1) Fence within a corner side yard setback = Approval (unanimous) with a condition that the fence be at least 50% open
- (2) Fence in the front yard = Motion to approve failed by a vote of 3 to 2
- (3) Fence less than 50% open = Denial (unanimous)

On April 8, 2024, the Board considered the variation requests and directed staff to prepare Ordinances as follows:

- (1) Fence within a corner side yard setback = Approval with a condition that the fence be at least 50% open
- (2) Fence in the front yard = Denial
- (3) Fence less than 50% open = Denial

On April 22, 2024, these two Ordinances, one approving one request and one denying two requests, were on the Board agenda. The Ordinance approving the fence in the corner side yard (A-834-10-24) had been unanimously approved on the consent agenda. The Petitioner was present that evening and there was discussion about the Ordinance denying the fence in the front yard and a fence less than 50% open. A motion was made to approve a fence less than 50% open and deny the fence in the front yard, which differed from the direction provided on April 8<sup>th</sup> and the Ordinance included in the April 22<sup>nd</sup> agenda packet. This motion passed by a vote of 4 to 2.

Upon drafting this revised Ordinance (A-834-11-24) and after review by the Village Attorney, it was found that there was a conflict between the approvals granted. The approval for the fence in the corner side yard setback included a condition that the fence shall be at least 50% open,

but then approval was later granted for a fence less than 50% open. To reiterate, the votes were as follows:

- (1) Fence within a corner side yard setback = Approval (unanimous) with a condition that the fence be at least 50% open
- (2) Fence in the front yard = Denial (4 to 2); *It is important to note that the Trustees who voted against this denial did not necessarily support the fence in the front yard. With the two differing requests on one Ordinance, their potential dissent may not have been accurately captured.*
- (3) Fence less than 50% open = Approval (4 to 2)

Due to this conflict, the Board of Trustees reconsidered Ordinances A-834-10-24 and A-834-11-24 and remanded the variation requests back to the Plan Commission on June 10, 2024. The Plan Commission must treat this as a new public hearing; the case was re-noticed as part of the reconsideration process, but no comments were received. It is important to note that while these requests are being remanded back to the Plan Commission, it is due to an administrative error and is not with the direction to necessarily reconsider the requests or base a re-vote upon the Board of Trustees' actions. Like the Plan Commission, the Board will reconsider the requests and may alter their original votes. Staff recommends the following language for the motions and that no conditions be added which may conflict with a separate request.

**Motions:**

- (1) To close the public hearing for V-01-2024.
- (2) To approve or deny V-01-2024, a variation from Zoning Ordinance section IV.J to permit a fence in the corner side yard along 80<sup>th</sup> Street, with Findings of Fact.
- (3) To approve or deny V-01-2024, a variation from Zoning Ordinance section IV.J to permit a fence in front yard, extending further than the east wall of the house on the north side, with Findings of Fact.
- (4) To approve or deny V-01-2024, a variation from Zoning Ordinance section IV.J to permit a fence less than 50% open, with Findings of Fact.

**Attachments:**

- Excerpt of minutes from March 4, 2024 Plan Commission meeting
- Excerpt of minutes from April 8, 2024 Board of Trustees meeting
- Excerpt of minutes from April 22, 2024 Board of Trustees meeting
- Excerpt of minutes from June 10, 2024 Board of Trustees meeting
- V-01-2024 Staff Report

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

**B. V-01-2024: 15W765 80<sup>th</sup> St. (LaConte); Variation and Findings of Fact**

Chairman Trzupsek introduced the case and asked for a summary. Stern stated that the property was zoned R-3 in the South Hinsdale Estates Subdivision. Stern stated Madison Street was the front property line and 80th Street was the corner side yard. Stern stated the petitioner requests to permit a fence within a corner side yard setback, a fence in the front yard, and a fence less than 50 percent open. Stern stated in October, a stop work order was issued on the property. Stern displayed images of the constructed fence. Stern noted the location of where a fence would be permitted under current Zoning Ordinance regulations. Stern stated the property was annexed into the Village in 1984. Stern stated the original fence construction was unknown but was likely legal and non-conforming.

Chairman Trzupsek asked about maintaining and replacing the fence. Stern clarified that the non-conforming fence could be repaired but not replaced.

Thomas Taylor, the father of the petitioner, showed images of the fence built in 1971. Taylor stated that there was a school adjacent to the property, and people turned around on their property. Taylor stated that Colleen LaConte, the homeowner, was his daughter.

Chairman Trzupsek asked the petitioner if the entire fence had been replaced.

Taylor stated the fence was replaced near the garage and along 80th Street.

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

Commissioner Morton asked what the height of the fence was. Taylor believed the fence posts were 5 ft. in height and the latticework was 3.5 to 4 ft. Commissioner Morton confirmed that the fence was legal nonconforming.

Commissioner Broline asked for clarification regarding the proximity to Gower Middle School. Taylor stated that 80th Street was a dead end, and people turned around in their driveway. Commissioner Broline asked what the petitioner considers the front of the home. Taylor stated the front of the home was on 80th Street.

Commissioner Petrich asked if the petitioner spoke with Gower Middle School about the parents picking up the children and turning around on the property. Taylor stated he had not spoken with them. Commissioner Petrich did not see the proximity to Gower Middle School as a reason for the fence and recommended that the petitioner speak with the school. Commissioner Petrich asked about the proximity to the parking lot. Taylor stated that the street was busy before and after school activities. Commissioner Petrich stated that the old fence was decorative. Taylor stated there was chicken wire under the lattice. Commissioner Petrich asked about the fence contractor. Taylor did not know who the fence contractor was. Commissioner Petrich wanted to know who the contractor was and stated that they should be made aware of Village requirements.

Commissioner Parrella did not have any questions or comments.

Chairman Trzupek stated that from personal experience, he was aware that parents turn around, and the school administration does speak with the parents, but it does not help. Chairman Trzupek reiterated the replacement of the fence and that traffic with the school was a consideration for the variation in the corner side yard.

Commissioner Broline asked about the front and corner side yards of the house. Chairman Trzupek clarified.

Chairman Trzupek asked about how far towards Madison the fence went. Taylor confirmed the fence extended to the front of the house.

Chairman Trzupek did not support the 50% open variation. The petitioner stated that the kids and dogs would be able to get through the fence if it was less than 50% open.

Commissioner Morton stated that the contrast between the neighboring properties with the new fence was jarring, and he could not support the 50% open variation.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Broline to close the public hearing for V-01-2024.

**ROLL CALL VOTE** was as follows:

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

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

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Petrich to deny V-01-2024, the variation from Zoning Ordinance section IV.J for a fence less than 50% open, with Findings of Fact as amended by staff.

**ROLL CALL VOTE** was as follows:

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

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

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Parrella to approve V-01-2024, the variation from Zoning Ordinance section IV.J for the fence in the corner side yard along 80<sup>th</sup> St., with clarification of the Findings of Fact ‘C’ that traffic and the school’s pick-up and drop-offs were unique to the property, and the following condition:

1. The fence located in the corner side yard shall be at least 50% open.

**ROLL CALL VOTE** was as follows:

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

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

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Broline to deny V-01-2024, the variation from Zoning Ordinance section IV.J for a fence in the front yard, Madison St., denying the portion of the fence extending further than the east wall of the house on the northern side.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Morton, Broline, and Parrella

**NAYS:** 2 – Petrich and Trzupek

**MOTION FAILED** by a vote of 3-2.

There was discussion and clarification regarding the 50% open provision.

**C. V-02-2024: 15W627 89<sup>th</sup> Street (Eshghy); Variations and Findings of Fact**

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the case was a request for three variations. Stern stated the front of the home was on Grant Street and the corner side yard was along 89th Street. Stern stated the property was annexed into the Village in 2015 and was rezoned to R-2B Single Family Residential. Stern stated in 2004, the house was constructed while the property was unincorporated. Stern stated the pool, patio, and fence were constructed without a building permit. Stern stated on August 4, 2023, a stop work was posted on the property for the petitioner constructing a fence without a building permit. The petitioner violated the stop work order and completed the construction. Stern stated the petitioner applied for a permit on September 11, 2023, but the permit was denied. On October 24, 2023 staff and the petitioner met to discuss the permit and provide options regarding the construction. On November 13, 2023 the petitioner continued construction for a pool, hot tub, patio, fence, landscape berm, and paver walk that had been started and completed without filing for or receiving an approved permit with the Village of Burr Ridge after a stop work order was posted. Stern stated on December 6, 2023 and on January 3, 2024 the petitioner was scheduled for adjudication and did not appear, and on January 25, 2024 the petitioner applied for a variance. Stern stated the fence and patio were built within the 40 ft. corner side yard setback, and the swimming pool was on the 40 ft. corner side yard setback. Stern showed an image of the existing pool, patio, fence, and a site plan.

Chairman Trzupek confirmed that the house was not built while in the Village; it was built while unincorporated. Chairman Trzupek stated that the Commission should look at the case as if the structures had not already been constructed without a permit.

Curtis Eshghy, the petitioner and the owner, introduced himself.

Bill Backus, the petitioner's Civil Engineer, stated that the site plan shown was outdated, and adjustments had been made. Chairman Trzupek clarified if the location of the structures was the same. Backus stated that the contractors were changing things on the fly. Backus clarified they submitted drawings for the permit, but they were not approved.



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Motion was made by Trustee Schiappa, seconded by Trustee Snyder to table Agenda Item 6A until the May 13 Board Meeting.

Mayor Grasso asked for any discussion from the Board and/or public.

Trustee Franzese asked if this item does come back to the Board in May, that the proposed site plan includes the specific number of tables and chairs proposed in the diagrams. He also mentioned the ongoing leaking roof issues and that the tenant issues need to be addressed immediately. Trustee Franzese also supported equal enforcement for all tenants.

The Board unanimously approved. There being five affirmative votes the motion carried.

**CONSIDERATION TO DIRECT STAFF TO PREPARE ORDINANCES APPROVING A VARIATION FOR A FENCE IN A CORNER SIDE YARD AND DENYING VARIATIONS FOR A FENCE IN THE FRONT YARD AND A FENCE LESS THAN 50 PERCENT OPEN (V-01-2024: 15W765 80<sup>TH</sup> STREET – LECONTE)**

Community Development Director Janine Farrell gave an overview of the consideration, stating that at the March 4, 2024 Plan Commission meeting, the Plan Commission reviewed a request for three variations from Zoning Ordinance Section IV.J to permit (1) a fence within a corner side yard setback, (2) a fence in the front yard, and (3) a fence less than 50 percent open. The Petitioner replaced their legal, non-conforming fence, located within setbacks, without obtaining a building permit. There were no public comments received. (1) The Plan Commission determined that the variation request to permit a fence in the corner side yard setback was due to a hardship created by the adjacent middle school across the street from the property and was a unique situation only applicable to the subject property itself due to the lot's location and shape. The Plan Commission recommended unanimous approval of that request. (2) The Plan Commission determined by a 3-2 vote approving the variation request for the fence in the front yard. A minimum of four affirmative votes is required to pass a motion; the motion failed, and no recommendation was transmitted. (3) The Plan Commission unanimously recommended denial of the variation request to permit a fence less than 50 percent open, finding no hardship posed by the land or unique circumstance for the property. She added that Plan Commissioner Rich Morton was present to answer any questions.

Mayor Grasso asked for a motion to approve.

Motion was made by Trustee Franzese, seconded by Trustee Smith to approve the direction to prepare an Ordinances.

Mayor Grasso asked for discussion from the Board and/or public.

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Trustee Franzese asked for the reasons behind the for Plan Commission decisions. Mr. Morton said that the approval to allow the fence for the side yard was to provide the resident some privacy from the continual traffic, as it was a corner house, and the Plan Commission felt it was a reasonable request. Ms. Farrell added that the fence in the front of the house, and permitting a fence less than 50% open, were denied because the Plan Commission felt that no hardship was shown. Trustee Franzese said that he had served on the Plan Commission in the past and that he agreed with the decision to deny the front yard fence, as it would establish a precedent for the future.

On Roll Call, Vote Was:

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

NAYS : 0 - None

ABSENT: 1 - Trustee Paveza

There being five affirmative votes the motion carried.

**CONSIDERATION TO DIRECT THE PLAN COMMISSION TO HOLD A PUBLIC HEARING TO CONSIDER TEXT AMENDMENTS RELATED TO CREATING A DEFINITION FOR “WAREHOUSE” USES IN MANUFACTURING DISTRICTS**

Community Development Director Janine Farrell said that at the April 1, 2024 Plan Commission meeting, the Commission requested that the Board direct them to hold a public hearing to review and clarify the “warehouse” and “warehousing” uses in the L-I and G-I districts, including to create a definition for the use. In both the L-I and G-I districts, “manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses” are permitted. However, in the L-I district, no other use which is a three permitted or special use in G-I is allowed. In the G-I district, “warehouses” are listed as a separate permitted use. There is no definition of “warehousing” or a “warehouse” in the Zoning Ordinance and differences between these two uses have been subject to staff interpretation. In the L-I district, there is typically a mix of office, manufacturing, and warehousing as part of a single business’ operations. In the G-I district, a warehouse would be interpreted to be a large space dedicated to dead storage without ancillary manufacturing operations. The Plan Commission requested to hold a public hearing on text amendments to these sections of the Zoning Ordinance to clarify and define the warehouse/warehousing use.

Mayor Grasso asked for a motion to approve.

Motion was made by Trustee Smith, seconded by Trustee Mital to approve the Consideration.

Mayor Grasso asked for any discussion from the Board and/or public.

Trustee Franzese said that there does exist a range of warehouse uses, and the traffic related to each in the village can vary. He cited an example of McFarlane Douglass, working largely with floral

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**RECEIVE AND FILE PLAN COMMISSION MEETING MINUTES OF APRIL 1, 2024** was noted as received and filed under the Consent Agenda by Omnibus Vote.

**RECEIVE AND FILE PLAN COMMISSION MEETING MINUTES OF APRIL 15, 2024** was noted as received and filed under the Consent Agenda by Omnibus Vote.

**RECEIVE AND FILE ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES OF APRIL 3, 2024** was noted as received and filed the Consent Agenda by Omnibus Vote.

**APPROVAL OF AN ORDINANCE APPROVING A VARIATION FROM SECTION IV.J OF THE ZONING ORDINANCE TO PERMIT A FENCE IN THE CORNER SIDE YARD OF A SINGLE FAMILY RESIDENCE (V-01-2024: 15W765 80<sup>TH</sup> STREET – LA CONTE** the Board, under the Consent Agenda, by Omnibus Vote, approved the Ordinance.

**APPROVAL OF RESIGNATION NOTICE OF DEVELOPMENT TECHNICIAN MICHAEL WOLFRAM** the Board, under the Consent Agenda, by Omnibus Vote, Accepted the Resignation.

**APPROVAL OF VENDOR LIST DATED APRIL 8, 2024, FOR FISCAL YEAR 2024 IN THE AMOUNT OF \$95,728.01 FOR ALL FUNDS, PLUS \$219,027.20 FOR PAYROLL PERIOD ENDING MARCH 30, 2024 FOR A GRAND TOTAL OF \$314,755.21** the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

**APPROVAL OF VENDOR LIST DATED APRIL 22, 2024, FOR FISCAL YEAR 2024 IN THE AMOUNT OF \$175,122.69 FOR ALL FUNDS, PLUS \$231,708.08 FOR PAYROLL PERIOD ENDING APRIL 13, 2024 FOR A GRAND TOTAL OF \$406,830.77** the Board, under the Consent Agenda, by Omnibus Vote, Approved the Vendor List.

Mayor Grasso asked for a motion to approve.

Motion was made by Trustee Schiappa, seconded by Trustee Franzese to approve the Consent Agenda – Omnibus Vote (attached as Exhibit A), and the recommendations indicated for each respective item be hereby approved.

Mayor Grasso asked for any additional discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:

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

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

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Motion was made by Trustee Schiappa, seconded by Trustee Mital to approve.

Mayor Grasso asked for any additional discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:

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

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

**APPROVAL OF AN ORDINANCE DENYING A VARIATION FROM SECTION IV.J OF THE ZONING ORDINANCE TO PERMIT A FENCE IN THE FRONT YARD, AND A FENCE LESS THAN 50 PERCENT OPEN (V-01-2024: 15W765 80<sup>TH</sup> STREET – LECONTE)**

This item (agenda item 6E) was taken off the consent agenda by the Petitioner.

Thomas Taylor spoke representing the petitioner, Colleen LaConte. He admitted that the fence was put up without a permit, as the old fence was falling down, and the resident has three young children and 80<sup>th</sup> Street by Gower School is busy much of the day. On the Madison Street side of the house is an office. The fence is short of the required 50% open policy. Ms. LaConte asked for a variation request for a fence you can see through, though it is not 50%, it meets the spirit of the ordinance.

Donna Walker, a relative of the resident, stated that she used to live there and that the previous split rail fence had to be replaced, and that they used a contractor to install the new fence. Ms. Farrell said that a replacement fence must meet current code. The replacement fence does not meet the current code requirements of being 50% open.

Community Development Director Janine Farrell explained that the front yard is on the Madison Street side and the side yard is 80<sup>th</sup> Street. She mentioned that Plan Commissioner Stratis was in attendance to answer any questions, and that the Plan Commission approved the 80<sup>th</sup> Street fence. They voted 3-2 to approve for the fence that is close to Madison Street (backyard), but openly denied the 50% open fence in the front yard, and that the fence is closer to the street and would not normally be approved based on village code. The resident already built the fence that is not compliant. Mayor Grasso asked if they could use landscaping to create a fence or supplement the 50% open requirement. Ms. Farrell said yes, shrubbery could be used.

Ms. Farrell said that the petitioner would need to replace boards to make sure there is a 4” opening, and that the entire fence would not have to be taken down. At least 50% open provision for fences has been on the books in Burr Ridge for quite a while and this fence was built without a permit and

does not have the proper spacing, that it should be brought into compliance. She said that the fence on the northern side along the house would need to be taken down, but the fence in the backyard would be allowed closer to the street than would normally be approved.

Trustee Franzese asked the petitioner that if the fence were adjusted to bring it into compliance, would this still serve as a barrier to keep her children inside the yard? She said with 50% open requirement probably not with the 4" slats. Trustee Franzese added that where the fence is located, and the amount of slats/visibility, in this case is not the village's issue. He added that this could have been resolved by the property owner earlier with a phone call to the village prior to having the fence built to confirm fence requirements. He also said that by allowing this fence to stay up that it would establish a precedent. Other village residents were not given this flexibility and he feels that any flexibility in the code has the potential to be an issue for other residents who were denied in the past. There was additional discussion about using shrubs to fill in space if the fence were changed to comply with the 50% open policy, which would allow for additional privacy.

Trustee Smith said that he felt that 80<sup>th</sup> Street is very narrow and that he also felt that flexibility should be given to this resident. Mayor Grasso said that they violated the village code, but if it is a narrow street with an industrial building on one side and a school on the other that perhaps a compromise could be considered.

Mayor Grasso asked for a motion to revise the ordinance to approve the variation.

Motion was made by Trustee Smith, seconded by Trustee Mital to revise the ordinance to approve the variation request for a fence that is not 50% open and does not comply with the village code.

Mayor Grasso asked for any additional discussion from the Board and/or public. There was no public comment.

Trustee Franzese said that if the Board approves this request that they are sending a message to residents that it is ok to violate ordinances and then come back for forgiveness. He did not see any hardship with the land in this instance, as shrubs or trees could be planted for proper screening. Self-imposed hardships send the wrong message. He added that it was never investigated what the cost would be to bring the fence into compliance. Trustee Schiappa agreed with Trustee Franzese and was afraid of the precedent that would be set in non-compliant projects being completed, then asking for forgiveness. He said that the petitioner purchased the house knowing the surrounding areas.

On Roll Call, Vote Was:

AYES: 4 - Trustees Smith, Mital, Paveza, Mayor Grasso

NAYS : 2 - Trustees Franzese, Schiappa

ABSENT: 1 - Trustee Snyder

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There being four affirmative votes the motion carried. (Mayor Grasso had to vote to pass the ordinance.)

**CONSIDERATION OF A RESOLUTION IN SUPPORT OF ACCURATE PARTITIONS CORPORATION CLASS 6B RENEWAL (160 TOWER DRIVE, BURR RIDGE, ILLINOIS: P.I.N. 18-19-300-033-0000)**

Village Administrator Evan Walter said that the petitioner was not present at the meeting, so he asked that the Board not to make any decision. This was a request for a Class 6B Cook County Property Tax Incentive Renewal, which allows the company eligibility for a property tax cap, and some tax reductions. The village must support a resolution to be eligible for Cook County consideration – it is not a village program. This is the only step that the village needs to take, and Mr. Walter recommended that this be sent to the Economic Development Commission (EDC) for review. Mayor Grasso agreed and hoped that the EDC would also develop some protocol.

Mayor Grasso asked for a motion to refer this item to the EDC.

Motion was made by Trustee Schiappa, seconded by Trustee Mital to approve.

Mayor Grasso asked for any additional discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:

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

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

**CONSDERATION OF FY2024 Q4 BUDGET ADJUSTMENTS**

Village Administrator Evan Walter clarified some Q4 FY2024 budget amendments for the Board's review and consideration. Budget amendments may include changes to revenue sources currently reflected in the budget and/or revenues that are not currently reflected in the adopted budget, expenditures incurred that were not reflected in the adopted budget and/or expenditures incurred that significantly exceed the amount reflected in the adopted budget. These amendments were generally reflected in the FY2024 Projected budget provided to the Board earlier in the spring. Budget amendments included an increase in General Fund expenditures for increased software costs and the implementation of BS&A Cloud in the amount of \$120,000; increase the interfund transfer to the Capital Improvement Fund from the General Fund in the amount of \$220,000; increase the interfund

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Mayor Grasso asked for a motion to approve the Consideration.

Motion was made by Trustee Franzese, seconded by Trustee Schiappa, to approve the Resolution.

Mayor Grasso asked for any additional discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:

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

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

**CONSIDERATION TO RECONSIDER ORDINANCE A-834-10-24 (V-01-2024: 15W765 80<sup>TH</sup> STREET-LACONTE)**

Community Development Director Janine Farrell recapped that in April the Board had a request for three variations for a fence at this property – for a location in a corner side yard, a fence less than 50% open, and a location in the front yard. The corner side yard request was on the consent agenda, the other two agenda items were discussed, with the Board approving the ordinance for a fence less than 50% open and denying a fence in the front yard. Upon review of the ordinances, it was discovered that there was a conflict with decisions on the fence being 50% open. After conferring with the Village Attorney, the recommendation is to reconsider both ordinances and remand back to the Plan Commission.

Mayor Grasso asked for a motion to reconsider Ordinance A-834-10-24 due to it being inconsistent with Ordinance A-834-11-24.

Motion was made by Trustee Schiappa, seconded by Trustee Mital, to approve and reconsider the Ordinance.

Mayor Grasso asked for any additional discussion from the Board and/or public. There was none.

On Roll Call, Vote Was:

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

NAYS : 0 - None

ABSENT: 1 - Trustee Snyder

There being five affirmative votes the motion carried.

Regular Meeting  
Mayor and Board of Trustees, Village of Burr Ridge  
June 10, 2024

**CONSIDERATION TO RECONSIDER ORDINANCE A-834-11-24 (V-01-2024: 15W765 80<sup>TH</sup> STREET-LACONTE)**

Mayor Grasso asked for a motion to reconsider Ordinance A-834-11-24 due to it being inconsistent with Ordinance A-834-10-24.

Motion was made by Trustee Smith, seconded by Trustee Paveza, to reconsider the Ordinance. The Board unanimously approved. There being five affirmative votes the motion carried.

Mayor Grasso asked for any additional discussion from the Board and/or public. There was none.

**CONSIDERATION TO REFER ORDINANCES A-834-10-24 AND A-834-11-24 TO THE PLAN COMMISSION (V-01-2024: 15W765 8<sup>TH</sup> STREET-LACONTE)**

Mayor Grasso asked for a motion to refer Ordinances A-834-10-24 and A-834-11-24 to the Plan Commission.

Motion was made by Trustee Smith, seconded by Trustee Schiappa. The Board unanimously approved. There being five affirmative votes the motion carried.

Mayor Grasso asked for any additional discussion from the Board and/or public. There was none.

**APPROVAL TO DIRECT STAFF TO PREPARE ORDINANCES APPROVING VARIATIONS FOR A FENCE AND PATIO WITHIN THE CORNER SIDE YARD SETBACK (V-02-2024:15W627 89<sup>TH</sup> STREET-ESGHY)**

Trustee Franzese asked that this agenda item be taken off the Consent Agenda. He said that the petitioner had continued to work on the pool, landscaping, etc. without a building permit and with a stop work order in place. Some of the work done during this time resulted in variations without a permit, with a fine of only \$750. Trustee Franzese asked that staff review variations and stop work order fees beyond hardship for the Board to review, as fees should be different, and higher, for those who continue to work without a building permit.

Mayor Grasso asked for a motion to approve direct staff to prepare the Ordinances approving variations.

Motion was made by Trustee Franzese, seconded by Trustee Smith. The Board unanimously approved. There being five affirmative votes the motion carried.

Mayor Grasso asked for any additional discussion from the Board and/or public. There was none.





VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**V-01-2024: 15W765 80<sup>th</sup> Street (LaConte); Variations and Findings of Fact; Requests for three (3) variations from Zoning Ordinance Section IV.J to permit (1) a fence within a corner side yard setback, (2) a fence in the front yard, and (3) a fence less than 50 percent open.**

**HEARING:**

March 4, 2024

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Ella Stern, Planner

**PETITIONER:**

Colleen LaConte

**PETITIONER STATUS:**

Owner

**PROPERTY OWNER:**

Colleen LaConte

**EXISTING ZONING:**

R-3 Single-Family  
Residential

**LAND USE PLAN:**

Recommends Single-  
Family Residential

**EXISTING LAND USE:**

Single-Family Residence

**SITE AREA:**

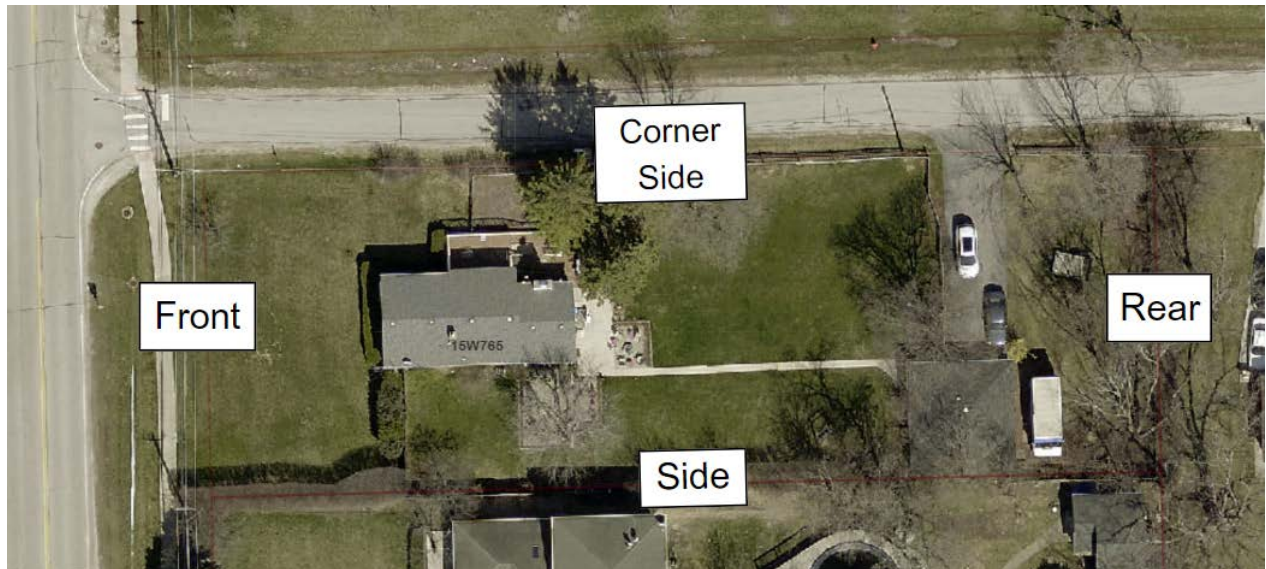
± 24,531 sq. ft.

**SUBDIVISION:**

South Hinsdale Estates



The petitioner is Colleen LaConte, the owner. The petitioner requests three variations from Zoning Ordinance section IV.J as detailed below. The petitioner requests to permit a fence within a corner side yard setback, a fence in the front yard, and a fence less than 50 percent open. Madison Street serves as the front property line and 80<sup>th</sup> Street serves as the corner side yard. On October 31, 2023 a stop work was posted on the property for the petitioner constructing this fence without a building permit.



*Aerial of the property with the property lines.*



*Image of the newly constructed fence.*

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

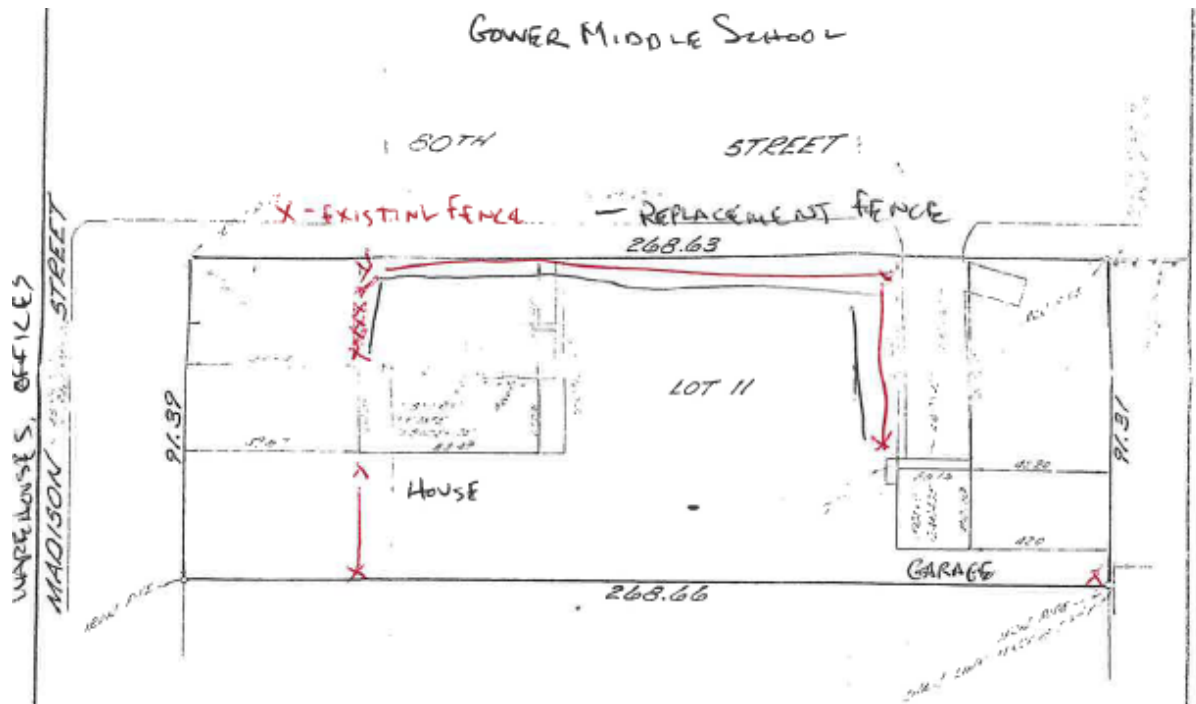
- Zoning Ordinance Section IV.J:
  - Fences (IV.J.1.b.):



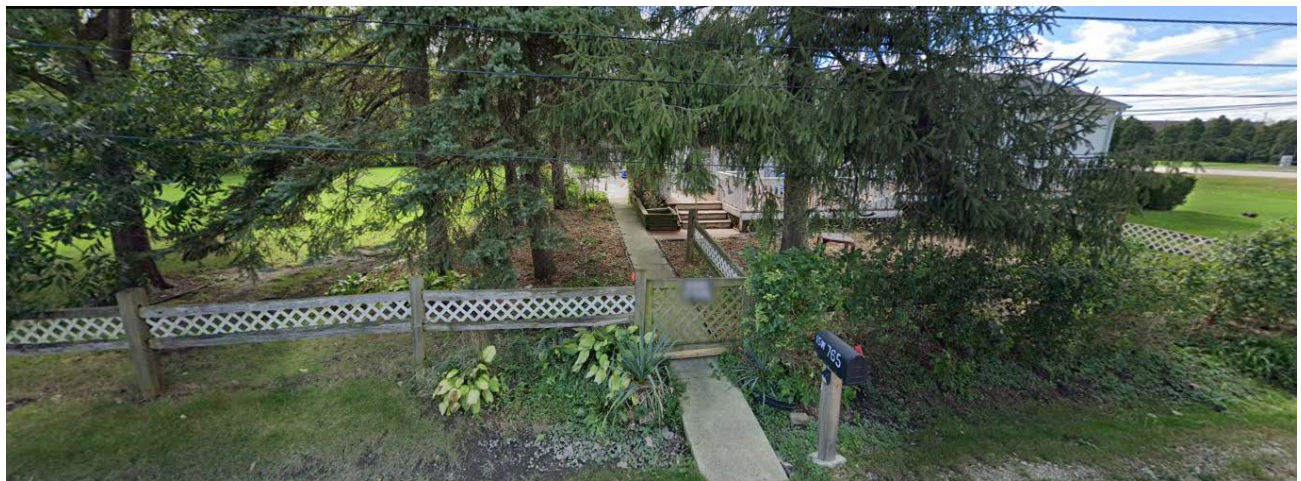
- Fences in residential districts shall be not more than five feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence. *The fence is 5' and complies.*
- Such fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback. (Amended by Ordinance A-834-13-11). *The petitioner requests a fence in the front yard, which is prohibited. In addition, the petitioner is requesting a 2-foot setback on the corner side yard, deviating from the 30-foot minimum regulation.*
- All fence posts and all supports must face the interior of the property on which it is located. *The fence faces the interior of the property and complies.*
- Chain link, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited. No fence shall have any sharp, dangerous, or impaling members. *The fence is wooden and complies.*
- All fences in residential districts shall be open fences as defined by Section XIV and as depicted below (Amended by Ordinances A-834-09-01 and A-834-13-11). Open fences are defined as a fence, including gates, which has, for each one-foot-wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence. *The fence is not 50% open and does not comply.*



*Site plan illustrating where the fence would be permitted under current regulations.*



*Site plan illustrating the fence location.*



*An image from 2018 illustrating the previous fence.*

From Village records, the property was annexed into the Village of Burr Ridge in 1984. It is unknown when the original fence as shown above was completed. The original fence was located in the front yard and corner side yard and did not comply with the Zoning Ordinance setback regulations for the property. The condition of the fence indicates that it had been up for many years and likely was legal, and nonconforming. No building permits or variation requests were found on file for the property.

### **Public Hearing History**

Z-09-1992: Zoning Ordinance Rezoning and Variations. The property was rezoned from R-1 Single Family Residence to R-3 Single Family Residence. The property was granted a variation to

permit a lot width of approximately 91.39 feet, rather than the 100 feet as required. (Ordinance #A-454-1-93)

**Public Comment**

No public comments were received.

**Findings of Fact and Recommendation**

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings. The Plan Commission may wish to make one motion for the three variation requests or separate them into individual motions. If the Plan Commission chooses to recommend approval of V-01-2024, a request for three (3) variations from Zoning Ordinance Section IV.J to permit (1) a fence within a corner side yard setback, (2) a fence in the front yard, and (3) a fence less than 50 percent open, staff recommends the following condition:

1. The fence shall substantially comply with the plans submitted by the petitioners and included as Exhibit A.

**Appendix**

Exhibit A - Petitioner's Materials and Public Notifications

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

Exhibit B – Ordinance #A-454-1-93





# 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): COLLEEN LACONTE

STATUS OF PETITIONER: HOMEOWNER

PETITIONER'S ADDRESS: 15 W 765 80<sup>TH</sup> STREET

ADDRESS OF SUBJECT PROPERTY: SAME

PHONE: 708-207-4187

EMAIL: COLLEENLACONTE@GMAIL.COM

PROPERTY OWNER: SAME AS ABOVE

PROPERTY OWNER'S ADDRESS: SAME AS ABOVE PHONE: \_\_\_\_\_

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

### DESCRIPTION OF REQUEST:

FENCE REPLACED EXISTING FENCE. HOUSE LOCATION  
PRE DATES BURR RIDGE. SETBACKS ALTER MAKE UP OF  
YARD AND HOUSE

### PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 24,531 sq.ft. EXISTING ZONING: R-3

EXISTING USE/IMPROVEMENTS: Single-family residence

SUBDIVISION: South Hinsdale Estates

PIN(S) # 09-36-101-001

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.

Colleen Laconte  
Petitioner's Signature

1.17.24  
Date of Filing



**CARL R. HARRINGTON** INC

674 N. NORTH AVE. ST. LOUIS, ILL. 63126

REGISTERED ILLINOIS LAND SURVEYOR

PHONE: 834 5312

# **PLAT OF SURVEY OF:**

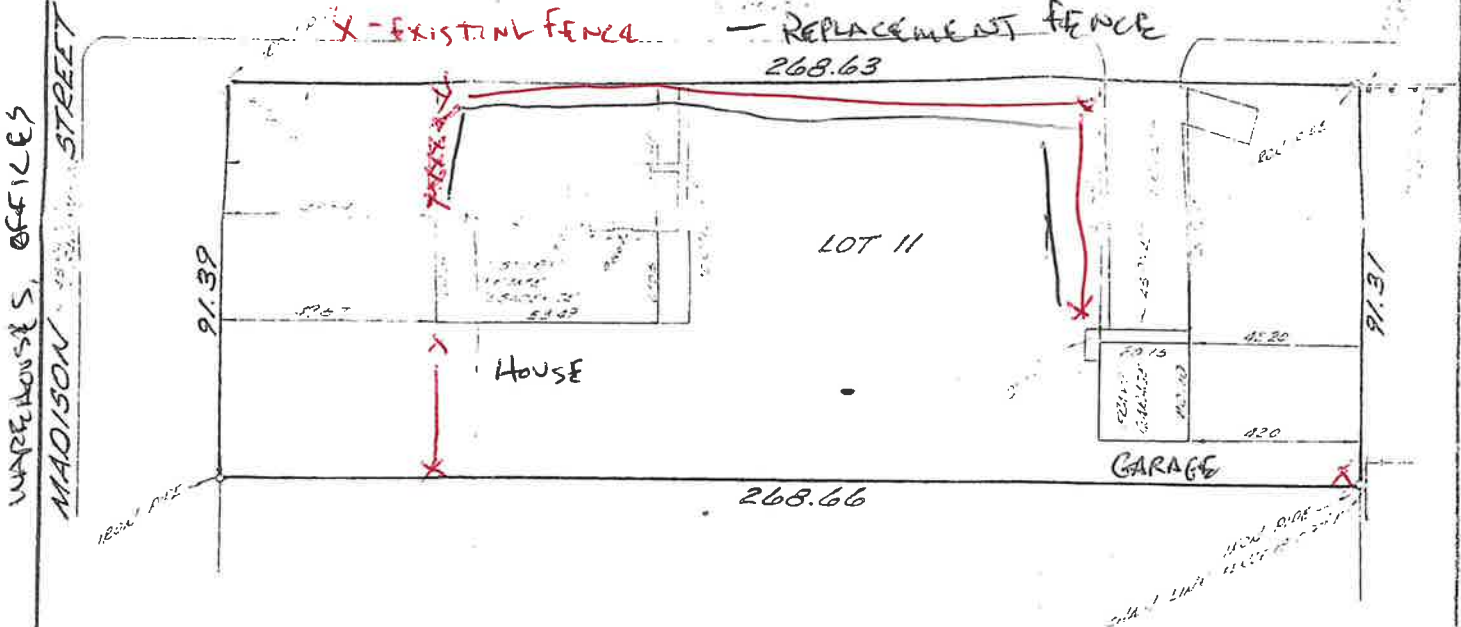
LOT 11 IN SOUTHWINDSDALE ESTATES, BEING A SUBDIVISION OF PARTS OF SECTIONS 25 AND 36, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1946 AS DOCUMENT NO. 501930, IN DU PAGE COUNTY, ILLINOIS.



GOWER MIDDLE SCHOOL

180TH STREET

STREET



On each of a foot and then every  
feet in, before and to be marked

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currently 2' FROM LOT LINE

FENCE HEIGHT = 5 FEET

POSTS = 5' 4x4 cedar

SLATS = 1x4 CEDAR

SPACE

BETWEEN  
SLATS

2 1/2"

LENGTH OF REPLACEMENT  
SECTION 8' SECTIONS  
X 32

NO FENCE TOPPING

ONLY REPLACED HALF OF  
EXISTING FENCE

NEIGHBORS FENCE TO THE  
SOUTH OF HOUSE, WITH HOLES  
PLUGGED WITH WIRE  
SMALL SECTION  
ON WEST SIDE NOT REPLACED





X  
30' FROM LOT LINE



Findings of Fact - Zoning Variation  
Burr Ridge Zoning Ordinance

Address:

15 W 765 80<sup>TH</sup> ST.

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

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

THE CURRENT FENCE REPLACED EXISTING FENCE. SETBACK RULE WOULD DIVIDE LOT IN THE MIDDLE OF YARD. CORNER LOT BORDERED ON WEST BY FACTORIES AND WAREHOUSES ON NORTH BY SCHOOL.
- b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.  

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

THE ROADS DEVELOPED AFTER HOUSE BUILT IN THE EARLY 70'S. THE SURROUNDING TRAFFIC HAS INCREASED AND THE FENCE SHIELDS CHILDREN FROM SCHOOL AND BUSINESS TRAFFIC
- d. The purpose of the variation is not based primarily upon a desire to increase financial gain.  

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

NO OTHER INTEREST OTHER THAN HOMEOWNER
- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.  

FENCE WILL NOT IMPEDE BUSINESSES OR PEDESTRIANS.  
NO FOOT TRAFFIC WAYS AVAILABLE

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

WILL NOT ALTER CHARACTER AS NEW FENCE  
SIMPLY REPLACES OLD FENCE

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

NO SAFETY ISSUES, CONGESTION, DRAINAGE OR  
ANY OTHER IMPEDIMENTS DUE TO FENCE.

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

FENCE CONSTRUCTION MEETS REQUIREMENTS OF VILLAGE,  
SET BACKS ARE THE ONLY PROBLEM



## **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, February 19, 2024, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.**

## **PURPOSE OF HEARING**

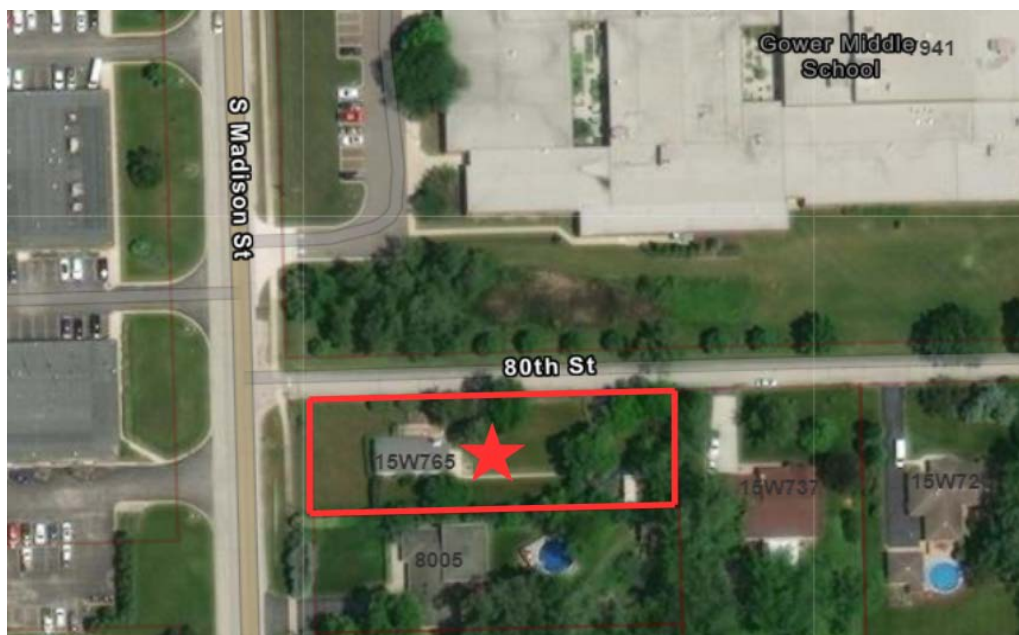
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Colleen LaConte for a variation from Zoning Ordinance Section VI.D to permit a fence within a corner side yard setback deviating from the minimum 40 ft. required. The petition number and address of this petition is **V-01-2024: 15W765 80<sup>th</sup> Street.** and the Permanent Real Estate Index Number is **09-36-101-001-0000.**

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, February 13, 2024. All public comment may be emailed to Planner Ella Stern ([estern@burr-ridge.gov](mailto:estern@burr-ridge.gov)) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

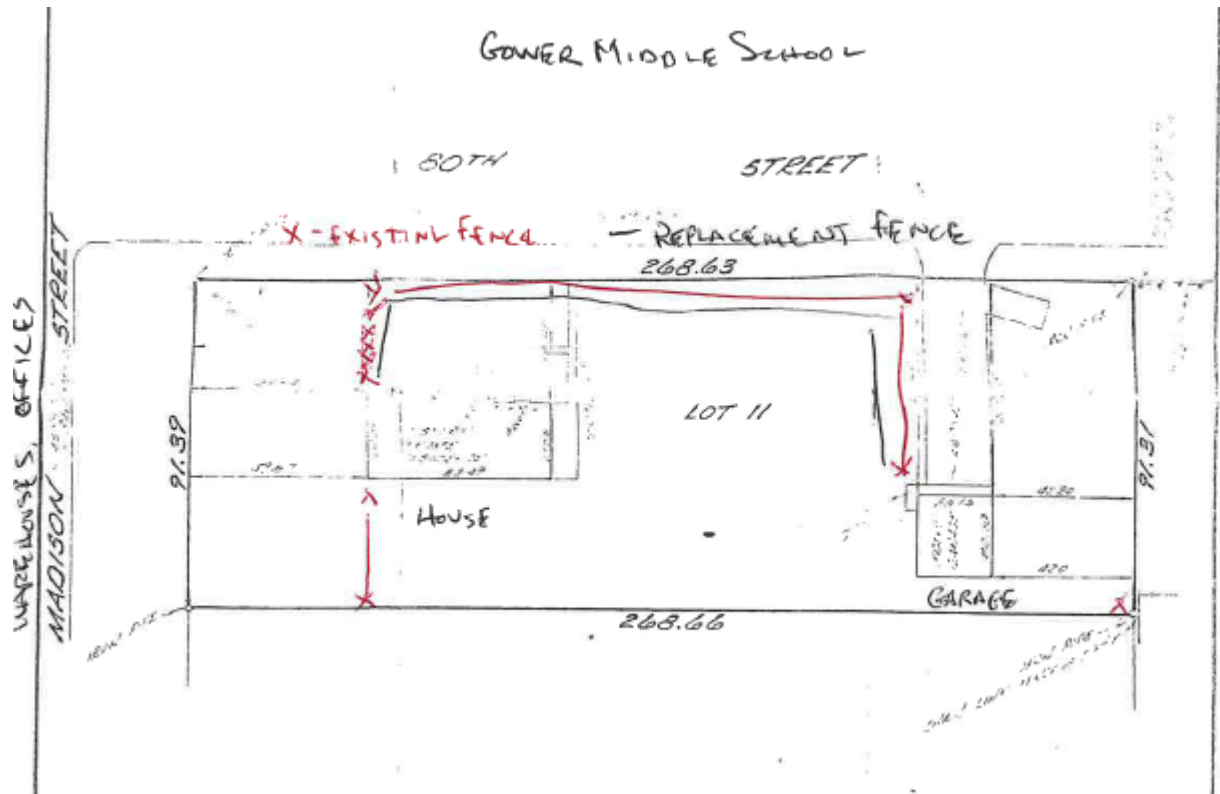
**Greg Trzupek, Chairman**

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



*The site is outlined in red*





*Proposed site plan of the 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](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](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*

LAKE RIDGE CLUB ASSN  
25 1/2 LAKE RIDGE CLUB  
BURR RIDGE, IL 60521

NEMANICH, ELIZABETH A  
15W629 79TH ST  
BURR RIDGE, IL 60527

BLANDO, GINO & CHRISTINE  
15W651 79TH ST  
BURR RIDGE, IL 60521

BAUM, ROLF & DENISE  
15W663 79TH ST  
BURR RIDGE, IL 60521

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

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

HPM INVESTMENTS INC  
314 SUNRISE AVE  
WILLOWBROOK, IL 60527

ASPEN INVESTMENTS LLC  
314 SUNRISE AVE  
WILLOWBROOK, IL 60527

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

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

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

7900 MADISON LLC  
3100 DUNDEE RD  
NORTHBROOK, IL 60062

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

RANDOLPH PROPERTIES LLC  
250 LAKELAND DR  
PALOS PARK, IL 60464

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

SCHOOL DISTRICT NO 62  
7700 CLARENDON HILLS  
WILLOWBROOK, IL 60527

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

PACKAGING DESIGN CORP  
101 SHORE DR  
BURR RIDGE, IL 60521

JACKSON, DONNA  
15W651 80TH ST  
BURR RIDGE, IL 60527

SIWINSKI, THOMAS & K  
15W671 80TH ST  
BURR RIDGE, IL 60527

EGENTOWICH, KEITH J  
15W703 80TH ST  
BURR RIDGE, IL 60527

GREALISH, PATRICK & DEBRA  
15W721 80TH ST  
BURR RIDGE, IL 60527

SLADEK, BRIAN R  
15W737 80TH ST  
BURR RIDGE, IL 60527

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

STEWART, SHARON & SHIRLEY  
19 LAKE RIDGE CLUB  
BURR RIDGE, IL 60521

WAKERLY, RALPH & E  
20 LAKE RIDGE CT  
BURR RIDGE, IL 60527

BOEREMA, DAWN  
8005 S MADISON ST  
BURR RIDGE, IL 60521

G2K LLC  
109 SHORE DR  
BURR RIDGE, IL 60527

FERRIS MEDIA LLC  
111 SHORE DR  
BURR RIDGE, IL 60527

TRUST #9604  
8037 S 82ND CT  
JUSTICE, IL 60458

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

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

KRAMER, ROBERT & MARY  
22 LAKE RIDGE CLUB  
BURR RIDGE, IL 60527

KLUCK, HENRY & BETH  
21 LAKE RIDGE CLUB  
BURR RIDGE, IL 60521

GOSS, WILLIAM G  
15W650 81ST ST  
BURR RIDGE, IL 60527

VOELZ, HELEN I  
15W670 81ST ST  
BURR RIDGE, IL 60527

MUDJER, STEPHEN & MARGARET  
15W700 81ST ST  
HINSDALE, IL 60521

EDELHAUSER, R W & D M  
15W720 81ST ST  
BURR RIDGE, IL 60521

PAWLIKOWSKI, WLADYSLAW  
15W738 81ST ST  
BURR RIDGE, IL 60521

GREGORCZYK, CHRISTOPHER  
9S155 MADISON ST  
HINSDALE, IL 60521

SERAFIN, JOHN & GAIL  
240 BIANCA LN  
YUMA, TN 38390

RUAN, F & H CHEN  
15W641 81ST ST APT. 641  
BURR RIDGE, IL 60527

YUAN, HE & NING LI  
9S177 MADISON ST  
BURR RIDGE, IL 60527

8080 MADISON LLC  
3100 DUNDEE RD APT. 116  
NORTHBROOK, IL 60062

NERI, DENISE A  
15W661 81ST ST  
BURR RIDGE, IL 60527

PAVEZA TR, ALBERT  
15W677 81ST ST  
BURR RIDGE, IL 60527

UPCHURCH, HEATHER C  
15W707 81ST ST  
BURR RIDGE, IL 60527

ALBAUGH, RICHARD & MARK  
15W715 81ST ST  
BURR RIDGE, IL 60527

THEZAN, MARCELLA  
15W737 81ST ST  
BURR RIDGE, IL 60527

EMANUELE, MARY ANN  
9S201 MADISON ST  
BURR RIDGE, IL 60527

VIP MORGAN LLC  
477 W WRIGHTWOOD AVE  
ELMHURST, IL 60126

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

RYLANDER, CHRISTINA M  
9S227 MADISON AVE  
BURR RIDGE, IL 60527

DAVALOS, ALVARO  
9S241 MADISON ST  
BURR RIDGE, IL 60527

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

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



Jan 30, 2024 at 9:05:56 AM  
9S141 S Madison St  
Burr Ridge IL 60527  
United States







**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:

15 W 765 80<sup>TH</sup>

Property Owner or Petitioner:

COLLEEN LA CONTE

(Print Name)

Colleen LaConte

(Signature)

FAS  
01/07/93

ORDINANCE NO. A-454-1-93

ORDINANCE REZONING CERTAIN PROPERTY  
AND GRANT VARIATIONS  
(PROPERTIES BETWEEN 80TH AND 82ND STREETS ON THE  
EAST SIDE OF MADISON STREET, 15W737 79TH STREET  
15W727 79TH STREET, 15W719 79TH STREET,  
15W651 79TH STREET AND  
8301 MADISON STREET, BURR RIDGE)

WHEREAS, an application has been filed with the Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, for rezoning of certain real estate, as set forth below, and for the granting of certain variations for said real estate, as more fully described below; and

WHEREAS, the Zoning Board of Appeals of this Village held a public hearing on whether the requested rezoning and variations should be granted, at which time all persons present were afforded an opportunity to be heard; and

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

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

Section 1: That the Zoning Board of Appeals has made its report including its findings and recommendations, to this Acting President and Board of Trustees, which report and findings are herein incorporated by reference as findings of this Board of Trustees, as completely as if fully recited herein at length.

Also, all exhibits submitted at the aforesaid public hearings are also hereby incorporated by reference as fully as if attached hereto.

**Section 2:** That the Burr Ridge Zoning Ordinance, as amended, be further amended by classifying and rezoning the property legally described in **EXHIBIT A**, attached hereto and made a part hereof, from R-1 Single Family Residence District to the R-3 Single Family Residence District under the Burr Ridge Zoning Ordinance, as amended.

**Section 3:** That this Board of Trustees, after considering the report and recommendations of the Zoning Board of Appeals and other matters properly before it, in addition to the findings set forth above finds as follows in relation to the requested variations:

a. The properties cannot yield a reasonable return if the variation is denied. The variations to lot size and lot width are needed for certain of these properties. These properties were development in compliance with the Codes and Ordinances of DuPage County and either involuntarily annexed to the Village or annexed some time ago with no assignment of a proper zoning classification in the Village of Burr Ridge to establish proper development guidelines.

b. The plight of the owners is due to unique circumstances. These properties were either force annexed by the Village of Burr Ridge by action of the Board of Trustees which rendered the uses nonconforming or have been annexed to the Village for an extended period of time without assignment of a zoning classification which is appropriate for these lot sizes and configurations to establish proper development guidelines.

c. The variations, if granted, will not alter the essential character of the locality. These densities and uses were approved in DuPage County and have existed in unincorporated DuPage County or in Burr Ridge for some time. These properties would have continued as conforming uses had the Village not force annexed the properties or if appropriate zoning and variations had been addressed by the Village at the time these properties were annexed into the Village.

d. The property owners constructed the various uses under the Zoning and development requirement provisions of Dupage County. It was the involuntary annexation by the Village or annexation some time ago without rezoning and necessary variations which caused the need for most of these variations.

e. That conditions upon which the petition for variation is based would not be applicable generally to other properties within the same zoning district. These variations will only be applicable to properties which are force annexed by the Village or properties with similar annexation history, whose uses were constructed prior to annexation.

f. That granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. These uses existed in compliance with DuPage County ordinances prior to annexation to the Village.

g. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

**Section 4:** That the request for variations for the real estate commonly known as 15W737 79th Street, legally described in **EXHIBIT B**, be and are hereby granted to permit:

a. A lot area of approximately 16,463 square feet, rather than 20,000 square feet as required by Section VI.D.3.a of the Burr Ridge Zoning Ordinance; and

b. A lot width of approximately 75 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

**Section 5:** That the request for variations for the real estate commonly known as 15W727 79th Street, legally described in **EXHIBIT C**, be and are hereby granted to permit:

a. A lot area of approximately 16,463 square feet, rather than 20,000 square feet as required by Section VI.D.3.a of the Burr Ridge Zoning Ordinance; and

b. A lot width of approximately 75 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

**Section 6:** That the request for a variation for the real estate commonly known as 15W765 80th Street, legally described in **EXHIBIT D**, be and are hereby granted to permit:

a. A lot width of approximately 91.39 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

**Section 7:** That the request for a variation for the real estate commonly known as 8005 S. Madison Street, legally described in **EXHIBIT E**, be and are hereby granted to permit:

a. A lot width of approximately 90 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

**Section 8:** That the request for a variation for the real estate commonly known as 9S141 Madison Street, legally described in **EXHIBIT F**, be and are hereby granted to permit:

a. A lot width of approximately 90 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

**Section 9:** That the request for a variation for the real estate commonly known as 9S155 Madison Street, legally described in **EXHIBIT G**, be and are hereby granted to permit:

a. A lot width of approximately 90 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

**Section 9:** That the request for a variation for the real estate commonly known as 9S165 Madison Street, legally described in **EXHIBIT H**, be and are hereby granted to permit:

a. A lot width of approximately 90 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

**Section 10:** That the request for a variation for the real estate commonly known as 9S177 Madison Street, legally described in

FAS  
01/07/93

EXHIBIT I, be and are hereby granted to permit:

a. A lot width of approximately 91.38 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

Section 11: That the request for a variation for the real estate located at the southeast corner of 81st and Madison Streets, legally described in EXHIBIT J, be and are hereby granted to permit:

a. A lot width of approximately 99.07 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

Section 12: That the request for a variation for the real estate located at the northeast corner of 82nd and Madison Streets, legally described in EXHIBIT K, be and are hereby granted to permit:

a. A lot width of approximately 99.06 feet, rather than the 100 feet as required by Section VI.D.4.a of the Burr Ridge Zoning Ordinance.

Section 13: That the zoning map of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, be amended so as to be in conformance with the rezoning and granting of the variations.

Section 14: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

**PASSED** this 11th day of January, 1993 by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

FAS  
01/07/93

**AYES:** 5 - Trustees Irmien, Santacaterina, Cizek, Marshall & Acting President  
McGirr

**NAYS:** 0 - None

**ABSENT:** 1 - Trustee Jacobs

**APPROVED** by the Acting President of the Village of Burr Ridge  
on the 11th day of January, 1993.

  
Acting Village President

**ATTEST:**

  
Village Clerk

EXHIBIT A

Tracts C, D, E and the West 25 feet of Tract F in "D.D. Davis Plat of Survey" of Lots 4, 5, 6, 7, 8 and 9 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal Meridian, all in DuPage County, Illinois, recorded as Document No. 705838.

and

Lots 2, 11, 12, 13, 24, 25, 26, 27, 28, 29, 46, 47 and 48 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal Meridian, all in DuPage County, Illinois, according to the plat thereof, recorded as Document No. 501930.

and

Lot 1 in Jaros Resubdivision of the North Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 36, Township 38, North, Range 11, East of the Thrid Principal Meridian, all in DuPage County, Illinois, according to the plat thereof recorded as Document No. 814237.

EXHIBIT B

Tract C in "D.D. Davis Plat of Survey" of Lots 4, 5, 6, 7, 8 and 9 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal Meridian, all in DuPage County, Illinois, recorded as Document No. 705838.

EXHIBIT C

Tract D in "D.D. Davis Plat of Survey" of Lots 4, 5, 6, 7, 8 and 9 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal Meridian, all in DuPage County, Illinois, recorded as Document No. 705838.

EXHIBIT D

Lot 11 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal Meridian, all in DuPage County, Illinois, according to the plat thereof, recorded as Document No. 501930.

EXHIBIT E

Lot 12 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal Meridian, all in DuPage County, Illinois, according to the plat thereof, recorded as Document No. 501930.



**EXHIBIT F**

Lot 13 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal meridian, all in DuPage County, Illinois, according to the plat thereof recorded as Document No. 501930.

**EXHIBIT G**

Lot 24 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal meridian, all in DuPage County, Illinois, according to the plat thereof recorded as Document No. 501930.

**EXHIBIT H**

Lot 25 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal meridian, all in DuPage County, Illinois, according to the plat thereof recorded as Document No. 501930.

**EXHIBIT I**

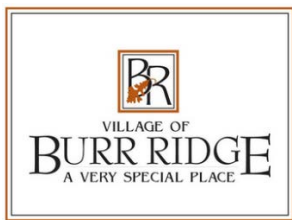
Lot 26 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal meridian, all in DuPage County, Illinois, according to the plat thereof recorded as Document No. 501930.

**EXHIBIT J**

Lot 27 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal meridian, all in DuPage County, Illinois, according to the plat thereof recorded as Document No. 501930.

**EXHIBIT K**

Lot 48 in South Hinsdale Estates, being a Subdivision of parts of Sections 25 and 36, Township 38 North, Range 11, East of the Third Principal meridian, all in DuPage County, Illinois, according to the plat thereof recorded as Document No. 501930.



**Z-08-2024: Request to consider text amendments to Sections X and XIV of the Burr Ridge Zoning Ordinance to review and define uses within the Manufacturing Districts**

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

**Petitioner:** Village of Burr Ridge

**Prepared by:** Janine Farrell, Community Development Director, & Ella Stern, Planner

**Date of Hearing:** July 15, 2024

On June 10, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to review the entirety of Section X: Manufacturing Districts and Section XIV: Rules and Definitions, to specify any presently listed use as either permitted, special, or prohibited, as appropriate, and to identify and classify uses not currently listed in Section X or Section XIV as permitted, special, or prohibited, and define them.

On April 8, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to clarify and define the “warehouse” and “warehousing” uses in the Light Industrial (L-I) and General Industrial (G-I) districts. At the May 20, 2024, Plan Commission meeting, the Commission discussed analyzing all permitted and special uses in the L-I and G-I Districts. Additionally, at the May 20, 2024, Plan Commission meeting, the Plan Commission requested the Board of Trustees direct the Plan Commission to hold a public hearing regarding the permitted uses and special uses in the G-I and L-I districts. At the June 17, 2024, Plan Commission meeting, the Commission withdrew case Z-06-2024 and requested the case be incorporated into the new text amendment (Z-08-2024).

In preparation for the Commission’s first discussion of this proposed text amendment, staff reviewed current Manufacturing District uses, existing definitions, and identified other areas of importance where use regulations may intersect. As part of this review, staff identified key areas that require attention and potential amendments, including providing recommendations for next steps to ensure a measured approach for addressing the proposed text amendment. This report has been divided into four main categories: Current Uses/Definitions, Prohibited Uses, Performance Standards, and Parking/Loading. No amendment language has been proposed at this time. Additionally, a link and a printout of the entire Manufacturing District section, along with the warehousing staff report (Z-06-2024), have been provided as exhibits.

**SECTION X MANUFACTURING DISTRICT CURRENT USES AND SECTION XIV CURRENT DEFINITIONS:**

Staff organized and grouped the uses within the Research Assembly (RA), Light Industrial (LI), and General Industrial (GI) districts into categories of similar permitted and special uses. Each use is listed, and existing definitions have been included where applicable. It is important to note that some of the included definitions are not codified with the use's exact name but have been provided to ensure clarity and consistency in the interpretation and application of the zoning regulations.

**Legend:**

Color	Classification/Category
	Accessory Units/Dwellings/Uses
	Research
	Manufacturing
	Wholesale/Warehouse
	Automobile
	Banks
	Health
	Cannabis
	Office/Business/Retail
	Planned Unit Developments
	Public Utility
	Schools
	Storage
	Fitness
	Media Production
	Printing and Publishing
	Miscellaneous

MANUFACTURING DISTRICT USES	PERMITTED USE	SPECIAL USE	DEFINITIONS
Accessory building on a lot with an existing principal building		GI	
Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.	RA, LI, GI		
Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.		GI	WATCHMAN'S QUARTERS: Working facilities for an owner/operator or employee to provide a 24-hour security in any zoning district where such accommodations are a permitted use. Watchman's quarters shall not serve as a primary residence for a watchman. DWELLING UNIT: Any room or group of rooms located

			<p>within a building, which are arranged, designed, used or intended for use exclusively as living quarters for one (1) family, and which shall include permanently installed complete kitchen and bath facilities.</p> <p>DWELLING UNIT,</p> <p>ACCESSORY: A dwelling unit within a principal or accessory building, used or intended for use by domestic servants of the family occupying the principal dwelling or employees and other persons authorized to reside on the premises of a non-residential use. Such dwelling unit that is accessory to a principal dwelling shall not be otherwise used as a separate dwelling unit. The term accessory dwelling unit also includes a guest house.</p>
Research and Testing laboratories.	RA, LI		No definition in the Zoning Ordinance.
Research laboratories for conducting experiments in scientific fields.	GI		No definition in the Zoning Ordinance.
Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.	GI		No definition in the Zoning Ordinance.
Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.		GI	No definition in the Zoning Ordinance.
Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping, and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).	LI		<p>MANUFACTURING ESTABLISHMENT: An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods or products.</p> <p>*During the public hearing for case Z-06-2024, the Plan Commission discussed potential language for a definition as follows;  <i>Manufacturing establishment with storing, warehousing, and shipping as ancillary to the principal use. Warehousing and storing used in conjunction with the principal use shall not</i></p>

			<i>occupy more than 40% percent of the gross floor area developed on the lot.</i>
Warehouses	<del>GI</del>	<i>GI</i> <i>*During the public hearing for case Z-06-2024, the Commission discussed making this a special use.</i>	<i>*During the public hearing for case Z-06-2024, the Plan Commission discussed potential language for a definition as follows;</i>  <i>WAREHOUSE(S): A building or structure used principally for the storage of goods, merchandise, materials, products, or items. Shall not include a motor freight terminal or manufacturing establishment, as defined herein.</i>
Wholesale establishments.	GI		No definition in the Zoning Ordinance.
Wholesaling establishments.		RA, LI	No definition in the Zoning Ordinance.
Import and export establishment; wholesale sales only.		RA, LI	No definition in the Zoning Ordinance.
Automobile and truck and equipment sales, rental, and service. (Amended by Ordinance A-834-9-01)		GI	AUTOMOBILE SERVICE STATION: Any building, structure, or land used for dispensing or offering for sale of automotive fuels or oils having pumps and underground storage tanks; also, where battery, tire and other similar services are rendered, but only if rendered wholly within a building. When dispensing, sale or offering for sale of any fuels or oils is incidental to the conduct of automobile repairs, the premises shall be classified as an automotive repair establishment. Automobile service stations shall not include the sales or storage (new or used) of automobiles, trailers or other vehicles, but may include convenience food stores when specifically approved.
Automobile Sales and Service		LI	AUTOMOTIVE REPAIR: The general repair, engine rebuilding or reconditioning of automobiles, collision service such as body, frame and fender straightening and repair, and painting of automobiles.

Indoor Sales of Luxury and Exotic Automobiles (Added by Ordinance A-834-19-11).		RA	No definition in the Zoning Ordinance.
Banks and financial institutions		GI	No definition in the Zoning Ordinance.
Retail banking facility located in an operations center of a bank		LI	No definition in the Zoning Ordinance.
Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)		GI	No definition in the Zoning Ordinance.
Medical and dental laboratories	RA		CLINIC, MEDICAL, DENTAL AND OPTICAL: A building or portion thereof containing one or more individual practitioners or associations or groups of physicians, dentists, ophthalmologists, or similar professional health care practitioners, including nurses and assistants. The clinic may include accessory laboratory.  LABORATORY: A place devoted to experimental study such as testing and analyzing. Manufacturing and sale of product or products is not permitted within a laboratory.
Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)		LI, GI	CLINIC, MEDICAL, DENTAL AND OPTICAL: A building or portion thereof containing one or more individual practitioners or associations or groups of physicians, dentists, ophthalmologists, or similar professional health care practitioners, including nurses and assistants. The clinic may include accessory laboratory.
Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)		GI	MEDICAL CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is registered by the State of Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia or related supplies and educational

			materials to registered qualifying patients.
Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.	R A, LI, GI		No definition in the Zoning Ordinance.
Contractor's office and shops.		GI	No definition in the Zoning Ordinance.
Greenhouses, including retail and wholesale sales.	GI		No definition in the Zoning Ordinance.
Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)		LI, GI	No definition in the Zoning Ordinance.
Planned unit developments.		RA, LI	PLANNED UNIT DEVELOPMENT: Land or contiguous parcels of land of a size sufficient to create its own environment, controlled prior to its development by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent land, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole.
Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.		GI	PLANNED UNIT DEVELOPMENT: Land or contiguous parcels of land of a size sufficient to create its own environment, controlled prior to its development by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent land,

			and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole.
<p>Public utility, governmental service and similar uses as follows:  Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.</p> <ol style="list-style-type: none"> <li>(1) <u>Electric distribution centers and substations.</u></li> <li>(2) Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.</li> <li>(3) Gas regulator stations.</li> <li>(4) Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.</li> <li>(5) Railroad rights-of-way and passenger stations.</li> <li>(6) Telephone exchanges and service buildings.</li> <li>(7) Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.</li> </ol>		GI	<p>ELECTRIC DISTRIBUTION CENTER: A terminal at which electric energy is received from the transmission system and is delivered to the distribution system only.</p> <p>ELECTRIC SUBSTATION: A terminal at which electric energy is received from the transmission system and is delivered to other elements of the transmission system and, generally, to the local distribution system.</p>
Public utility, transportation and governmental service uses.		RA, LI	No definition in the Zoning Ordinance.
Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings		LI	No definition in the Zoning Ordinance.
Child care center		LI	<p>CHILD CARE CENTER: An institution or place in which are received three or more children, not of common parentage, apart from their parents or guardian, for part of all of a day, but not later than 9:00 p.m. The term "child care center" includes but is not limited to the following: nursery schools, child care</p>



			centers, day nurseries, kindergartens and play groups, but does not include bona fide kindergartens or nursery schools operated by public or private elementary or secondary school systems.
Martial arts training schools. (Added by Ordinance A-834-01-04)		GI	No definition in the Zoning Ordinance.
School for dog trainers.		RA	No definition in the Zoning Ordinance.
School or training course for dog trainers.		GI	No definition in the Zoning Ordinance.
Schools, commercial or trade.	GI		No definition in the Zoning Ordinance.
Schools, workshops, training centers for developmentally disabled persons.		GI	No definition in the Zoning Ordinance.
Schools; commercial or trade schools which are conducted entirely within enclosed buildings.	RA, LI		No definition in the Zoning Ordinance.
Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.		GI	OPEN SALES LOT: Land used or occupied for the purpose of buying, selling or renting merchandise, including but not limited to motor vehicles, stored or displayed out-of-doors prior to sale.
Outside storage; 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.		GI	OPEN SALES LOT: Land used or occupied for the purpose of buying, selling or renting merchandise, including but not limited to motor vehicles, stored or displayed out-of-doors prior to sale.
Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.		GI	Defined by the Illinois Self-Service Storage Facility Act (770 LLCs 95/2)
Parking lots and storage garages.		GI	OFF-STREET PARKING AREA OR LOT: Land which is improved and used or a structure which is designed and used for the parking or storage of motor vehicles, including motorized construction equipment and machinery, either as accessory off-street parking spaces or as a principal (commercial) use when permitted herein by the

			applicable district regulations in any zoning district. <b>PARKING SPACE:</b> An enclosed or unenclosed surface area permanently reserved for the temporary parking or storage of one automobile and appropriately connected with a street or alley by a surfaced driveway affording adequate ingress and egress. Such space and the ingress and egress shall meet all requirements of this ordinance.
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, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)		GI	No definition in the Zoning Ordinance.
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, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)	GI		No definition in the Zoning Ordinance.
Indoor Private Athletic Training and Practice Facility		LI	No definition in the Zoning Ordinance.
Training centers, engineering and sales.	GI	RA, LI,	No definition in the Zoning Ordinance.
Yoga training studio.		RA	No definition in the Zoning Ordinance.
Film production and recording studios.	LI, GI		No definition in the Zoning Ordinance.
Radio and television broadcasting studios.	LI, GI		No definition in the Zoning Ordinance.
Newspaper printing offices.	GI		No definition in the Zoning Ordinance.
Printing and publishing establishments.	GI		No definition in the Zoning Ordinance.
Data processing service centers.	GI		No definition in the Zoning Ordinance.
Driving through facilities accessory to any permitted or special use		GI	<b>DRIVE-IN OR DRIVE-THRU ESTABLISHMENT:</b> Any place or business operated for the sale and purchase at retail of food and other goods, or the tendering of services, which facility is designed and equipped so as to allow its patrons to be served or accommodated while remaining in their motor vehicles.

Heliports.		RA, LI	HELIPORT: A landing area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling and emergency service facilities.
Kennel		GI	KENNEL: Any premises or portion thereof on which more than three dogs, cats, or other household domestic animals over six months of age are kept, or on which more than two such animals are maintained, boarded, trained, groomed, bred, or cared for in return for remuneration, or are kept for the purpose of sale. Any premise of five acres or more in area used for a single-family detached dwelling, agricultural, institutional or recreational use where more than three such domestic animals owned by the occupant of the principal use are kept, bred and offered for sale shall not be considered a kennel.
Pilot plants for experimentation and development of new and existing processes and products.	GI		No definition in the Zoning Ordinance.
<p>Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:</p> <p>(1) No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:</p> <p>(a) adult arcade;</p> <p>(b) adult bookstore, adult novelty store or adult video store;</p> <p>(c) adult cabaret;</p> <p>(d) adult motel;</p> <p>(e) adult motion picture theater;</p> <p>(f) adult theater;</p> <p>(g) massage parlor;</p> <p>(h) sexual encounter establishment;</p> <p>(i) escort agency; or</p> <p>(j) nude or semi-nude model studio.</p>		GI	SEXUALLY ORIENTED BUSINESS: An adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor, sexual encounter establishment, escort agency, or semi-nude or nude model studio as adopted and set forth in Chapter 9 of the Burr Ridge Village Code. (Amended by Ordinance A-834-13-06)

<p>(2) This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.</p> <p>(3) The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)</p>			
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#### **SECTION X MANUFACTURING DISTRICT PROHIBITED USES:**

Section X.B.2 of the Zoning Ordinance concerning general regulations in the Manufacturing District explicitly states that any use not specifically listed is prohibited. None of the uses listed in the prohibited sections are defined, except for a junk yard. It is staff's opinion that these 34 uses do not necessarily require definitions since many are self-explanatory, such as "fertilizer manufacture."

##### **X.B.2 Prohibited Uses**

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber; caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works;

sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards.

**XIV. Definition of JUNK (or SALVAGE) YARD:** An open area where waste or scrap materials are bought, sold, exchanged, stored, baled packed, disassembled, or handled, including, but not limited to, scrap iron and other metals, damaged vehicles not to be restored, paper, rags, rubber tires, and bottles. A "junk or salvage yard" includes an auto wrecking yard, used lumber yards and places or yards for storage of salvaged structural steel materials and equipment.

In the RA, LI, and GI districts, there are duplications of prohibited uses specifically related to cannabis. It is unclear why these prohibitions are not included within the overall prohibited uses section, X.B.2. Additionally, medical cannabis is designated as a special use in the G-I district while simultaneously being listed as a prohibited use. Section XIV includes definitions for all the cannabis related uses.

A Medical Cannabis Facility, licensed by the State of Illinois, enables Illinois residents to access medical cannabis through the state's Medical Cannabis Patient Registry Program by obtaining a medical cannabis card for their qualifying medical condition. The State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/) ensures that medical cannabis is produced, distributed, and accessed in a regulated manner. The Illinois Department of Public Health (IDPH) regulates the program.

A recreational cannabis facility legally sells cannabis to adults aged 21 and older for recreational use. A recreational cannabis facility must obtain a license specifically for the sale of cannabis in the compliance with the Cannabis Regulation and Tax Act (410 ILCS 705/).

**Prohibited Uses (Sections X.D.7, X.E.7 & X.F.7):**

Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.

**SECTION IV.W PERFORMANCE STANDARDS:**

Section IV.W of the Zoning Ordinance governs the regulations pertaining to disruptive or nuisance uses within the Village. Staff has included these regulations as an exhibit accompanying the staff report for informational purposes. In addition to some uses being explicitly prohibited or prohibited by not being listed, all uses must adhere to certain standards which would also by extension prohibit nuisance type uses. Performance standards are mentioned additionally in Sections X.B.8 and X.C of the Manufacturing District. It is important to note that the scope of Z-08-2024, as directed by the Board of Trustees, does not extend to altering the performance standards detailed in Section IV. Any modifications to these standards would necessitate a comprehensive review and update of the Zoning Ordinance. Staff

recommends that such an undertaking be considered as part of a broader, more Comprehensive Ordinance update in the future since the Performance Standards apply to every zoning district.

Within the Manufacturing District regulations, there is a duplication of language related to adherence to Performance Standards. Staff recommends modifying and deleting one of these sections within the Manufacturing District.

#### **X.B.8. COMPLIANCE WITH PERFORMANCE STANDARDS**

Any use established in any zoning district which involves the manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be operated in such a manner as to comply with applicable performance standards governing noise, vibration, air pollution, toxic substances, water pollution, fire and explosive hazards and glare established herein in general or specifically for the district in which such use shall be located; and no use, already established on August 1, 1995, or whenever this ordinance becomes applicable to such use due to annexation of the property on which the use exists, whichever is later, shall be so altered or modified as to conflict with such applicable performance standards for the district in which such use is located.

#### **X.C. PERFORMANCE STANDARDS**

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)

### **SECTION XI PARKING AND LOADING:**

Sections XI.D.7 and X.B.7 of the Zoning Ordinance govern the regulations pertaining to parking and loading within the Village. It is important to note that the scope of Z-08-2024, as directed by the Board of Trustees, does not extend to altering section XI.D.7 of the Zoning Ordinance. Any modifications to these standards would necessitate an additional text amendment. Staff recommends any use with potential for heavy truck traffic, loading docks, or those that may otherwise have a traffic or parking impact, should be designated as a special use. A special use ensures that each use is evaluated according to the established standards, and Finding of Fact, including traffic impact assessments and other relevant criteria. The Plan Commission may wish to add a traffic study requirement to Section X.B.7 of the Burr Ridge Zoning Ordinance, ensuring it applies to all such uses in the Manufacturing District as determined necessary by staff or the Plan Commission through the special use process. The Plan Commission may wish to add regulations necessitating a traffic impact study if requested by the Village for any proposed development or use as well.

### **STAFF'S RECOMMENDATION FOR NEXT STEPS:**

Due to the breadth and scope of this proposed text amendment, staff is providing the following suggested next steps to the Commission on how to address the text amendment step by step.

1. **Consolidate:** Staff recommends consolidating existing uses where they are redundantly mentioned in various forms. For example, school-related uses were identified seven times throughout the Manufacturing District. The Commission may consider if these individual uses are necessary or if they should be reclassified into a broader use category.
2. **Rename:** Staff recommends renaming existing uses to adhere to standard conventions, ensuring consistency and clarity in terminology and definitions. For example, “school for dog trainers” is a special use in RA, while “a school or training course for dog trainers” is a special use in GI; note, the use is absent in the LI category and this difference in terminology is confusing to the public without having a definition on how or if they are different.
3. **Reclassify:** Staff recommends considering the reclassification of certain uses into a more applicable zoning district or prohibiting them entirely if they do not align with the intended purpose of their current district.
4. **Identify New Uses:** Staff recommends identifying and adding new uses where there are current gaps. For example, the Plan Commission may wish to address a “distribution facility” as a new, separate use or include it within the “motor freight terminal” or “warehouse” definitions/uses. A distribution facility may be defined as “where goods and, or merchandise is distributed to retailers, wholesalers, and nonresidential or residential users.” Additionally, the Zoning Ordinance includes definitions for an arcade, industrial park, and Motor Freight Terminal, yet these are not listed as permitted or special uses in the Manufacturing district. The definitions for these uses are as follows:
  - a. **ARCADE:** Any establishment containing more than two amusement devices operated on the premises for the amusement of the general public. (*explicitly not permitted in Business Districts/should this be permitted in the Manufacturing Districts*)
  - b. **INDUSTRIAL PARK:** A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and service in attractive surroundings among compatible neighbors. Industrial parks may be promoted or sponsored by private developers, community organizations or government organizations.
  - c. **MOTOR FREIGHT TERMINAL:** A building, structure, or area in which freight brought by motor truck or railroad is received, assembled, sorted, stored and/or rerouted for local intra-state.
5. **Define:** Staff recommends developing and including new definitions for uses that currently lack clear definitions, such as a “pilot plant” or “warehouse,” to ensure unambiguous interpretation and enforcement of zoning regulations. The Commission may also wish to clarify existing definitions.
6. **Cannabis conflict:** Staff recommends reviewing the conflict and redundancy regarding the cannabis regulations.
7. **Performance Standards conflict:** Staff recommends eliminating the redundancy and duplication of the Performance Standards language in Section X.
8. **Parking and Loading:** Staff recommends that when the Commission reviews and reclassifies uses, it is done to ensure that any uses which may have a traffic or parking



impact are made special uses. Also, the Commission may wish to add a traffic study requirement to Section X.

### **PUBLIC COMMENT**

One public comment was received and is included in the staff report packet. Five public comments were received for case Z-06-2024 and are included in the staff report packet.

### **FINDINGS OF FACT**

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

### **ATTACHMENTS**

- Exhibit A – Petitioner’s Materials and Findings of Fact
- Exhibit B – Current Zoning Ordinance regulations
- Exhibit C – Public Comments
- Exhibit D – Staff report packet from case Z-06-2024.
- Exhibit E – Performance Standard regulations Section IV.W



# 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): Ella Stern, Planner, Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge

PETITIONER'S ADDRESS: 7600 S. County Line Road, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630)-654-8181 x. 6260

EMAIL: estern@burr-ridge.gov

PROPERTY OWNER: N/A

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

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

#### DESCRIPTION OF REQUEST:

Request to consider text amendments to Sections X and XIV of the Burr Ridge Zoning Ordinance to review and define uses within the Manufacturing Districts

### PROPERTY INFORMATION (to be completed by Village staff)

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

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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

Ella Stern  
Petitioner's Signature

6/21/24  
Date of Filing



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

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

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

On April 8, 2024, the Board directed the Plan Commission to hold a public hearing to consider text amendments related to the definition of “warehouse” and “warehousing” uses in the L-I Light Industrial and G-I General Industrial zoning districts (Z-06-2024). As this public hearing progressed, the Plan Commission determined that certain uses related to “warehouse” and “warehousing” likely required additional scrutiny to return a complete recommendation.

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

The Zoning Ordinance Sections X and XIV currently govern the Manufacturing District and encompass Rules and Definitions. Section X: Manufacturing Districts covers specifications for individual zoning classifications (R-A Research Assembly, L-I Light Industrial, and G-I General Industrial) and includes overarching zoning regulations applicable to all classifications within the Manufacturing Districts. Incorporating the entirety of Sections X and XIV is essential for a comprehensive review of the zoning classifications and regulations.

(Please transcribe or attach additional pages as necessary)

In Section XIV Rules and Definitions, many terms in the Manufacturing District are not defined.

Zoning Ordinance language for the Manufacturing District – Section X

## **X MANUFACTURING DISTRICTS**

### **1. PREAMBLE**

The regulations for manufacturing districts and for manufacturing or industrial type-uses established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, are designed to provide for the establishment of a limited range of industrial and allied activities and to govern their operations in a manner that will not have a deleterious effect on residential and business areas. It is essential that there be adequate provision for the expansion and diversification of industry -- both those existing today and for the attraction of new industry. Adequate well located industrial sites and room for expansion of established plants will encourage industrial growth and expansion of the Village's economic base. It will also open new opportunities for a variety of employment for its labor force. (See Section XIII.F.1 relative to certification required as to compliance with the Performance Standards of these districts).

### **2. GENERAL REQUIREMENTS**

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

1. Permitted uses of land, buildings, and structures, as hereinafter listed, shall be permitted in the districts indicated under the conditions specified. No building, structure, or lot shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building, structure, or lot shall be located, with the exception of the following:
  1. Uses lawfully established on the effective date of this Ordinance. Uses already lawfully established on the effective date of this Ordinance and rendered nonconforming by the provisions thereof, shall be subject to the regulations of Section XII.
  2. Special uses as allowed in each district.
2. Dwelling units are not permitted unless specifically permitted otherwise in this Ordinance.

#### **2. Prohibited Uses**

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber;

caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards.

3. **Bulk Requirements**

Bulk requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development. In addition, no building or structure shall be converted so as to conflict with, or further conflict with, the bulk requirements of the district in which such building or structure is located.

4. **Yard Requirements**

Yard requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development.

5. **Operation Within Enclosed Buildings**

Except as allowed as per Sections X.B.6, X.B.7, and X.F.2.f below, all activities including all types of manufacturing, storage, merchandise display, business operations, service, or maintenance, shall be conducted within completely enclosed buildings.

6. **Utilities and Mechanical Equipment**

1. All utilities shall be placed underground.
2. Rooftop equipment, exclusive of flues, exhaust stacks and vents, shall be completely screened from view from any adjacent private or public street or from any point along the exterior property line designated as an interior side, corner side, or front yard. Screening shall be of permanent construction material equal to or greater in height than the object to be screened and architecturally compatible with the principal building.
3. Ground-level mechanical equipment shall be completely screened from view from any adjacent private or public street or from any point along the exterior property line designated as the front, interior side, or corner side yard. The screen shall be of permanent construction material architecturally compatible with the principal building or be screened by the use of landscape material that affords a minimum of 80 percent opacity during the vegetation's dormant season. Minimum height of this screening shall be at least one foot (1') higher than the object being screened.
4. Screening methods and materials to be utilized for both rooftop and ground-level equipment shall be specified on the building permit application required for each lot.

7. **Parking and Loading**

1. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
2. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
3. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.
4. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:
  1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
  2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
  3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.

8. **Compliance with Performance Standards**

Any use established in any zoning district which involves the manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be operated in such a manner as to comply with applicable performance standards governing noise, vibration, air pollution, toxic substances, water pollution, fire and explosive hazards and glare established herein in general or specifically for the district in which such use shall be located; and no use, already established on August 1, 1995, or whenever this ordinance becomes applicable to such use due to annexation of the property on which the use exists, whichever is later, shall be so altered or modified as to conflict with such applicable performance standards for the district in which such use is located.

9. **Land Adjoining County Line Road**

Any land which adjoins or abuts County Line Road shall have a minimum totally green space buffer of at least 200 feet from the nearest right-of-way boundary line of County Line Road. Also, any existing lakes, ponds, streams or creeks visible from County Line Road shall be preserved and maintained.

10. **Exterior Building Facades**

All exterior building facades in the Manufacturing Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels or glass. The use of plastic

siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as "Dryvit" or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Manufacturing Districts. Traditional cement based stucco may be used as an exterior building material subject to the following restrictions:

1. The majority of a building's façade should be brick, natural stone, pre-cast stone, architectural pre-cast panels, or glass.
2. The first 8 feet from the top of the building's foundation should be brick, natural stone, pre-cast stone, or architectural pre-cast panels with the intent of creating the appearance of a strong building foundation.
3. Stucco shall be installed as per the manufacturer's specifications. (paragraph 10 added by Ordinance A-834-01-12).

3. **PERFORMANCE STANDARDS**

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)

4. **RA RESEARCH ASSEMBLY DISTRICT**

The RA Research-Assembly District is established to provide an environment suitable for Research-Assembly activities that require a pleasant and nuisance-free environment and will be compatible with adjacent residential and business uses.

1. **Permitted Uses:**

1. Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot.
2. Medical and dental laboratories.
3. Research and Testing laboratories.
4. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
5. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or



other personnel engaged in occupational activities requiring residences on the premises.

2. **Special Uses:**

1. Heliports.
2. Import and export establishment; wholesale sales only.
3. Planned unit developments.
4. Public utility, transportation and governmental service uses.
5. School for dog trainers.
6. Training centers, engineering and sales.
7. Wholesaling establishments.
8. Yoga training studio.
9. Indoor Sales of Luxury and Exotic Automobiles (Added by Ordinance A-834-19-11).

3. **Lot Size Requirements:**

	Minimum Lot Area	Minimum Lot Width
<b>a. Permitted Uses</b>	3 acres	200 feet
<b>b. Special Uses:</b>		
All special uses except those listed herein	3 acres	200 feet
Planned Unit Developments	18 acres	As approve by the Village
Public Utility, Transportation and Governmental Service Uses	As approved by the Village	

4. **Floor Area Ratio:**

Not to exceed 0.4.

5. **Building Height:**

Not more than 35 feet; except, in a Planned Unit Development (PUD), building height shall be governed only by the application of the floor area ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the PUD than two times the building height.

6. **Yard Requirements:**

1. **Permitted Use:**

Front Yard	60 feet
Interior Side Yard	40 feet
Corner Side Yard	60 feet
Rear Yard	40 feet
Yards Adjacent to Residential Districts	50 feet or 150 feet as per Section IV.W.9

2. **Special Uses:**

Yards shall be the same as for permitted uses, except in planned unit developments, yards as regulated above shall be required at the exterior boundaries of the planned unit development. Yards at other locations shall be as specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district.

7. **Prohibited Uses:**

Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization, or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.

5. **LI LIGHT INDUSTRIAL DISTRICT**

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

1. **Permitted Uses:**

1. Offices; business, professional, governmental or institutional.
2. Film production and recording studios.
3. Radio and television broadcasting studios.
4. Research and Testing laboratories.
5. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
6. Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).
7. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or

other personnel engaged in occupational activities requiring residences on the premises.

2. **Special Uses:**

1. Automobile Sales and Service (Amended by A-834-22-13).
2. Heliports
3. Import and export establishment; wholesale sales only
4. Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)
5. Planned unit developments
6. Public utility, transportation and governmental service uses
7. Training centers, engineering and sales
8. Wholesaling establishments
9. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings
10. Retail banking facility located in an operations center of a bank
11. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)
12. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)
13. Child care center.

3. **Lot Size Requirements:**

	Minimum Lot Area	Minimum Lot Width
<b>a. Permitted Uses:</b>	3 acres	200 feet
<b>b. Special Uses</b>		
All special uses except those listed herein	3 acres	200 feet
Planned Unit Developments	18 acres	As approved by the Village
Public Utility, Transportation and Governmental Service Uses	As approved by the Village	

4. **Floor Area Ratio:**

Not to exceed 0.40.

5. **Building Height:**

Not more than 35 feet; except, in a Planned Unit Development (PUD), building height shall be governed only by the application of the floor area

ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the PUD than two times the building height.

6. **Yard Requirements:**

1. **Permitted Uses:**

<b>Front Yard</b>	60 feet
<b>Interior Side Yard</b>	40 feet
<b>Corner Side Yard</b>	60 feet
<b>Rear Yard</b>	40 feet
<b>Yards Adjacent to Residential Districts</b>	50 feet or 150 feet as per Section IV.W.9

2. **Special Uses**

Yards shall be the same as for permitted uses, except in planned unit developments, yards as regulated above shall be required at the exterior boundaries of the planned unit development. Yards at other locations shall be as specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district.

7. **Prohibited Uses:**

Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.

6. **GI GENERAL INDUSTRIAL DISTRICT**

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

1. **Permitted Uses:**

1. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.
2. Data processing service centers.
3. Film production and recording studios.

4. Greenhouses, including retail and wholesale sales.
5. 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, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
6. Newspaper printing offices.
7. Offices; business, professional, governmental or institutional.
8. Pilot plants for experimentation and development of new and existing processes and products.
9. Printing and publishing establishments.
10. Radio and television production studios.
11. Research laboratories for conducting experiments in scientific fields.
12. Schools, commercial or trade.
13. Training center, engineering or sales.
14. Warehouses.
15. Wholesale establishments.
16. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. **Special Uses:**

1. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)
2. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.
3. Contractor's office and shops.
4. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
5. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
6. 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, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)
7. Kennel
8. Martial arts training schools. (Added by Ordinance A-834-01-04)

9. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)
10. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)
11. Outside storage; 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.
12. Parking lots and storage garages.
13. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.
14. Public utility, governmental service and similar uses as follows:
  1. Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.
  2. Electric distribution centers and substations.
  3. Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.
  4. Gas regulator stations.
  5. Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.
  6. Railroad rights-of-way and passenger stations.
  7. Telephone exchanges and service buildings.
  8. Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.
15. Retail uses accessory to either a permitted use or a special use in this district.
16. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.
17. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:
  1. No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such

business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:

1. adult arcade;
  2. adult bookstore, adult novelty store or adult video store;
  3. adult cabaret;
  4. adult motel;
  5. adult motion picture theater;
  6. adult theater;
  7. massage parlor;
  8. sexual encounter establishment;
  9. escort agency; or
  10. nude or semi-nude model studio.
2. This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.
  3. The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)
  18. Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)
  19. Banks and financial institutions (Added August 22, 2005)
  20. Driving through facilities accessory to any permitted or special use. (Added August 22, 2005)
  21. School or training course for dog trainers. (Added in September 12, 2005)



- 22. Accessory building on a lot with an existing principal building
- 23. Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.

3. **Lot Size Requirements:**

	Minimum Lot Area	Minimum Lot Width
<b>a. Permitted Uses:</b>	2 Acres	150 feet
<b>b. Special Uses:</b>		
All Uses except PUDs	2 Acres	150 feet
Planned Unit Developments	18 Acres	As per PUD

4. **Floor Area Ratio:**Not to exceed 0.40.

5. **Building Height:**

Not more than 35 feet; except, in a planned unit development, building height shall be governed only by the application of the floor area ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the planned unit development than two times the building height.

6. **Yard Requirements:**

1. **Permitted Uses:**

Front Yard	40 feet
Interior Side Yard	20 feet
Corner Side Yard	40 feet
Rear Yard	40 feet
Yards Adjacent to Residential districts	50 feet or 150 feet as per Section IV.W.9

2. **Special Uses:**

Yards shall be the same as for permitted uses, except in planned unit

developments, yards as regulated above shall be required at the exterior boundaries of the planned unit development. Yards at other locations shall be specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district

7. **Prohibited Uses:**

Cannabis Business Establishments, including, but not limited to, Cannabis Craft Grower, Cannabis Cultivation Center, Adult Use Cannabis Dispensing Organization, Cannabis Infuser Organization or Infuser, Cannabis Processing Organization or Processor, Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.

8. **Regulations Related to Accessory Buildings:**

Accessory buildings may be approved by a special use with an approved site plan and architectural standards review. All requests for a special use must designate the intended use of said accessory building. No accessory buildings may be permitted without the development of a principal building.

1. **Use of Accessory Buildings:**

Accessory buildings, structures and uses shall be accessory to and compatible with the principal use. Accessory buildings may not be used as a primary place of business for any use. Use of accessory buildings as overflow workspace for the principal building; meeting space; or human occupancy of an accessory building or structure is expressly prohibited. Accessory buildings may not be used for the keeping of livestock, poultry, or rabbits, whether for profit or not.

2. **Number of Buildings:**

One accessory building shall be permitted on a lot with an existing principal building. No detached or attached garage or accessory building may be constructed on a lot before the principal building being constructed except that a garage or approved accessory building may be erected for tool and material storage after the foundation for the principal building is completed and approved.

3. **Location:**

Accessory building may be located in the rear yard of the principal building with at least a 10-foot separation between buildings.

4. **Setbacks:**

All accessory buildings must be setback at least 10 feet from all property lines. Accessory buildings on lots bordering residential districts must abide by the setback requirements set forth for principal buildings.

5. **Size:**

Accessory buildings may not exceed a Floor Area Ratio of 5% or 1,000 square feet, whichever is smaller. Accessory buildings may not exceed the size of the principal building on the lot.

6. **Height:**

Accessory buildings may not exceed 17 1/2 feet in height as defined by the Zoning Ordinance. Accessory buildings may not exceed the height of the principal building on the lot.

7. **Door Height:**

The vertical distance from the bottom of all exterior overhead doors shall not exceed 12 feet in height.

8. **Architectural Standards:**

All accessory buildings must be made of a like material and color to that of the principal building on the same lot. Brick and masonry structures are encouraged. EIFS, stucco, and vinyl or plastic siding are expressly prohibited as elevation materials.

9. **Access:**

All accessory buildings must be accessible via a paved apron meeting the minimum specifications of commercial parking lot construction (Section XI.C.9.b of the Zoning Ordinance) leading to all exterior doors on an accessory building. No parking spaces shall be permitted in front of any overhead doors.

**From:** [Mary C. Bradley](#)  
**To:** [Ella Stern](#)  
**Subject:** RE: Public Hearing relating to permitted and special uses in the L-I and G-I Manufacturing Districts.  
**Date:** Tuesday, July 9, 2024 4:54:23 PM  
**Attachments:** [Compilation.Warehouse google searches.pdf](#)  
[Bridge McCook project.pdf](#)

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Members of the Planning Commission:

Greg Trzupek, Chairman, Commissioner Stratis, Commissioner Broline, Commissioner Petrich, Commissioner Parrella, Commissioner Irwin, Commissioner Morton, Commissioner McCollan

As you consider terminology for warehouses, warehousing, and what should be considered as allowable in the “permitted use” and “special use” categories in the RA, L-1 and G-1 manufacturing districts, I offer a few thoughts.

In the first draft text amendment, the term “warehouses” was added as a special use in the LI zoning district – defining WAREHOUSE(S) to be: A building or structure used principally for the storage of goods, merchandise, materials, products, or items. It shall not include a motor freight terminal or manufacturing establishment, as defined herein. Is a fulfillment or logistics center or facility for parking or moving trucks also excluded in your definition?? They should not be allowed.

I definitely oppose adding warehouses, fulfillment, logistics centers and facilities for parking and moving of trucks in the L-1 District. Any warehousing needs of a business in the L-1 should be an ancillary need of the single business use. If warehouses are to be allowed in the village at all - they should be in a G-I district.

Additionally, I believe the draft definition of warehouse to be too simplistic and lacking restriction. The first two attachments to this email is a compilation of “warehouse definitions/terms from various sources – most notable to me was the piece that – divides warehouses today into 5 categories by use: **public, private, commercial, industrial and specialized.** **Private warehouses** are owned and managed by specific companies to store their own products and raw goods – something we see currently in our L-1 district in Burr Ridge. Public, commercial, and industrial take on a whole new meaning.

The draft proposal also changed the manufacturing paragraph under permitted uses in the L-1 category to:

“Manufacturing establishment with storing, warehousing, and shipping as ancillary to the principal use. Warehousing and storing used in conjunction with the principal use shall not occupy more than **49% percent** of the gross floor area developed on the lot. For an area that has previously been zoned as RA, 49% **for warehousing and storing only** sounds too large. Currently in the RA zone ancillary uses include storing, warehousing, **and fabricating, assembly, shipping – and limits them in total to 30%** - I fear the draft language for storage only to be too liberal.

Further I believe the texts, in their previous form, will not protect Burr Ridge from any company wanting to build massive warehouse-type buildings with numerous truck bays like we see in McCook (see pictures attached) in the L-I district. That is not what we know or are accustomed to in High Grove or the Tower Drive portion in the LI zone.

I remain opposed to:

- 1) Any language that would effectively allow an increase in truck traffic, particularly semi-truck traffic, on **County Line Road – Burr Ridge’s main traffic artery.**

It was learned in the last Ad Hoc Committee meeting that Bridge would insist that truck traffic be allowed to flow freely in the middle of the night. This is NOT indicated in their traffic study, and we are finding newspaper stories in other states that discuss how Bridge underestimates their traffic.

- 2) Any language in the code that would effectively change what we consider as “light industrial” in Burr Ridge – with High Grove or the south side of Tower Drive as examples. ITE (Institute of Traffic Engineers) defines a light industrial facility as a **free standing facility devoted to a single use.**

**Massive warehouse style buildings** designed to accommodate multiple businesses, and especially semi-truck traffic **do not belong in the middle of an area surrounded by upscale residential homes or townhomes, a park district or paths on which our children walk or ride their bicycles.**

Please consider putting restrictions on any L-I site, especially one that has been previously classified as a RA facility. Some ideas for restrictions (you may have more) can take the shape of:

**Number of Truck docks/bays**  
**Hours of operation**  
**Garage doors to conceal truck bays**  
**Square Feet of building.**  
**FAR Standards**  
**Noise or pollution standards**

In February 2024, the Board of Trustees in Deerfield, Illinois unanimously amended the village's zoning code to ban motor freight terminals, logistics centers, fulfillment centers, and facilities for parking or moving trucks.

**To keep our motto that Burr Ridge is a Special Place,** we need to focus on ways to keep it that way.

Mary Bradley, 121 Surrey Lane, Burr Ridge

### Compilation of Google searches – using the terms warehouse/warehousing:

A warehouse is a building for storing goods. Warehouses are used by manufacturers, importers, exporters, wholesalers, transport businesses, customs, etc. They are usually large plain buildings **in industrial parks on the outskirts of cities, towns, or villages.** [Wikipedia](#)

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[Warehouserentinfo.pf](#) Today, we consider uses, functions, advantages.

In general, warehouses can be divided into five main categories: **public, private, commercial, industrial and specialized.** Public warehouses are available to all companies that need space to store their products. They are usually operated by logistics companies that optimize the flow of products. **Private warehouses** are owned and managed by specific companies to store their products. They allow for greater control over inventory but also require greater investment. **Commercial warehouses** are used by trading companies to store products before they are sold. They are often equipped with specialized equipment to effectively manage the product mix. **Industrial warehouses** are used to store raw materials, and semi-finished or finished products in sectors such as manufacturing, energy, or mining. **Specialized warehouses** are designed to store specific types of products, such as chemicals, food, or medicines. They require special conditions, such as temperature or humidity control.

Within the above classification, there are many different types of warehouses that meet specific business requirements. Here are some examples:

**Cross-docking warehouse** involves moving goods directly from an incoming shipment to a sorting facility and then to an export vehicle, minimizing the need for storage. **Seasonal warehouses** are used to store products that are sold only at certain times of the year. **Distribution centers** are large warehouses that serve as the main storage points for products before distribution to smaller stores. **Automated warehouses** use advanced technologies, such as robotics and artificial intelligence, to automate warehouse processes. **Refrigerated warehouses** are used to store products that require low temperatures, such as food and medicines.

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**ITE (Institute of Traffic Engineers):** Land use: 150 – Warehousing Description-

**A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.** High-cube transload and short-term warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

**A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactures goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management. The automation and logistics enable highly-efficient processing of goods through the HCW.**

Bridge cites its Traffic Study on ITE's "**light industrial category**"- ITE definition of light industrial (land use 110): A light industrial facility is a free-standing facility **devoted to a single use.** The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (130) and manufacturing (140) are related uses.

ITE definition of Manufacturing (140) – A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary

substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally have office, warehouse, research, and associated functions.

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A warehouse is a commercial space vital in the supply chain that is used to store finished goods and raw materials and is widely used in industries such as manufacturing and distribution.

Warehousing is the process of storing goods until they're ready for transport to retailers, distributors or customers. Businesses can benefit from warehousing in several ways, including more efficiently managing inventory and optimizing the shipment process.

Warehousing is the process of storing physical inventory for sale or distribution. Warehouses are used by all different types of businesses that need to temporarily store products in bulk before either shipping them to other locations or individually to end consumers.

Warehouse means any premises or place primarily constructed or used or provided with facilities for the storage in transit or other temporary storage of perishable goods or for the conduct of normal warehousing business.

Warehouse Use means lands, buildings, or structures used or designed for the storage of goods which will be sold elsewhere or subsequently transported to another location for sale, including the storage of goods by a distributor or supplier who markets goods for retail sale at other locations, provided that the .warehouse use is located within an industrial zone as defined in the City's zoning by-laws.

[www.lawinsider.com](http://www.lawinsider.com)







# BRIDGE POINT MCCOOK BRIDGE

9301 W. 55th Street | McCook, IL



## NEW INFILL DEVELOPMENT

I-55/CITY OF CHICAGO/COOK COUNTY SUBMARKET

### HIGHLIGHTS

- Modern Class A specifications including 40' clear ceiling heights and 60' speed bays
- Ideal for last mile, data center and manufacturing/distribution
- Unprecedented highway access at the intersection of I-294 and I-55 with close proximity to City of Chicago and O'Hare International Airport
- Each building is equipped with significant trailer stalls, plus an additional lot with 137 trailer stalls

200 50 207 50  
225 50 230 50

2,200,000

40' - manufacturing  
no tenant in either bldg

AVAILABLE SPACE

**1,182,079 SF**

CLEAR HEIGHT

**36'-40'**

LAND SIZE

**87.2 Acres**

DELIVERY DATE

**Q4 2023**

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Vice Chair

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Principal

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# SITE PLAN

JOLIET BRIDGE

## BUILDING 1

**992,126 SF**

Clear Height: 40'  
Exterior Docks: 201  
Drive-in Doors: 4  
Car Parking: 508  
Trailer Parking: 211  
Spec Office: To Suit

## BUILDING 2

**189,953 SF**

Clear Height: 36'  
Exterior Docks: 43  
Drive-in Doors: 2  
Car Parking: 222  
Trailer Parking: 48  
Spec Office: To Suit

137 excess  
trailer parking

ELECTRO-MOTIVE DRIVE

STORM WATER  
MANAGEMENT

STORM WATER  
MANAGEMENT

STORM WATER  
MANAGEMENT

JOLIET ROAD

55TH STREET

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847-698-8207

Colliers





Z-06-2024: Request to consider text amendments to Section X.E, X.F, & XIV of the Burr Ridge Zoning Ordinance to clarify and define the “warehouse” and “warehousing” uses in the L-I and G-I districts.

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

**Petitioner:** Village of Burr Ridge

**Prepared by:** Ella Stern, Planner

**Dates of Hearings:** May 6, May 20, & June 17, 2024

On April 8, 2024, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to clarify and define the “warehouse” and “warehousing” uses in the Light Industrial (L-I) and General Industrial (G-I) districts.

At the May 20th Plan Commission meeting, the Commission discussed analyzing all permitted and special uses in the L-I and G-I Districts. At the May 20<sup>th</sup> Plan Commission meeting, the Plan Commission requested the Board of Trustees direct the Plan Commission to hold a public hearing regarding the permitted uses and special uses in the G-I and L-I districts. On June 10<sup>th</sup>, the Board of Trustees directed the Plan Commission to hold a public hearing on potential Zoning Ordinance text amendments to review the entirety of Section X: Manufacturing Districts and Section XIV: Rules and Definitions, specify any presently listed use as either permitted, special, or prohibited, as appropriate, and identify and classify uses not currently listed in Section X or Section XIV as permitted, special, or prohibited, and define them. This text amendment (Z-08-2024) will be on the July 15<sup>th</sup> Plan Commission Agenda. The Plan Commission may wish to withdraw case Z-06-2023 and incorporate it into the new text amendment (Z-08-2024).

Sections X.E and X.F of the Zoning Ordinance detail the regulations regarding warehousing in the L-I and L-I districts. In the L-I and L-I districts, "manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping, and servicing uses" are permitted. However, In the L-I district, only the uses listed above are permitted, and no additional uses that are permitted or special uses in the L-I district are allowed. In the L-I district, "warehouses" are listed as a separate permitted use, in addition to "manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping, and servicing uses."

Typically, the L-I district has a mix of office, manufacturing, and warehouse functions as part of a single business' operations. In the L-I district, a warehouse is identified as a large building dedicated to dead storage without ancillary manufacturing operations.

**Current Regulations:**

Sections X.E and X.F of the Burr Ridge Zoning Ordinance regulate warehousing in L-I and G-I districts as detailed below, with the specific passage highlighted yellow.

**E. LI LIGHT INDUSTRIAL DISTRICT**

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

**1. Permitted Uses:**

- a. Offices; business, professional, governmental, or institutional.
- b. Film production and recording studios.
- c. Radio and television broadcasting studios.
- d. Research and Testing laboratories.
- e. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
- f. Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping, and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).
- g. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

**2. Special Uses:**

- a. Automobile Sales and Service (Amended by A-834-22-13).
- b. Heliports
- c. Import and export establishment; wholesale sales only
- d. Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)
- e. Planned unit developments
- f. Public utility, transportation and governmental service uses
- g. Training centers, engineering, and sales
- h. Wholesaling establishments
- i. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings
- j. Retail banking facility located in an operations center of a bank
- k. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)
- l. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)
- m. Child care center.

**F. GI GENERAL INDUSTRIAL DISTRICT**

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

**1. Permitted Uses:**

- a. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping, and storing of material, products, and goods.
  - b. Data processing service centers.
  - c. Film production and recording studios.
  - d. Greenhouses, including retail and wholesale sales.
  - e. 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, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
  - f. Newspaper printing offices.
  - g. Offices; business, professional, governmental, or institutional.
  - h. Pilot plants for experimentation and development of new and existing processes and products.
  - i. Printing and publishing establishments.
  - j. Radio and television production studios.
  - k. Research laboratories for conducting experiments in scientific fields.
  - l. Schools, commercial or trade.
  - m. Training center, engineering, or sales.
  - n. Warehouses.
  - o. Wholesale establishments.
  - p. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.
2. **Special Uses:**
- a. Automobile and truck and equipment sales, rental, and service. (Amended by Ordinance A-834-9-01)
  - b. Building material sales and storage (dimension lumber, millwork, cabinets, and other building materials(s) -- including milling, planning, jointing, or manufacturing of millwork.
  - c. Contractor's office and shops.
  - d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
  - e. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
  - f. 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, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)
  - g. Kennel
  - h. Martial arts training schools. (Added by Ordinance A-834-01-04)
  - i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)

- j. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)
- k. Outside storage; 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.
- l. Parking lots and storage garages.
- m. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.
- n. Public utility, governmental service and similar uses as follows:
  - 1. Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.
  - 2. Electric distribution centers and substations.
  - 3. Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.
  - 4. Gas regulator stations.
  - 5. Public utility and governmental service establishments, other -- including offices, storing, testing, repairing, and servicing.
  - 6. Railroad rights-of-way and passenger stations.
  - 7. Telephone exchanges and service buildings.
  - 8. Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.
- o. Retail uses accessory to either a permitted use or a special use in this district.
- p. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.
- q. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:
  - 1. No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:
    - 1. adult arcade;
    - 2. adult bookstore, adult novelty store or adult video store;
    - 3. adult cabaret;
    - 4. adult motel;
    - 5. adult motion picture theater;
    - 6. adult theater;
    - 7. massage parlor;
    - 8. sexual encounter establishment;
    - 9. escort agency; or
    - 10. nude or semi-nude model studio.

2. This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.
3. The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)
- r. Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)
- s. Banks and financial institutions (Added August 22, 2005)
- t. Driving through facilities accessory to any permitted or special use. (Added August 22, 2005)
- u. School or training course for dog trainers. (Added in September 12, 2005)
- v. Accessory building on a lot with an existing principal building
- w. Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.

Section XIV of the Zoning Ordinance regulates the Rules and Definitions. There is no definition of "warehousing" or a "warehouse" in the Zoning Ordinance, and differences between these two uses have been subject to staff interpretation.

### Neighboring Municipality Research

Staff surveyed surrounding municipalities and found the following information regarding warehouse and warehousing uses and definitions in their respective Zoning Ordinances.

Municipality	Regulation
Darien	<p><b>5A-9-3: OR&amp;I OFFICE, RESEARCH AND LIGHT INDUSTRY DISTRICT:</b></p> <p><b>5A-9-3-3: PERMITTED USES:</b></p> <p>(H) Light industrial activities, including, but not limited to, electronic and scientific precision instruments manufacture, cloth products manufacture, light machinery production and assembly, printing, and publishing.</p> <p>(I) Warehouses, wholesale, and storage facilities, but excluding motor freight terminals.</p> <p><b>5A-9-4: I-1 GENERAL INDUSTRIAL DISTRICT:</b></p> <p><b>5A-9-4-3: PERMITTED USES:</b></p> <p>Warehousing, storage (including ministorage) and distribution facilities.</p> <p>General manufacturing and wholesaling.</p> <p>Glass products production and sales.</p> <p>Heavy machinery production.</p>

	<p>Light machinery production.</p> <p><b>5A-13-1: DEFINITIONS:</b>  <b>WHOLESALE:</b> A business which primarily sells in quantity or bulk to a person or entity for resale.</p> <p><i>(found no definition for “warehouse” or “warehousing” in the Zoning Ordinance)</i></p>
Hinsdale	<p>The Village of Hinsdale does not regulate Industrial districts in the Zoning Ordinance, but there are currently a few semi-industrial uses in the Village's Office districts.</p> <p><b>12-206: Definitions:</b>  <b>Wholesale Trade:</b> A business engaged in the sale of commodities in quantity, usually for resale or business use chiefly to retailers, other businesses, industries, and institutions rather than to the ultimate consumer.</p> <p><i>(found no definition for “warehouse” or “warehousing” in the Zoning Ordinance)</i></p>
Indian Head Park	<p><b>DIVISION 14. B-3 SERVICE BUSINESS DISTRICT</b>  <b>Sec. 42-572. Special uses.</b>  (4) Wholesale establishments with storage of merchandise;</p> <p><b>DIVISION 15. B-4 SERVICE DISTRICT</b>  <b>42-604. Special uses.</b>  Special uses as allowed in a B-1, B-2 and B-3 district</p> <p><b>DIVISION 16. B-5 BUSINESS DISTRICT</b>  <b>Sec. 42-640. Prohibited uses.</b>  (5) Wholesale uses</p> <p><b>DIVISION 17. B-6 BUSINESS DISTRICT</b>  <b>Sec. 42-638. Permitted uses.</b>  (2) Warehousing uses. Warehousing uses shall be listed only to warehouse facilities ancillary to the permitted uses listed above and not as independent or separate uses.</p> <p><b>Sec. 42-668. Site and structure provisions.</b>  (11) Office/warehouse ratio.  a. Structures with areas up to 3,000 square feet individual units of office/warehouse structures having areas of 3,000 square feet or less shall have at least 15 percent of their area allocated for office use;  b. Structures with areas greater than 3,000 square feet. Individual units of office/warehouse Structures having areas greater than 3,000 square feet shall have at least ten percent or 450 square feet of their area, whichever is greater, allocated for office use;  c. Bulk regulations. On any parcel of land which is zoned for B-6 use and upon which one or more office/warehouse structures are to be erected, at least 60 percent of the sum total of the gross floor area of the structure that can be erected upon the buildable area of said parcel of land shall be allocated for use as office space. In the event there is more than one structure to be erected on the parcel under consideration, the foregoing percentage shall be applied to the total buildable area § 42-668 INDIAN HEAD PARK CODE CD42:102 in the entire parcel and not to</p>



	<p>each individual structure. However, to ensure ultimate compliance with the bulk regulations set forth herein, the developer of any parcel which may contain more than one structure shall, prior to the issuance of the building permit for the first structure, submit a conceptual plan indicating the allocation of office space for the structures intended to be built on the parcel, which plan shall be amendable by the developer at any time up to and including issuance of building permits for structures comprising buildable areas not to exceed 40 percent of the gross floor area to be constructed on the parcel.</p> <p><i>(found no definition for “warehouse” or “warehousing” in the Zoning Ordinance)</i></p>
Oakbrook Terrace	<p><b>§ 156.088 B-4 BUSINESS PARK.</b> (B) Permitted uses. The following uses are permitted: (15) Warehousing and distribution facilities within enclosed buildings; provided that at least 5% of the gross floor area is comprised of office space.</p> <p><b>156.087 B-3 GENERAL RETAIL.</b> (C) Special uses. The following uses may be allowed by special use in accordance with the provisions § 156.024: (38) Storage garages, overnight or more permanent, but not including auto wrecking yards, truck terminals, or motor-freight parking areas, but only on Roosevelt Road (IL-38) and IL-83. (41) Warehouse/distribution centers.</p> <p><i>(found no definition for “warehouse” or “warehousing” in the Zoning Ordinance)</i></p>
Oakbrook	<p><b>13-10: OFFICE-RESEARCH-ASSEMBLY DISTRICT</b> <b>13-10-1: PROHIBITED USES:</b></p> <ul style="list-style-type: none"> <li>- Industrial: No lot shall be used, and no structure shall be erected, altered or remodeled for any of the following uses: abattoirs; arsenals; crematories; creosote treatment or manufacture; fat rendering; fertilizer manufacture; fireworks manufacture or storage; dumping or reduction of garbage, dead animals, offal, or refuse; ore reduction; petroleum processing or refining; pyroxylin manufacture; gutta percha manufacture or treatment; saltworks; sauerkraut manufacture; smelters; stockyard or slaughter of or experimentation with animals or fowl; tallow, grease, or lard manufacture or treatment; tanning, curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete, or asphaltic concrete, mortar or plaster batch mixing plants; or junkyard or other uses having operations that are deemed by the board of trustees to be incompatible with the intended environmental character of the ORA office-research-assembly district, except clinical testing of animals of the rodent family or domesticated fowl is permitted if conducted within a separate room or rooms not to exceed two thousand (2,000) square feet of gross floor area which is part of a building used for research.</li> </ul> <p><b>13-10-2: USES ENCLOSED:</b></p> <ul style="list-style-type: none"> <li>- All business, service, research, merchandise display and manufacturing activities and operations shall be conducted wholly within completely enclosed buildings except off street parking, off street loading, outdoor dining areas adjacent to restaurants and open sales lots and drive-in facilities in districts where they are permitted</li> </ul> <p><b>ORA1 OFFICE_RESEARCH-ASSEMBLY DISTRICT</b> <b>13-10A-1: PERMITTED USES:</b></p>

	<ul style="list-style-type: none"> <li>- Accessory uses and structures, including storage and service areas within the structures, garages for delivery trucks, central heating and air conditioning plants, and storage areas, yards, shops, and similar facilities that are used solely for operating, servicing, or maintaining the activities and improvements within the lot on which the accessory use is located. Accessory uses and structures shall also include dwellings occupied by watchmen, janitors, maintenance, and similar employees engaged upon the premises; but no dwellings shall be erected for any other purposes.</li> <li>- Any establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods, or products, provided that operations conform with performance standards and other requirements of this title.</li> </ul> <p><b>ORA2 OFFICE_RESEARCH-ASSEMBLY DISTRICT</b></p> <p><b>13-10B-1: PERMITTED USES:</b></p> <ul style="list-style-type: none"> <li>- Accessory uses and structures, including storage and service areas within the structures, garages for delivery trucks, off street parking, central heating and air conditioning plants, and storage areas, yards, shops, and similar facilities that are used solely for operating, servicing, or maintaining the activities and improvements within the district. Accessory structures and uses shall also include dwellings occupied by watchmen, janitors, maintenance and similar employees engaged upon the premises; but no dwelling shall be erected for any other purpose.</li> </ul> <p><b>13-2-2: DEFINITIONS:</b></p> <p>MANUFACTURING ESTABLISHMENT: A lot and structure, the principal use of which is manufacturing, fabricating, processing, assembling, repairing, storing, cleaning, servicing, or testing of materials, goods, or products.</p> <p><i>(found no definition for “warehouse” or “warehousing” in the Zoning Ordinance)</i></p>
Willowbrook	<p><b>9-3-5: PERMITTED, SPECIAL, AND TEMPORARY USES:</b></p> <p><b>M-1 LIGHT MANUFACTURING DISTRICT</b></p> <p>Artisan Manufacturing Light Manufacturing, Assembly, Fabrication Warehouse, Distribution/Storage</p> <p><b>9-4: USE-SPECIFIC STANDARDS</b></p> <p><b>9-4-09: INDUSTRIAL USES:</b></p> <p>(A) Artisan Manufacturing:</p> <ol style="list-style-type: none"> <li>1. Gross floor area shall not exceed five thousand (5,000) square feet.</li> <li>2. Outdoor storage shall be prohibited.</li> <li>3. Outdoor operations or activities may be approved with a Temporary Use Permit.</li> <li>4. Artisan manufacturing shall not create or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties.</li> <li>5. Retail sales of goods manufactured on-site shall be required and shall comprise a minimum of ten percent (10%) of the total area of the building. Retail sales areas shall be located on the ground floor and shall be directly adjacent to storefront windows.</li> <li>6. Manufacturing areas are encouraged to be visible from retail areas.</li> </ol>

	<p>7. A maximum of one (1) residential unit shall be permitted within the same unit/leasable area as the artisan manufacturing use but shall be limited to twenty-five percent (25%) of the total area of the building.</p> <p>(B) Building Material, Machinery, And Equipment Rental, Sales, And Service:</p> <p>1. A Type B transition area, as detailed in Section <u>9-5-02(H)(3)</u>, shall be required along lot lines adjacent to any parcel in a nonresidential district.</p> <p>2. A Type D transition area, as detailed in Section <u>9-5-02(H)(3)</u>, shall be required along lot lines adjacent to any parcel in a residential I Institutional Zoning District.</p> <p>3. Metal and/or vinyl siding is prohibited. Exterior building cladding materials shall be brick, stone, or decorative masonry only.</p> <p>3. Outdoor storage and/or activity is prohibited. (Ord. 23-0-05, 1-23-2023)</p> <p><b>9-11-21: “W” DEFINITIONS:</b> WAREHOUSE, DISTRIBUTION/STORAGE: Structures, or part thereof, or area used principally for the storage or distribution of goods and merchandise to retailers, nonresidential users, or to other wholesalers. The term "warehouse/distribution" shall not include truck terminals/repair or light manufacturing, as defined herein.</p> <p><b>9-11-11: “L” DEFINITIONS:</b> LIGHT MANUFACTURING, ASSEMBLY, FABRICATION: Industrial facilities at which all operations (with the exception of loading operations): Are conducted entirely within an enclosed building; not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and do not pose a significant safety hazard (such as danger of explosion).</p>
Willow Springs	<p><b>CHAPTER 7A L-1 LIGHT INDUSTRIAL DISTRICT</b> <b>9A-7A-3: PERMITTED USES</b> Warehouses and storage facilities. Wholesale establishments.</p> <p><b>CHAPTER 7B HEAVY INDUSTRIAL DISTRICT</b> <b>9A-7B-3: PERMITTED USES</b> Any use permitted in the L-I Light Industrial District Self-Storage Facilities Warehouses <b>9A-7B-4: SPECIAL USES</b> Any special uses as authorized as a special use in the L-1 Light Industrial District. (Ord. 2019-O-34)</p> <p><b>9A-1-1: DEFINITIONS</b> MANUFACTURING or INDUSTRY: Any use in which the major activity is the treatment, processing, rebuilding, repairing or wholesale storage of material, products or items and where the finished product is not acquired by the ultimate user on the premises, as distinguished from a rental use where the treatment, processing, repairing or storage is secondary to the sale, exchange or repairing of materials or products on the premises.</p> <p><i>(found no definition for “warehouse” or “warehousing” in the Zoning Ordinance)</i></p>
DuPage County	<p><b>37-1001: - I-1 LIGHT INDUSTRIAL DISTRICT.</b> <b>37-1001.1: - PERMITTED USES.</b></p>

	<p>Any manufacturing, fabricating, processing, packing and storage uses, provided such uses conform with the requirements set forth in Part 1 of this article, and with the performance standards in <u>Section 37-1003</u> of this article.</p> <p>Warehousing, storage, and distribution facilities not including motor freight terminals.</p> <p><b>37-1001.2: - CONDITIONAL USES.</b></p> <p>Wholesale establishments.</p> <p><b>37-1002: - I-2 GENERAL INDUSTRIAL DISTRICT.</b></p> <p><b>37-1002.1: - PERMITTED USES.</b></p> <p>Any manufacturing, fabricating, processing, packaging and storage uses, provided such uses conform with the requirements set forth in Part 1 of this article, and with the performance standards in <u>Section 37-1003</u> of this article.</p> <p>Light machinery production.</p> <p>Warehousing, storage and distribution facilities, not including a motor freight terminal, need not be enclosed.</p> <p><b>37-302: - DEFINITIONS.</b></p> <p><b>Warehouse:</b> A building or structure or part thereof, used principally for the storage of goods and merchandise.</p>
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In many of the neighboring municipalities, including the Village of Burr Ridge, "warehouse" and "warehousing" regulations and definitions or lack of in the Zoning Ordinance can be subject to interpretation. Warehousing can involve storage, distribution, and logistics activities, but the scale and nature of these operations can vary widely. Managing and regulating warehouses within particular zoning districts may become difficult as a result of these complexities.

### Proposed Language

At the May 6<sup>th</sup> meeting, the Commission directed staff to prepare draft language based upon the discussion; this included incorporating the existing definition of "manufacturing establishment" and limiting the warehousing as ancillary in the L-I District. At the May 20th meeting, the Commission directed staff to revise the draft language, examine truck traffic and truck docks to define warehousing, consider warehouses as a special use in the General Industrial District, and assess High Grove.

Draft language has been provided as follows and some notes about the language are below:

- For reference, the Zoning Ordinance definition of Manufacturing Establishment is "an establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods or products." In the L-I permitted use '1.f,' warehousing and shipping are the only two uses missing from that definition.
- In the R-A/Research Assembly District, the following is a permitted use, "offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot." If warehousing or storing is permitted as an accessory use to the manufacturing operations in L-I, the percentage could likely be 31-49% to be greater than the lesser intense R-A but still less than half of the floor area. For example, an office in R-A must be 70% and their processing/storage/etc. operations 30%. In L-I, the

manufacturing/processing/etc. operations could be 69-51% and their warehousing/storage 31-49%.

- The Zoning Ordinance definition of Motor Freight Terminal is “a building, structure, or area in which freight brought by motor truck or railroad is received, assembled, sorted, stored and/or rerouted for local intra-state or inter-state shipment by motor truck.”
- The Plan Commission may wish to address a distribution facility as a separate use or include it within the motor freight terminal or warehouse definitions/uses. A distribution facility may potentially be defined as “where goods and/or merchandise is distributed to retailers, wholesalers, and nonresidential or residential users.”
- The Plan Commission may wish to address and amend truck dock/loading berth regulations outlined in Section XI.D.7. Staff recommend cross-referencing the requirement for truck docks in Section X.B.7 of the Burr Ridge Zoning Ordinance to ensure the regulations apply to all uses within the manufacturing zoning district. Currently, in Zoning Ordinance Section XI.D.7, there is a minimum requirement for the number of truck loading berths based on specific ranges of square footage, but there is no maximum limit on the number of berths allowed. The upcoming text amendment (Z-08-2024) could include this potential amendment.
- The Plan Commission may wish to add a traffic study requirement to Section X.B.7 of the Burr Ridge Zoning Ordinance, ensuring it applies to all uses in the Manufacturing District. The Plan Commission may wish to add regulations necessitating a traffic impact study if requested by the Village for any proposed development or use. The upcoming text amendment (Z-08-2024) could include this potential amendment.
- High Grove is part of a Planned Unit Development. The development permits any amount or percentage of warehousing space, as a primary or secondary use, in any building or business within the business park area. Given the extent of the Planned Unit Development and how it departs from the standard L-I regulations, Staff did not believe that an assessment of each facility’s use, floor area dedicated to such uses, and truck traffic/parking/loading docks would be beneficial at this juncture.

## **SECTION X**

### **E. LI LIGHT INDUSTRIAL DISTRICT**

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

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

- a. Offices; business, professional, governmental, or institutional.
- b. Film production and recording studios.
- c. Radio and television broadcasting studios.
- d. Research and Testing laboratories.
- e. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
- f. **Manufacturing establishment with storing, warehousing, and shipping as ancillary to the principal use. Warehousing and storing used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot. Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).**

- g. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.
- 2. **Special Uses:**
  - a. Automobile Sales and Service (Amended by A-834-22-13).
  - b. Heliports
  - c. Import and export establishment; wholesale sales only
  - d. Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)
  - e. Planned unit developments
  - f. Public utility, transportation and governmental service uses
  - g. Training centers, engineering, and sales
  - h. Wholesaling establishments
  - i. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings
  - j. Retail banking facility located in an operations center of a bank
  - k. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)
  - l. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)
  - m. Child care center.

## **F. GI GENERAL INDUSTRIAL DISTRICT**

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

### **4. Permitted Uses:**

- n. *Warehouses.*

### **5. Special Uses:**

- kk. Warehouses*

## **SECTION XIV RULES AND DEFINITIONS**

**WAREHOUSE(S):** A building or structure used principally for the storage of goods, merchandise, materials, products, or items. Shall not include a motor freight terminal or manufacturing establishment, as defined herein.

### **Public Comment**

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

### **Findings of Fact**

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

**Attachments**

- Exhibit A – Petitioner’s Materials and Findings of Fact
- Exhibit B – Current Zoning Ordinance regulations
- Exhibit C – Public Comments



# 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): Ella Stern, Planner, Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge

PETITIONER'S ADDRESS: 7600 S. County Line Road, IL 60527

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630)-654-8181 x 6260

EMAIL: estern@burr-ridge.gov

PROPERTY OWNER: N/A

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

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

#### DESCRIPTION OF REQUEST:

Request to hearing to consider text amendments to Section X.E, X.F, & XIV of the Burr Ridge Zoning Ordinance to clarify and define the "warehouse" and "warehousing" uses in the L-I and G-I districts

### PROPERTY INFORMATION (to be completed by Village staff)

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

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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

*Ella Stern*

*SLOTH*

*4/11/24*

Petitioner's Signature

Date of Filing





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

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

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

Section X.E and X.F of the Zoning detail the regulations regarding warehousing in the L-I and G-I districts. In the Zoning Ordinance, both the L-I and G-I districts state, "manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping, and servicing uses" are permitted. However, in the L-I district, no other use that is permitted or a special use in the G-I district is allowed. In the G-I district, "warehouses" are listed as a separate permitted use. There is no definition of "warehousing" or a "warehouse" in the Zoning Ordinance, and differences between these two uses have been subject to staff interpretation. Typically, the L-I district has a mix of office, manufacturing, and warehouse functions as part of a single business' operations. In the G-I district, a warehouse is characterized as a large building dedicated to dead storage without ancillary manufacturing operations.

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

The Zoning Ordinance currently contains some regulations regarding warehousing. The proposed text amendment aims to clarify and define the warehouse/warehousing use within the Village of Burr Ridge, particularly in the Rules and Definitions, L-I and G-I districts, to ensure alignment with the community's zoning objectives and standards. Warehouses could be broadly applicable to both the L-I and G-I District within the Village of Burr Ridge and should be evaluated as a text amendment to the Zoning Ordinance.

(Please transcribe or attach additional pages as necessary)

## EXHIBIT B

In Section XIV Rules and Definitions, there is no definition for warehouse or warehousing.

[https://burrridge.municipalcodeonline.com/book?type=zoning#name=XIV\\_RULES\\_AND\\_DEFINITIONS](https://burrridge.municipalcodeonline.com/book?type=zoning#name=XIV_RULES_AND_DEFINITIONS)

Zoning Ordinance Language for Warehouse/Warehousing in the Light Industrial (L-I) and General Industrial (G-I) Districts – Section X.E & X.F.

[https://burrridge.municipalcodeonline.com/book?type=zoning#name=X\\_MANUFACTURING\\_DISTRICTS](https://burrridge.municipalcodeonline.com/book?type=zoning#name=X_MANUFACTURING_DISTRICTS)

### **E. LI LIGHT INDUSTRIAL DISTRICT**

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

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

1. Offices; business, professional, governmental or institutional.
2. Film production and recording studios.
3. Radio and television broadcasting studios.
4. Research and Testing laboratories.
5. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
6. **Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).**
7. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

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

1. Automobile Sales and Service (Amended by A-834-22-13).
2. Heliports
3. Import and export establishment; wholesale sales only
4. Indoor Private Athletic Training and Practice Facility (Amended by A-834-29-13)
5. Planned unit developments
6. Public utility, transportation and governmental service uses
7. Training centers, engineering and sales
8. Wholesaling establishments
9. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings
10. Retail banking facility located in an operations center of a bank
11. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A-834-16-07)
12. Retail uses accessory to either a permitted use or a special use in this district (Amended by A-834-16-07)
13. Child care center.

## **F. GI GENERAL INDUSTRIAL DISTRICT**

The GI General Industrial District is established to accommodate a broader range of limited industrial, business and allied activities.

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

- 1. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.**
2. Data processing service centers.
3. Film production and recording studios.
4. Greenhouses, including retail and wholesale sales.
5. 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, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
6. Newspaper printing offices.
7. Offices; business, professional, governmental or institutional.
8. Pilot plants for experimentation and development of new and existing processes and products.
9. Printing and publishing establishments.
10. Radio and television production studios.
11. Research laboratories for conducting experiments in scientific fields.
12. Schools, commercial or trade.
13. Training center, engineering or sales.
- 14. Warehouses.**
15. Wholesale establishments.
16. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

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

1. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)
2. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.
3. Contractor's office and shops.
4. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
5. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
6. 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, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)

7. Kennel
8. Martial arts training schools. (Added by Ordinance A-834-01-04)
9. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)
10. Medical or dental clinics but not including facilities devoted primarily to emergency medical services. (Added by Ordinance A-834-28-11)
11. Outside storage; 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.
12. Parking lots and storage garages.
13. Planned unit developments; provided that no use shall be permitted in such planned unit developments that is not a permitted or special use in this or any other Manufacturing District set forth in this Ordinance.
14. Public utility, governmental service and similar uses as follows:
  1. Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.
  2. Electric distribution centers and substations.
  3. Compressor stations, well head stations, well separator, and other similar above-the-ground facilities customarily used for the distribution of natural gas as a part of the operations of a natural gas company or non-exempt operations of a public utility company.
  4. Gas regulator stations.
  5. Public utility and governmental service establishments, other -- including offices, storing, testing, repairing and servicing.
  6. Railroad rights-of-way and passenger stations.
  7. Telephone exchanges and service buildings.
  8. Water-filtration plants, pumping stations, reservoirs, wells, and sewage-treatment plants and lift stations -- public or community.
15. Retail uses accessory to either a permitted use or a special use in this district.
16. Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.
17. Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions:
  1. No person shall cause or permit the establishment of any sexually oriented business within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys' club, girls' club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes. Such sexually oriented business uses are classified as follows:
    1. adult arcade;
    2. adult bookstore, adult novelty store or adult video store;
    3. adult cabaret;
    4. adult motel;
    5. adult motion picture theater;

6. adult theater;
  7. massage parlor;
  8. sexual encounter establishment;
  9. escort agency; or
  10. nude or semi-nude model studio.
2. This Ordinance shall be read consistently with all Sections of the Village of Burr Ridge Liquor Ordinance, Section 25.28, which prohibit adult entertainment where alcoholic beverages are served.
  3. The distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each business property. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the property line of the property where the sexually oriented business is conducted, to the nearest property line of the premises of a religious institution, public or private elementary or secondary school, boys' club, girls' club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes. (Added by Ordinance A-834-3-97)
18. Schools, workshops, training centers for developmentally disabled persons. (Added in August 2002)
  19. Banks and financial institutions (Added August 22, 2005)
  20. Driving through facilities accessory to any permitted or special use. (Added August 22, 2005)
  21. School or training course for dog trainers. (Added in September 12, 2005)
  22. Accessory building on a lot with an existing principal building
  23. Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.

Lisa M. Turano  
Gioia Solano  
Rocco Solano  
6916 Fieldstone Drive  
Burr Ridge, IL 60527  
630.640.1124  
[lisaturano@comcast.net](mailto:lisaturano@comcast.net)

April 30, 2024

Ms. Ella Stern  
Planner  
Village of Burr Ridge  
7660 County Line Road  
Burr Ridge, IL 60527

Re: CNH PROPOSAL/BRIDGE SUBMISSION

Dear Ms. Stern:

Please accept this correspondence as opposition to the proposed use submitted by Bridge Industrial for the development referred to as the "CNH Property" wherein said development would include "warehouses".

First, we are actively engaged with the efforts of Burr Ridge Allies in Development to attempt to work WITH the Village to identify a need and development for the proposed land that both fits and benefits the community. We AGAIN stress that the best approach to this would be to engage a land use professional or planner to direct the Village before zoning amendments, definitions or variances are allowed. Any considerations, even any clarifications, at this point are premature and do a disservice to the Village identity, the residents and the potential quality of living herein.

It is our understanding that the subject "CNH property" or the proposal includes, or may include, a mix of L-1 and G-1 districts with both districts allowing "manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses". Furthermore, we understand that the Plan Commission is to determine the definition of warehouse and warehousing.

Accordingly, we would propose the following:

We seek that the definition of **warehouse** would be the use of temporary storage for an organization or company's OWN products or service equipment, i.e., the primary purpose of the warehouse being temporary storage of a company's own product wherein their business is the sale or provision of a product or service. In this case, a warehouse would be a minor or de minimis part of the overall "business" activities of the organization or company akin to a garage being an accessory to a home where the primary purpose is tenantable living, not car repair or storage.

We seek that the definition of **warehousing** be the business of storage for profit for one or several organizations or companies with the intent to engage in the business of logistics wherein said items held in storage would be off loaded into the warehouse for storage and onloaded onto trucks for further delivery and distribution into a network of other warehouses, retail establishments or direct to customer, etc. Warehousing would include motor freight terminals, logistics centers, fulfillment centers and facilities used for the parking or moving of trucks, among other uses.

I am attaching hereto a February 8, 2024 email exchanged with Village Mayor Gary Grasso wherein he commits to prohibition of an industrial zone within the CNH property that would include "motor freight terminals, logistics centers, fulfillment centers and facilities used for the parking or moving of trucks ..."

Thank you for considering the above mentioned concerns. We hope that in the absence of a current land use study that the Plan Commission will reflect upon the existing 1999 Village Comprehensive Plan which clearly establishes that the Village is intended to be "a high quality suburban community with low density neighborhoods characterized by distinctive homes in natural wooded settings. Our Village accommodates residents who seek a sense of privacy in a tranquil environment. We desire to enhance the Village's physical beauty, keeping Burr Ridge a very special place."

Very truly yours,

*Lisa M. Turano*, individually and as Founder/Board Member B.R.A.I.D

Lisa M. Turano

*Gioia Solano*

Gioia Solano

*Rocco Solano*

Rocco Solano

**From:** [Turano, Lisa](#)  
**To:** [Ella Stern](#)  
**Cc:** [Gary Grasso](#); [Janine Farrell](#)  
**Subject:** FW: FYI - Deerfield strengthening its Industrial zoning regulations  
**Date:** Tuesday, April 30, 2024 4:59:27 PM

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Please refer to the thread below and include it as part of my 4/30/24 correspondence regarding definition of warehousing v warehouse.

Lisa M. Turano  
630.640.1124

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**From:** Gary Grasso <ggrasso@burr-ridge.gov>  
**Sent:** Thursday, February 8, 2024 5:07 PM  
**To:** Turano, Lisa <lturano@turano.com>  
**Cc:** Tony Schiappa <tschiappa@burr-ridge.gov>; guyfranzese@aol.com; Janine Farrell <jfarrell@burr-ridge.gov>  
**Subject:** RE: FYI - Deerfield strengthening its Industrial zoning regulations

**CAUTION:THIS EMAIL ORIGINATED FROM OUTSIDE THE ORGANIZATION.  
DO NOT CLICK LINKS, OPEN ATTACHMENTS, OR RESPOND UNLESS YOU  
RECOGNIZE THE SENDER AND KNOW THE CONTENT IS SAFE.**

Lisa: appreciate your diligence on this subject. The article you forwarded (thank you) opens and stresses that the issue in Deerfield is: "...Amendments to the Deerfield industrial zoning code to prohibit motor freight terminals, logistics centers, fulfillment centers and facilities used for the parking or moving of trucks..."

Not only am I in agreement with that prohibition, I understand the Trustees are too – especially w our history with the now SAIA truck terminal we tried so hard to prevent when I was Mayor over 15 years ago. When it came to that DuPage based terminal, we repeatedly urged and tried to entice the unincorporated residents near SAIA to petition BR for annexation so SAIA could be surrounded by BR and then annexed to prevent it from going 24-7 (which DuPage Co allowed). We did not want a 24-7 truck terminal but could not convince the unincorporated resident to join BR in time. It went 24-7 and when we could annex it, we could not revert the days and hours of operation. We then did the best we could to limit the lighting and noise pollution issues.

While we still do not have a submission from Bridge, I will oppose a petition for motor freight terminals, logistics centers, fulfillment centers and or facilities used for the parking or moving of trucks on the CNH property. Business parks may have some day time truck traffic, if that is proposed, but we will draw the line against freight terminals and the like that Deerfield is understandably addressing./ GARY

**GARY GRASSO, MAYOR**  
BURR RIDGE, IL 60527  
630.654.8181 o  
312.498.3202 c



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**From:** Turano, Lisa <[lturano@turano.com](mailto:lturano@turano.com)>

**Sent:** Thursday, February 8, 2024 4:28 PM

**To:** Gary Grasso <[ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)>

**Cc:** Tony Schiappa <[tschiappa@burr-ridge.gov](mailto:tschiappa@burr-ridge.gov)>; guyfranzese@aol.com; Janine Farrell <[jfarrell@burr-ridge.gov](mailto:jfarrell@burr-ridge.gov)>

**Subject:** FYI - Deerfield strengthening its Industrial zoning regulations

Mr. Mayor,

I want to point out that due to the Baxter/Bridge debacle this past summer in Deerfield, the city of Deerfield is about to enact zoning changes that would effectively prohibit large warehouse and distribution facilities and provide for stricter review of other industrial uses through the special use review process. Similarly, Lake County's Board is likely to take up a review of its regulations on this subject later this year.

This is a result of elected officials being responsive to organized, persistent constituents. Members of B.R.A.I.D continue to encourage Burr Ridge elected officials to be proactive in our concerns regarding future development within the Village, particularly as it pertains to the CNH property.

Today's Tribune article provide a decent overview of what Deerfield is about to enact.  
<https://www.chicagotribune.com/2024/02/08/deerfield-poised-to-prohibit-warehouse-and-distribution-facilities-its-important-to-set-that-expectation-so-they-can-choose-a-different-community/> I've attached a PDF of the same article.

Additionally, we have learned from a contact in Deerfield that the local State Senator Julie Morrison is working on a draft bill creating state guidelines on the topic of restrictions and review/approval criteria for large warehouse and distribution facilities. While specific details of her proposal are unknown, we know that she took a keen interest in what happened in Deerfield. She is in Springfield this week gathering support for her bill, meeting with the Illinois Municipal League and Northwest Municipal League to discuss proposed legislation.

Thank you for your continued interests in our concerns.

Lisa M. Turano  
for B.R.A.I.D.  
630.640.1124

**From:** [dhryan07@comcast.net](mailto:dhryan07@comcast.net)  
**To:** [Ella Stern](#)  
**Subject:** Comment for May 6 Plan Commission  
**Date:** Tuesday, April 30, 2024 9:13:19 AM

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Date: April 30, 2024

To: Ms. Stern and Plan Commissioners

From: Donna Ryan, President Chestnut Hills Assoc.

## **Consider Text Amendments to Section X.E and X.F and XIV of the Burr ridge Zoning Ordinance to clarify and define the “warehouse uses and “warehousing” uses in the L1 and G1 Districts**

L1 as we know it is a Low Impact Industrial District and can exist in harmony with residential, like High Grove! With that said there should be Limitations added to the Ordinance in consideration of the surrounding Districts: The following conditions and limitations that should apply, and are used by other municipalities:

1. A use which creates a nuisance because of the noise, smoke, odor, dust or gas is prohibited.
2. Points of access from a public street to properties in an L1 zone shall be so located as to minimize traffic congestion and avoid directing traffic into residential streets.
3. Building entrances or other openings adjacent to or across the street from a residential zone shall be prohibited if they cause glare, excessive noise or otherwise adversely affect land uses in the residential zone.

The above would support the X. Manufacturing Districts, Preamble....No deleterious effect on residential and business areas. And the BR Comprehensive Plan's Vision:

“Burr Ridge is a high quality suburban community with low density neighborhoods characterized by distinctive homes in natural wooded settings. Our Village accommodates residents who seek a sense of privacy in a tranquil environment. We desire to enhance the Village's physical beauty, keeping Burr Ridge a very special place.”

And as for G1, these types of businesses should be located on a major, arterial road away from residences. The Zoning Code: Purpose and Intent, captures reasons for the need for its Limitations, to promote:

1. Promoting and protecting the public health, safety, comfort, morals, convenience, and general welfare;
2. Securing adequate natural light, pure air, and safety from fire and other dangers; and
3. Enhancing aesthetic values generally throughout the Village of Burr Ridge.

**From:** [Mary C. Bradley](#)  
**To:** [Ella Stern](#)  
**Subject:** RE: Text Amendment to the Zoning Code re: definition of warehousing  
**Date:** Tuesday, April 30, 2024 5:09:32 PM

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While I do not have the exact text of the amendment to be considered, and I reserve the right to add to this in the public hearing, I feel it is very important that language be found that restricts any warehousing or industrial use in LI districts that involves extensive use of semi-trucks, especially as it relates to land that has previously been classified as R-A, or currently holds the R-A designation. Current R/A codes stipulate that accessory uses, including fabricating, processing, assembly, testing, storing, repairing or servicing operations shall not occupy more than 30 percent of the total floor area developed on the lot. Can this be preserved??

We need to protect the character established in the High Grove and other BR industrial areas where industrial is passive and hidden. Hiding 100-200 semi truck bays doesn't sound "light industrial" as we know it in Burr Ridge. Additionally we feel it mandatory to protect the residential peace and tranquility expected in Burr Ridge.

There are changing business models these days, and studies only indicate there will be increased freight and distribution needs in the future that require semi-truck traffic - which indeed will increase pollution in our village. We don't want that! We must find a way to stop and control.

In the High Grove area, for instance, there are 18 buildings, the largest building being a little over 100,000 sq feet. That building only has 3 bays (1 for semis). Most truck loading docks are hidden behind closed garage doors, and the traffic that this homeowner has seen from site visits is primarily big box trucks -- NOT SEMI trucks (admittedly not so scientific - but personal drive through and parking experience). Even on the weekends, trucks are hidden -- either not there or enclosed inside the buildings. We want to preserve that environment. Additionally, I was surprised at how many enjoy their walk through High Grove on the weekends or evenings.

Respectfully submitted, Mary Bracley, 121 Surrey Lane, Burr Ridge.

PS. These comments should also be considered to G-1 districts. We have enough semi trucks coming into Burr Ridge -- we do NOT need any more. We always can "grandfather" but we can limit for the future.

**From:** [Ingrid Tepler](#)  
**To:** [Ella Stern](#); [Janine Farrell](#)  
**Subject:** TEXT AMENDMENTS WAREHOUSE Definition  
**Date:** Tuesday, April 30, 2024 6:01:02 PM

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April 30, 2024

Attention to : Ms. Stern and Plan Commissioners

Text Amendments to Section X.E, X.F, and XIV of Burr Ridge Zoning Ordinance to clarify and define the “warehouse” and “warehousing” using in L-I and G-I. I would propose that the Plan Commission carefully consider in which direction this village board and its constituents wish to see Burr Ridge prosper. It is slowly going to become an industrial suburb full of semi trucks rather than a wooded tranquil suburb if this L-I use allows more truck bays. We should work towards preserving our wildlife and tranquility rather than destroying it by welcoming more warehousing. I understand WHY developers want to put industrial here BUT I also understand why families would want to live here and pay a premium, at that, to be close to i55. There is so much wildlife in those 100+ acres currently owned by CNH that no doubt will be destroyed with the creation of the Bridge Industrial Park. Warehousing is a truck mecca. I would say LIGHT Manufacturing, no place that STORES products SOLELY for OTHER Companies, entities, people etc., No distributors, third party logistics also known as 3PL . No business moving products for others.

--

**Ingrid Tepler**  
Cell (708) 602-1140

**From:** [Don Chappel](#)  
**To:** [Gary Grasso](#); [Evan Walter](#); [Janine Farrell](#)  
**Cc:** [lisaturano@comcast.net](mailto:lisaturano@comcast.net)  
**Subject:** "CNH:Bridge Objections & Recommendations"  
**Date:** Wednesday, May 15, 2024 2:39:09 PM

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Good afternoon.

Attached is a letter that summarizes our thoughts with respect to the subject property and development proposal. Our thoughts on the subject development are shared by many others in the community including most of those on the CNH ad-hoc committee and the BRAID group. I've copied Lisa Turano as a representative of the BRAID Group.

I'm also separately sending a relevant letter related to the rejected Bridge Industrial Project Proposal in Deerfield/Lake County. I think that the information in the Deerfield letter is informative and relevant to the Bridge Industrial Proposal. It defines a variety of warehouse types and the traffic impacts of each. I believe that this information is relevant to the discussion of warehouses and warehousing that is scheduled for the May 20 meeting of the Plan Commission.

Janie, please distribute my attached letter to the full Village Board, the Village Plan Commission and to the CNH ad-hoc committee. You could include it in the upcoming warehouse/warehousing agenda item or the public comment agenda item for each of the 3 governance bodies. Thank you.

Don Chappel  
630-240-2402

Open my shared document:



CNH:Bridge Objections &  
Recommendations  
Pages

Sent from my iPad

DON CHAPPEL  
ERIN CHAPPEL  
7901 S COUNTY LINE ROAD  
BURR RIDGE, IL 60527

Date: May 14, 2024

To: Mr. Evan Walter, Ms Janine Farrell, Village of Burr Ridge Mayor & Board Members,  
Village of Burr Ridge Plan Commission Members and Village of Burr Ridge CNH  
Committee Members

cc. Braid Group

Subject: CNH Property - Objections to Bridge Industrial's Development Plan and  
Suggestions for a Burr Ridge Strategic Land Use Development Study to Maximize Future  
Benefits to the Village Residents

We are writing to you to express our views with respect to the subject proposal.  
My wife, Erin and I own a home at 7901 S County Line Rd in Burr Ridge. We have  
owned the home since 1999. We believe that our views are consistent with the views of  
many other residents.

OBJECTIONS to the Bridge Industrial's Development Plan:

We strongly oppose Bridge Industrial's development plan for the CNH site as the  
massive industrial development is not compatible with Burr Ridge's community vision  
which states that "Burr Ridge is a high quality suburban community with low density  
neighborhoods characterized by distinctive homes in natural wooded settings." The  
proposed use will have a material adverse impact on the quality of life in Burr Ridge as  
well as an negative impact on residential property values in Burr Ridge.

Bridge Industrial's development plan is NOT consistent with the Burr Ridge  
comprehensive plan and current Research-Assembly ("R-A") zoning and the Village  
Board has NO obligation to change the current zoning and would be wise to NOT  
change the zoning and NOT agree to other requested accommodations. Additionally,  
the Village has no obligation to vacate its public works facility which would enable  
Bridge to build more distribution center space.

Specific areas of objections are as follows:

1. The proposed large scale warehouses/distribution centers/truck terminals (with  
about 275 loading and unloading truck docks and the developers estimate of 300 truck  
trips daily - which may be significantly underestimated) operating 24 hours a day, 7  
days a week does not fit the property's Research-Assembly zoning and it is not

compatible with nearby residential neighborhoods immediately to the north, south and east, the park district recreational areas immediately to the west and south, the High Grove business park to the north and west and with the Burr Ridge community as a whole.

2. Adverse impacts will extend well beyond the site and adversely impact homes and people living nearby as well as those living near or traveling on County Line Road, Plainfield Road, 79th Street, 83rd Street, 91st Street, Madison Street, Wolf Road, Willow Springs Road, Veterans Parkway, North Frontage Road and High Grove business park roads. Park District users will also be adversely impacted by traffic, noise and pollution. High Grove property owners and tenants will be adversely impacted by traffic and pollution. Business opportunities for Burr Ridge Center businesses will not be aided by the proposed use. This is a lost opportunity relative to other potential uses.

3. Adverse impacts will likely include:

Operations expected 24 hours per day, 7 days per week, 365 days per year. Bridge executives attending the most recent CNH ad-hoc committee meeting indicated in response to our questioning that anything less than 24 hour/7 day per operations was a deal breaker to their project. We believe that 24/7 operations should be a deal breaker for the Village of Burr Ridge and that the developers should be immediately put on notice that 24/7 hours of operation is unacceptable.

Semi-truck traffic - added congestion and safety issues as well as potential nuisance issues. "High-cube distribution facilities" like those proposed will likely have much greater traffic impacts than those modeled by the developer. Example: With a total of about 1.2 million square foot of distribution center space, high-cube storage areas, approximately 275 truck loading doors and assuming a truck arriving at or departing from each door every 2 hours the result would be 1,100 truck trips in an 8 hour shift or potentially 3,300 truck trips in a 24 hour operations day. That's nearly a 10-fold increase over the developers estimate. If trucks unloaded and loaded every 4 hours (rather than every 2 hours) that would yield potentially 1,550 trips in a 24 hour operation. That's a 5-fold increase over the developers estimate. Safety issues will adversely affect motorists, pedestrians and bicyclists. A significant increase in both trucks and cars exiting southbound I-55 at northbound County Line Road would need to cross several lanes of traffic in a short distance to make a left turn on Veterans Boulevard to access the new development.

Car traffic - significantly added congestion and safety issues with a much larger numbers of cars traveling to and from the large warehouse/distribution facilities adding to existing traffic and new truck traffic.

Roadway changes and added traffic signals - will reduce the relative intimacy and natural wooded feel of Burr Ridge and also potentially create more congestion, bottlenecks and safety issues at intersections. Additionally, the proposed changes to traffic signal timing will result in longer wait times. The significant increase in truck and car traffic may require additional road widening, tree clearing and additional traffic lights in the future. Again, potential future road widening would further degrade the charm and attractiveness to residents of Burr Ridge.

Air and water pollution - added air pollution and water pollution (truck and car exhaust, HVAC systems, diesel spills, truck washing, rain). Note that Cook and DuPage Counties received failing grades for high levels of air pollution in a recent "State of the Air" report published by the American Lung Association. The proposed facilities and vehicles operations are additive and in our neighborhoods and parks.

Noise pollution - heavy semi-truck noise from engines, trailers, brakes, connecting to trailers, backup beepers, loud voices in yard, etc. The 24 hour, 7 days a week planned operations will be an extreme nuisance to nearby residences as they seek to enjoy their homes, yards and sleep uninterrupted.

Light pollution - added light pollution adversely affecting people and wildlife

Visual - Massive, 42- 50 foot tall buildings adversely affects views. The development is adjacent to existing residential areas as well as a new residential townhome development. Also note that the High Grove light industrial buildings are about 1/2 as high as the proposed buildings.

Road wear and tear - added heavy truck traffic will create premature wear and maintenance expenses on nearby roads including Village roads

Open space and Storm water - High density development reduces open space and significantly increases water impermeable area which will significantly increase storm-water run-off. Proposed storm-water detention areas are located throughout the site and are deep and un-attractive as compared to large shallow open storm-water detention areas that can have alternate uses (additional park areas). The proposed numerous and deep storm-water detention areas will require regular maintenance and may pose safety issues and mosquito issues. The planned storm water detention may be inadequate and cause severe flooding for storms or a series of storms in excess of the modeled 100 year storms.

Ultimate owner(s) and tenants are unknown and their uses, traffic and financial resources needed to maintain property are unknown.

4. A Bridge Industrial proposal in 2023 on a 70 acre site in Willow Springs was withdrawn prior to a full public hearing on the project following the Village of Willow Springs notifying the developer and property owner that it would not agree to the requested zoning changes. The Village of Burr Ridge was also on the record opposing that development in Willow Springs prior to a full public hearing.

5. Deerfield and Lake County also opposed another large Bridge Industrial development for reasons similar to our stated objections.

6. Bridge has constructed and is leasing a large new development in McCook and the site is appropriate for the development (ie. former Electro-Motive heavy manufacturing site and its across the street from a major Vulcan Materials rock quarry and stone products distribution facility). The proposed Burr Ridge site adjacent to luxury homes and park recreational facilities is the complete opposite of the McCook site.

RECOMMENDED ACTIONS:



1. We encourage the Plan Commission and the Board to immediately and firmly reject the proposed development as doing so is in the best interests of the Village of Burr Ridge and its residents/homeowners/other stakeholders. The rejection of the proposal will make it clear to CNH that only appropriate uses based on current zoning or less impactful uses will be viewed favorably by Burr Ridge. Note that Willow Springs, Deerfield and Lake County opposed similar developments in their communities and Bridge Industrial and property owners withdrew development plans before formal public hearings. Note that both Deerfield and Willow Springs groups retained professional land use planners and other consultants that supported the rejection of the Bridge Industrial proposals.

2. We encourage the Plan Commission and Village Board to initiate a strategic land use development study for the CNH site and surrounding area. We have a one-time opportunity to provide input and steer the development of the large CNH site. Our goal should be to create the greatest long-term benefits to residents' quality of life and property values. I recommend that this study be facilitated by a nationally or regionally recognized land use planning firm, expert zoning attorney and other consultants as needed. The expert-led process should include substantial input from Burr Ridge officials/residents/property owners and other stakeholders. The results of the study would enable Burr Ridge to seek development proposals for the property that maximize the strategic benefits to Burr Ridge while protecting CNH's property rights.

Sincerely,

Don Chappel (signed)

Erin Chappel (signed)

**From:** [Don Chappel](#)  
**To:** [Gary Grasso](#); [Evan Walter](#); [Janine Farrell](#)  
**Cc:** [lisaturano@comcast.net](mailto:lisaturano@comcast.net)  
**Subject:** "Deerfield/Bridge Industrial - Warehouse types and traffic analysis"  
**Date:** Wednesday, May 15, 2024 2:50:12 PM  
**Attachments:** [420Objector20SupplementInfoTrafficRptJohn20Nawn060123.pdf](#)

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Good afternoon again.

Attached is a relevant letter related to the rejected Bridge Industrial Project Proposal in Deerfield/Lake County. I think that the information in the Deerfield letter is informative and relevant to the Bridge Industrial Proposal. It defines a variety of warehouse types and the traffic impacts of each. I believe that this information is relevant to the discussion of warehouses and warehousing that is scheduled for the May 20 meeting of the Plan Commission. It's also relevant to the Board's decision on the proposed development with 24/7 operations.

Janine, please distribute my attached letter to the full Village Board, the Village Plan Commission and to the CNH ad-hoc committee. You could include it in the upcoming warehouse/warehousing agenda item or the public comment agenda item for each of the 3 governance bodies. Thank you.

Don Chappel  
630-240-2402

Sent from my iPad

# THE LAW OFFICE OF DAVID MEEK, LLC



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*OF COUNSEL TO BECKER GURIAN*

## Memo

To: Deerfield Plan Commission  
Cc: Jeffrey Ryckaert, Daniel Nakahara  
From: David Meek  
Date: June 1, 2023  
Re: 1 Baxter Parkway – Bridge Industrial

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On behalf of the Thorngate Owners Association I am filing the attached memorandum concerning traffic issues at the proposed Bridge Industrial development and the Traffic Impact Study prepared by KLOA (March 23, 2023). The May 31, 2023 memorandum was prepared by John A. Nawn, P.E., PTOE, FNSPE.

Mr. Nawn critiques the KLOA study's methodology and scope and challenges many of its conclusions.

Among the observations and conclusions to be drawn from Mr. Nawn's report:

- The KLOA study did not use the most appropriate land use category to model and analyze the traffic generation potential of this development. Consequently, the KLOA study significantly undercounts the traffic generation potential from this development which calls into question the sufficiency of the traffic analysis.
- Because this is a speculative development, the KLOA study should have analyzed the traffic impacts using the traffic projections generated by the most intensive warehouse distribution businesses that this project is designed to service. When the traffic generation is evaluated using the more intensive land uses, it is clear that the Bridge development generates significantly more traffic:
  - The development can be expected to generate 4 times more daily vehicle traffic (and 6 times to 8 times more vehicle traffic in the peak hours) than as modeled by KLOA.
  - Heavy vehicle (truck) traffic would be greater than as modeled by KLOA and the 24-hour distribution of truck traffic could mean 200 truck movements on Saunders Road between 7:00PM and 7:00AM.
- The scope of KLOA's study was too narrow to give the Village a full picture of the potentially significant implications of truck traffic on traffic conditions in the vicinity beyond Saunders Road. The KLOA study did not look at traffic data and level of service analysis at the 3 signalized intersections between Saunders Road and the Tri-State interchange. It also failed to evaluate the impact of truck access to and from I-94 at the Deerfield Road interchange and along Lake Cook Road to Route 41.

May 31, 2023

David Meek, Esq.  
The Law Office of David Meek, LLC  
513 Central Avenue, Suite 400  
Highland Park, IL 60035-3264

**RE: Traffic analysis, Midwest RE Acquisitions, LLC/Bridge Industrial – Baxter Property, Lake County**

Per your request, I have reviewed the material listed below, available from the Village of Deerfield, IL website, regarding the Annexation, Re-zoning, Special Use Permit and associated relief and approvals sought for the proposed Bridge Industrial warehouse facilities, located at 1 Baxter Parkway, east of Saunders Road in Lake County, IL and offer the following findings and opinions.

**REVIEWED MATERIAL**

1. 1 Baxter Parkway Bridge Industrial Public Hearing Staff Memo 04/27/23
2. Tetra Tech Limited Emissions Assessment Dated 5/11/23
3. Bridge Industrial: Property Value Research 5/10/23
4. Bridge Industrial Plans 1 of 8 Narrative, Tax Analysis, Traffic Study
5. Bridge Industrial Plans 2 of 8 Site Architecture
6. Bridge Industrial Plans 3 of 8 Landscape and Tree Survey
7. Bridge Industrial Plans 4 of 8 Photometrics/Lighting
8. Bridge Industrial Plans 5 of 8 Building height, schedule, and signage
9. Bridge Industrial Plans 6 of 8 Survey Plats and Truck Turn Radius
10. Bridge Industrial Plans 7 of 8 Engineering
11. Bridge Industrial Plans 8 of 8 Stormwater Report
12. Thorngate Owners Association Request for Continuation 05/05/23
13. Thorngate Owners Association Letter to Plan Commission 4/25/23
14. Public Comment, various dates 04/21/23 through 5/19/23
15. 1 Baxter Parkway Bridge Industrial Prefiling Conference - Supplemental Memo 03/01/23
16. 1 Baxter Parkway Bridge Industrial Prefiling Conference Staff Memo 02/23/23
17. 1 Baxter Parkway Bridge Industrial Prefiling Conference Petitioner's Plans 02/23/23
18. Hearing Transcript from the May 11, 2023, Plan Commission Meeting
19. Draft Minutes from the May 11, 2023, Plan Commission Meeting

## Analysis

The Trip Generation report prepared by KLOA, dated March 23, 2023, utilized ITE Land Use Code 150, Warehousing, to generate the trips for the proposed 1,124,931 SF combined warehouses. The ITE Trip Generation Manual (10<sup>th</sup> Edition, September 2017) defines a ‘warehouse’ as follows:

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

It is noted that the data for the generation of trips for LU 150 in the ITE Trip Generation Manual (11<sup>th</sup> Edition) is based on an average size of 292,000 SF or 26% of the size of the proposed warehouse. The largest size warehouse that comprises the data set was 560,000 SF or 50% of the size of the proposed, combined warehouses. *It is noted that these analyses are limited to a review of and comment on the use of the proposed warehousing facilities. No comments are provided regarding the proposed 155,940 SF sports facility.*

As presented within the traffic study and the reviewed plans, the proposed warehousing facilities consist of two proposed warehouse type buildings: a 896,562 SF warehouse, with a total of 177 loading dock locations situated on the east and west sides of the proposed building, with 90 docks on the west side and 87 docks on the east side respectively; and, a 228,369 SF warehouse with 50 loading docks located along the east side of the building.

Cross dock facilities, such as the larger of the two proposed warehouse buildings, are generally associated with types of facilities where storage of materials is less important than within a strict warehouse which exists primarily for storage and or light industrial use. A cross dock transfer is typically unnecessary in a traditional warehouse. The Trip Generation Manual provides additional definition for such related facilities, as noted in the warehouse definition above including: “*High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), and high-cube parcel hub warehouse (Land Use 156).*” An Amazon warehouse would be an example of a *high-cube fulfillment center warehouse*. As defined by ITE, a fulfillment center warehouse includes “*storage and direct distribution of e-commerce product to end users*”.

The ITE Trip Generation Manual (11<sup>th</sup> Edition), defined a High-Cube Transload and Short-Term Storage Warehouse (Land Use 154) as follows:

A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management. The automation and logistics enable highly-efficient processing of goods through the HCW. A high-cube warehouse can be free-standing or located in an industrial park.

The HCWs included in this land use include transload and short-term storage facilities. A

transload facility has the primary function of consolidation and distribution of pallet loads (or larger) for manufacturers, wholesalers, or retailers. A transload facility typically has little storage duration, high throughput, and its operations are high efficiency. A short-term HCW is a distribution facility often with custom/special features built into the structure for the movement of large volumes of freight with only short-term storage of products.

Some limited assembly and repackaging may occur within the facility.

A high-cube warehouse may contain a mezzanine. In a HCW setting, a mezzanine is a freestanding, semi-permanent structure that is commonly supported by structural steel columns and that is lined with racks or shelves. The gross floor area (GFA) values for the study sites in the database for this land use do NOT include the floor area of the mezzanine. The GFA values represent only the permanent ground-floor square footage.

With regards to LU154, High-Cube Transload and Short-Term Storage Warehouse, the ITE Trip Generation Manual (11<sup>th</sup> Edition) noted that the average study size was 798,000 SF, like the size of the proposed Building C. LU154 is more representative of the proposed development than LU150.

The ITE Trip Generation Manual (11<sup>h</sup> Edition), defined a High-Cube Fulfillment Center Warehouse (Land Use 155) as follows:

A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management. The automation and logistics enable highly-efficient processing of goods through the HCW. A high-cube warehouse can be free-standing or located in an industrial park.

Warehousing (Land Use 150), high-cube transload and short-term storage warehouse (Land Use 154), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related land uses.

Each fulfillment center in the ITE database has been categorized as either a sort or non-sort facility. A sort facility is a fulfillment center that ships out smaller items, requiring extensive sorting, typically by manual means. A non-sort facility is a fulfillment center that ships large box items that are processed primarily with automation rather than through manual means. Separate sets of data plots are presented for the sort and non-sort fulfillment centers. Some limited assembly and repackaging may occur within the facility.

The description for LU155 also included the following additional data:

The High-Cube Warehouse/Distribution Center-related land uses underwent specialized consideration through a commissioned study titled "High-Cube Warehouse Vehicle Trip Generation Analysis," published in October 2016. The results of this study are posted on the ITE website...

With regards to LU155, High-Cube Fulfillment Center Warehouse, the ITE Trip Generation Manual (11<sup>th</sup> Edition) noted that the average study size for a non-sort facility, was 886,000 SF, similar to the size to the proposed larger warehouse (building C), with the average study size for a sort facility at 1,360,000 SF, similar in size to the combined size for both warehouses. LU155 is much more representative of the proposed warehouse development than LU150.

The ITE Trip Generation Manual (11<sup>th</sup> Edition), defined a High-Cube Parcel Hub Warehouse (Land Use 156) as follows:

A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management. The automation and logistics enable highly-efficient processing of goods through the HCW. A high-cube warehouse can be free-standing or located in an industrial park.

A high-cube parcel hub warehouses typically serves as a regional and local freight-forwarder facility for time sensitive shipments via airfreight and ground carriers. A site can also include truck maintenance, wash, or fueling facilities. Some limited assembly and repackaging may occur within the facility.

With regards to LU156, High-Cube Parcel Hub Warehouse, the ITE Trip Generation Manual (11<sup>th</sup> Edition) noted that the average study size was 543,000 SF. In all cases, the sizes of the studied warehouses for high-cube warehouse were much closer in size to that of the proposed warehouse size than the land use code used in the applicant's Traffic Impact Study. The ITE High-Cube Warehouse Vehicle Trip Generation Analysis (October 2016) described the typical uses for warehouses as summarized in the following table.



	Standard Warehouse/ Storage LU 150	Transload Facility LU154	Short-Term Storage LU 154	Fulfillment Center LU 155	Parcel Hub LU 156	Proposed
Typical Function	Products stored on-site typically for more than one month	Focus on consolidation and distribution of pallet loads (or larger) of manufacturers, wholesalers, or retailers; little storage duration; high throughput and high efficiency	Focus on warehousing/distribution with distribution space operated at high efficiency; often with custom/special features built into structure for movement of large volumes of freight	Storage and direct distribution of e-commerce product to end users; smaller packages and quantities than for other types of HCW; often multiple mezzanine levels for product storage and picking	Regional and local freight-forwarder facility for time-sensitive shipments via air freight and ground (e.g., UPS, FedEx, USPS); site often includes truck maintenance, wash, or fueling facilities	<i>Undefined, no commitment made by applicant.</i>
Location	Typically, in an industrial area within urban area or urban periphery	Typically, in an area with convenient freeway access; often in rural or urban periphery area	Typically, in an area with convenient freeway access	Often near a parcel hub or USPS facility, due to time sensitivity of freight	Typically in close proximity to airport; often stand-alone	<i>Suburban (R1)/Industrial area (L1) near freeway access</i>
Loading Dock Location	Either on one side or on two adjacent sides	Minimum of two sides (adjacent or opposite); can be on four sides	On either one or two sides	No information provided	Usually on both long sides of building; can be on four sides	<i>Two, opposite sides (larger warehouse)</i>
Number of Docks	Low number of dock positions to overall facility, 1:20,000 square feet or lower	Typical dock-high loading door ratio is 1:10,000 square feet; common range between 1:5,000 & 1:15,000 square feet	Typically, 1:10,000 square feet or lower	No information provided	No information provided	<i>177 docks 896,562 SF = 1:5,100 SF  50 docks 228,369 SF = 1:4,600 SF</i>

In comparing the features of the proposed facilities to the ITE criteria, it is evident that the proposed warehouses are best described as High Cube Warehouses and not simply a ‘warehouse’ as proposed in the KLOA report. The ITE High-Cube Warehouse Vehicle Trip Generation Analysis (October 2016) also noted that among the required information necessary for a proper analysis of the traffic impacts for

a warehouse includes the NAICS Industrial Code and the “Commodity type (retail, manufacturing, other)”, neither of which were provided for the proposed facility. Regarding this, the testimony from the May 11, 2023 Plan Commission Meeting offered the following: “So in addition to the design of the building, there's a lot of discussion of who is going to be in this building at the end of the day. So Bridge as an institutional leading investor of the industrial, we are designing this building specifically to garner to higher end tenants that would look to locate a corporate campus here, maybe a higher finish of office, a little bit less truck use at the end of the day is what we envision here. Ultimately we want to build it and we designed it to be as leasable and marketable as possible and we wanted to be successful for the project in the long term.” [Jerry Callahan.30] “So we are planning to build this building on a speculative basis, so we don't know the tenant or type of operation that is going to be there at the end of the day.” [Jon Pozerycki.37]

The undefined, speculative nature of the proposed use fundamentally violates proper engineering practice related to the preparation of the submitted Traffic Impact Study. To be credible, a traffic study must be representative of the proposed use which, in this case, would require more definition of the use on the part of the applicant, as noted and supported by ITE. If the applicant wishes to develop the proposed warehouses for a future speculative use, than the Traffic Impact Study should reflect the most intensive use that could be accommodated by the proposed construction.

Using the same, combined 1,124,931 SF proposed building size as used in the KLOA analysis, trips were generated according to the ITE Trip Generation Manual (11<sup>th</sup> Edition) as follows in the table below.

LAND USE CODE ---->	Existing	150	154	155-nonsort	155-sort	156
<b>AVERAGE WEEKDAY</b>		1816	1575	2076	7245	5209
<b>Enter</b>		908	788	1083	3623	2604
<b>Exit</b>		908	787	1083	3622	2605
<b>AM PEAK</b>	216	159	90	169	979	788
<b>Enter</b>	200	122	69	137	793	394
<b>Exit</b>	16	37	21	32	186	394
<b>PM PEAK</b>	179	161	113	180	1350	720
<b>Enter</b>	15	45	32	70	527	490
<b>Exit</b>	164	116	81	110	823	230

As can be seen from the table above, the traffic generated by a High-Cube Fulfillment Center Warehouse can be expected to generate 4 times more daily traffic, and 6 to 8 times more traffic in the peak hours than as reported in the KLOA analyses using land use 150. The traffic resulting from a

potential high-cube parcel hub warehouse, characterized as a cross-dock facility, is 3 times greater for the average weekday and 4 to 5 times greater in the peak hour than that attributable to a typical warehouse, as calculated within the KLOA analysis. Similarly, the number of heavy vehicle trips were generated as noted in the table below.

LAND USE CODE ---->	150	154	155-nonsort	155-sort	156
<b>AVERAGE WEEKDAY</b>	615	248	259	214	653
Enter	307	124	129	107	326
Exit	308	124	130	107	327
<b>AM PEAK</b>	34	23	23	23	101
Enter	13	11	11	11	51
Exit	21	12	12	12	50
<b>PM PEAK</b>	42	11	11	23	68
Enter	23	5	5	10	36
Exit	19	6	6	13	32

The reviewed testimony from the May 11, 2023, hearing also indicated that the proposed warehouses were expected to operate 24 hours per day, 7 days a week. Accordingly, a breakdown of the 24-hour heavy vehicle volumes is presented for each of the High Cube warehouse types following this report.

The ITE terminology for ‘trucks’ typically represents what would be considered heavy vehicles, that is, large, single and tandem axle, single unit box trucks and tractor trailers. Accordingly, the ITE High-Cube Warehouse Vehicle Trip Generation Analysis (October 2016) provided data on the percentage of passenger cars that were typical of the various high-cube warehouse uses. By multiplying the percentage of passenger cars with the total generated trips, and subtracting the number of generated heavy vehicles, the remaining, non-passenger car, non-heavy vehicles can be calculated as presented in the table below:



	Total Vehicles	ITE 2016	Cars	Heavy Vehicles	Other
Land Use	Weekday	% Cars	Weekday	Weekday	Weekday
150	1816	67.8%	1231	615	n/a
154	1575	67.8%	1068	248	259
155-nonsort	2076	92.1%	1912	259	n/a
155-sort	7245	92.1%	6673	214	358
156	5209	62.3%	3245	653	1311
Land Use	AM Peak	AM Peak	AM Peak	AM Peak	AM Peak
150	159	69.2%	110	34	15
154	90	69.2%	62	23	5
155-nonsort	169	97.2%	164	23	n/a
155-sort	979	97.2%	952	23	4
156	788	50.3%	396	101	291
Land Use	PM Peak	PM Peak	PM Peak	PM Peak	PM Peak
150	161	78.3%	126	42	n/a
154	113	78.3%	88	11	14
155-nonsort	180	98.2%	177	11	n/a
155-sort	1350	98.2%	1326	23	1
156	720	70.7%	509	68	143

‘Other’ vehicles typically include two axle, four to six wheel, trucks, not otherwise classified as heavy vehicles such as step vans, parcel vans, parcel delivery trucks. Warehouses (150) and non-sort fulfillment center warehouse (155) do not usually involve the use of smaller trucks such as step vans, parcel vans, or parcel delivery trucks.

Table 5 of the Traffic Impact Study compares the trips generated by the proposed development to that of the full office occupancy for the Baxter Corporate Headquarters, suggesting an approximately 50% reduction in daily traffic and as much as an approximately 80% reduction in peak hour traffic resultant from the proposed development. The KLOA Traffic Impact Study offered the following:

This reduction in the number of trips will result in a significantly lower traffic impact on the area roadways, allowing for additional reserve capacity at the impacted intersections to accommodate future increases in traffic resulting from regional growth and/or other potential developments in the area.

However, the projected trips used by KLOA in making this comparison are not reflective of actual, existing conditions. In generating the projected traffic for the Baxter Corporate Headquarters, KLOA used ITE Land Use 714, Corporate Headquarters Building. the ITE Trip Generation Manual (11<sup>th</sup> Edition) offered the following regarding the use of LU 714:

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Georgia, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania,

Vermont, Virginia, and Washington.

In other words, the data used on arriving at the trip generation rates for a Corporate Headquarters Building was based on pre-pandemic data. As we know, post pandemic commuter traffic volumes, transit use, etc., remain as much as 30% or more below pre-pandemic levels as many individuals continue to work from home

In support of the above, according to the traffic counts contained within the Traffic Impact Study, 200 vehicles were counted entering the Baxter Parkway from Sanders Road in November 2022 during the morning peak hour and 164 vehicles leaving the site during the afternoon peak hour. In comparison, the potential pre-pandemic trips for office building(s) as presented in the KLOA study of 732 entering (AM) peak and 712 existing (PM peak). The table below compares the volumes at the intersection of Baxter Parkway and Sanders Road for land uses 155 and 156.

		Office at Full Occupancy	Actual 11/22	Proposed KLOA	LU155 Non- Sort	LU155 Sort	LU156
AM Peak	Enter	732	200	100	137	793	394
	Exit	55	16	34	32	186	394
	Total	787	216	134	169	979	788
PM Peak	Enter	70	15	41	70	527	490
	Exit	712	164	100	110	823	230
	Total	782	179	141	180	1350	720

As can be seen from the table, while the traffic volumes proposed by KLOA, if one were to agree with their proposed land use, which, as noted above, I do not, are less than existing traffic volumes at the intersection of Sanders Road and Baxter Parkway, they are not “*significantly lower*” or the approximate 80% reduction as suggested in the KLOA study. In fact, while entering volumes in the AM peak and exiting volumes in the PM peak are lower, the exiting volumes in the AM peak and entering volumes in the PM peak are 50 to 66% higher. It is also noted that the volumes for a high-cube parcel hub warehouse are approximately equal to those for the projected, pre-pandemic, full office occupancy and the volumes generated for a high-cube fulfillment center sort warehouse exceed those for the projected, pre-pandemic, full office occupancy.

As presented, the Traffic Impact Study does not properly report the maximum number of trips that could be expected from this proposed use. With insufficient information provided as to its intended use, the Traffic Impact Study should, at the very least, document the maximum amount of vehicle traffic expected from the proposed use, otherwise, the Traffic Impact Study is deficient as presented.

### **Parking**

The ITE Parking Generation Manual (5<sup>th</sup> Edition, 2017) provided parking generation procedures, based on square footage, for Land Use 150, the same land use as cited within the Traffic Study. For the 1,124,931 SF combined size of both proposed warehouses, between 439 and 448 parking spaces would be necessary, for all vehicles, under land use 150, as proposed in the Traffic Impact Study, representing approximately one-third of the spaces proposed to be constructed. The number of parking spaces provided well exceeds ITE criteria for the proposed land use.

The plans propose a total of 787 employee parking spaces, including 767 to be built and 20 held in reserve, but not constructed, exclusive of the 227 truck dock spaces and 258 trailer holding spaces, for a total of 1,272 parking spaces to service the two, proposed warehouses. It's unclear why, with a projected total new vehicle count, cars, and trucks, of approximately 160 vehicles in either peak hour, why the developer would choose to construct approximately 8 times more parking than that which was projected to be needed, if, in fact, it was the developer's intention to use the warehouses consistent with the land use modeled in the Traffic Impact Study. The number of parking spaces more closely parallels the parking need consistent with a High-Cube Fulfillment Center or Parcel Hub Warehouse.

### **Truck Access**

According to the reviewed Traffic Impact Study and hearing testimony on May 11, 2023, it is intended that all truck traffic will access the site via Saunders Road. The testimony offered: *"...we believe that the truck route from the site will be going down Saunders to Lake-Cook Road and back. That's the only place where trucks will go. We will restrict trucks from leaving the site going north along Saunders. We will also improve the exit to encourage trucks to go to the south along Saunders. And additionally, in all the leases we do we will restrict trucks from leaving the site any other way than that. And we will require it to come from Lake-Cook up Saunders."* [Jerry Callahan.25,26] The Traffic Impact Study, however, only provides traffic data and level of service analyses for one intersection on Lake Cook Road and fails to analyze the other three, signalized intersections between Saunders Road and the interchange for the Tri-State Tollway including the intersections at Takeda Parkway/Pointe Drive and the ramp intersections east and west of the Tollway.

It is also noted that while full movement to and from the Tri-State Tollway is available at the Lake Cook Road interchange, there is no nearby access available to the Edens Spur/I-94 from Lake Cook Road. Inbound trucks using I-94 from Chicago have only two options: exit at US 41/Lake Cook Road and head west on Lake Cook Road or take the Edens Spur/I-94 to Deerfield Road (at which point they will either proceed west to Saunders Road or east to Wilmot Road and then south to Lake Cook Road). Outbound trucks using I-94 south to Chicago have only two options: proceed east on Lake Cook Road to 41 or proceed north on Saunders Road and east on Deerfield Road to the partial interchange to 294/94 south. However, the testimony from the May 11, 2023, hearing noted: *"So again there will be no trucks turning right coming out of our facility going north on Saunders. All of that traffic will head south on Saunders, then east on Lake-Cook and connects to 94 going either north or south. Same when the trucks are coming off of 94 at Lake-Cook taking that west to Saunders and coming up to the entrance and into*



*the facility. As John said, we will have stipulations on the lease that they have to abide by this. Any traffic, even if it's minimal traffic, and any traffic trying to come in off the Edens and Edens spur will be directed to take 41 to Lake-Cook and Lake-Cook over. There will be some traffic because we can't control the, tenants can't control but there will be people that will try to get off at Deerfield and then go west on Deerfield to Saunders and down. But we are going to do our best to minimize that."* [Mark Houser.46] The suggested route using US Route 41 at the I-94 split would entail an additional approximately 17 traffic signals along the approximately 4 miles of Lake Cook Road between US Route 41 and Saunders Road. Furthermore, nothing would preclude trucks from continuing on the Eden Spur to the Tri-State Tollway and using the Deerfield Road interchange and Deerfield Road west to Saunders Road. Consistent with this, the Traffic Impact Study does show at least one vehicle during the AM and PM peak hour using Saunders Road north off Baxter Parkway to access the site. Accordingly, the access to and from I-94 has potentially significant implications, and the magnitude of those implications is not fully understood and should be studied further.

It was noted that while the applicant testified that the proposed truck restrictions would be put into the lease(s), there was no discussion and/or no offer of how the landlord/developer/applicant would continuously monitor the truck traffic, enforce the provisions of the lease and what the penalties for non-compliance would be. As admitted numerous times by the applicant, 'we can't control the tenants.' The testimony also noted: *"One is obviously we post signs, we put it in the leases, we do everything we can. Other is when we design it, we will make it very difficult so if they do try a turn right, they are actually crossing over and getting into the other lanes."* [Mark Houser.48,49] As it is agreed that the landlord/developer/applicant cannot control how trucks access the site, the applicant testified to the installation of signs as a possible solution and/or intersection improvements at Saunders and Baxter to discourage travel on Saunders Road north of Baxter Parkway. The traffic engineer testified *"...measures will be taken to force truck traffic to utilize Saunders Road to Lake-Cook to the extent possible."* [Luay Aboona.56], although no specific, enforceable measures were presented.

The traffic engineer also testified: *"Currently the way the intersection is designed, trucks cannot physically make a right-hand turn. So radius of that corner is small, doesn't allow a truck to make that right-hand turn. If it's necessary we can restrict it further. So the trucks will not be able to do it. And we will have to approach and it will not be physically possible for them to do. We will obviously add signs as well. And as indicated, will be part of the leases for the trucks to travel south on Saunders Road."* [Luay Aboona.57] The only way to ensure that all trucks will only use Saunders Road south of Baxter Parkway, consistent with the reviewed testimony and the applicant's acknowledgement that they cannot fundamentally control truck traffic, would be to geometrically configure the intersection of Baxter Parkway and Saunders Drive to prevent southbound left turns into the site and west bound right turns out of the site for **all** vehicles. In the alternative, the applicant should provide traffic counts and intersection analyses for all signalized intersections on Deerfield Road between and including Saunders Road and the interchange intersections at the Tollway, in addition to all signalized intersections on Lake Cook Road between and including Saunders Road and the signalized intersections at the Tollway.

### **Roadway Pavement Degradation**

The concept of the load equivalency between trucks and cars and the impacts to the pavement surface was introduced during the May 11, 2023, hearing, but no discussion followed. There was, however, merit in the subject matter as trucks have a far higher impact on the pavement surface than cars.

Fundamentally, roadway pavement design is based on the concept of a fixed vehicle loading referred to as an equivalent single axle loads or ESALs. Structurally, the pavement is designed for a standard axle load and all vehicles are factored or described in terms of the standard axle. Consistent with the criteria and standards of the American Association of State Highway and Transportation Officials (AASHTO), the standard axle load to which all other vehicles are compared to is an 18,000-pound (18 kip) axle load. For instance, a tractor trailer combination contains 5 axles, 4 with dual wheels: the tandem duals on the trailer and the tandem duals at the rear of the tractor, plus a front steering axle with single wheels. Each dual wheel axle represents an 18,000-pound load with each single wheel axle correspondingly representing a 9,000-pound load. For a tractor-trailer, therefore, with four dual wheel axles of 18,000-pounds each plus a single wheel axle of 9,000-pounds, we achieve a load limit of approximately 80,000-pounds (40 tons), the legal load limit. Accordingly, a tractor trailer has an equivalency factor of 4.5 as compared to the standard 18,000-pound axle.

A 4,000-pound passenger car, on the other hand, has an equivalency factor of 0.0004. In other words, the load on the pavement from a tractor trailer is over 11,000 times greater than the load on the pavement from a passenger car. In other words, the passage of 11,000 passenger cars over a section of roadway is the equivalent of the passage of a single, fully loaded, 80,000-pound tractor trailer. Pavement design is based on vehicle repetitions; the number of ESALs that pass over a specific pavement section over a specific period. In pavement design, therefore, due to the disproportionate load created by heavy vehicles when compared to the load created by passenger cars, the number of passenger cars and the impact therefrom are typically not considered. Federal Highway Administration (FHWA) guidance for pavement design offered the following, accordingly:

Because motorcycles, passenger cars, and SUV/Pick-up trucks do not significantly contribute to the 18-kip ESALs they are considered negligible and an ESAL/truck factor of 0 is assigned.

The increased number of trucks resulting from the applicants proposed use will be expected to have an adverse impact on the pavement structure of Saunders Road. The applicant's proposal does not offer any analyses of the pavement impacts due to the increased number of trucks nor does the applicant offer any proposed remedial measures to ameliorate the negative impacts to the pavement surface.

## **CONCLUSIONS**

1. The proposed warehouses are best described as High Cube Warehouses and not simply a 'warehouse' as proposed in the KLOA Traffic Impact Study.
2. A High-Cube Fulfillment Center Sort Warehouse (LU 155) or a Parcel Hub Warehouse (LU156) is much more representative of the proposed warehouse development as presented than a simple warehouse (LU 150) as modeled in the KLOA Traffic Impact Study.
3. The vehicular traffic generated by a High-Cube Fulfillment Center Sort Warehouse (LU 155) can be expected to generate 4 times more daily traffic, and 6 to 8 times more traffic in the peak hours than as reported in the KLOA Traffic Impact Study based on general warehouse use (LU 150).
4. The vehicular traffic generated by a High-Cube Fulfillment Center Sort Warehouse (LU 155) would exceed the traffic generated by the existing office use at full occupancy.
5. The heavy vehicle traffic generated by a Parcel Hub Warehouse (LU 156) would exceed the heavy vehicle traffic generated by the applicants proposed general warehouse use (LU 150).
6. The proposed amount of parking is approximately 3 times greater than that necessary to support the use of the site as a warehouse as modeled in the KLOA Traffic Impact Study.

## **OPINIONS**

The following opinions are based upon a review of the materials, my education, and my experience, within a reasonable degree of engineering certainty:

- As presented, the Traffic Impact Study does not properly report the maximum number of trips that could be expected from this proposed use.
  - The size of the proposed warehouses, the configuration of the loading docks and the amount of parking provided are not consistent with the land use cited in the Traffic Impact Study.
  - Due to the speculative nature of the applicant's proposal, the Traffic Impact Study should be revised to reflect the most intensive use that could be accommodated by the applicant's proposed development.
- The heavy vehicle trip distribution and trip assignment within the Traffic Impact Study is not consistent with the local road network and how trucks would be expected to access the site with regards to access to and from the Tollway.
  - The Traffic Impact Study should be revised to provide traffic counts and intersection analyses for all signalized intersections on Deerfield Road between and including Saunders Road and the interchange intersections at the Tollway.



- The Traffic Impact Study should be revised to provide traffic counts and intersection analyses for all signalized intersections on Lake Cook Road between and including Saunders Road and the interchange intersections at the Tollway.
- The increased number of trucks resulting from the applicants proposed use will be expected to have an adverse impact on the pavement structure of Saunders Road.
- As presented, the applicant's Traffic Impact Study does not provide sufficient information to determine whether the proposed use will be detrimental to the health, safety, or welfare of the neighborhood with regards to vehicular traffic .
- As presented, the applicant's Traffic Impact Study does not provide sufficient information to determine whether the peak traffic generated by the subject of the application can be accommodated in a safe and efficient manner.

#### **COMMENTS**

This report may be supplemented if additional information becomes available.

Respectfully submitted,

By: 

**John A. Nawn**

LUC 154

PEAK

1,124,931

Combined SF

Average weekday (heavy vehicles)

248

Enter

124

Exit

124

Time	Total	Entering	Exiting
12:00 - 1:00 AM	2	2	0
1:00 - 2:00 AM	2	2	1
2:00 - 3:00 AM	2	1	1
3:00 - 4:00 AM	2	1	1
4:00 - 5:00 AM	2	1	1
5:00 - 6:00 AM	6	3	3
6:00 - 7:00 AM	5	3	2
7:00 - 8:00 AM	13	9	5
8:00 - 9:00 AM	12	4	8
9:00 - 10:00 AM	15	7	7
10:00 - 11:00 AM	15	7	8
11:00 - 12:00 PM	23	12	11
12:00 - 1:00 PM	19	8	11
1:00 - 2:00 PM	14	5	8
2:00 - 3:00 PM	16	10	6
3:00 - 4:00 PM	14	7	7
4:00 - 5:00 PM	17	9	8
5:00 - 6:00 PM	18	7	11
6:00 - 7:00 PM	14	7	7
7:00 - 8:00 PM	12	6	6
8:00 - 9:00 PM	13	6	7
9:00 - 10:00 PM	5	2	3
10:00 - 11:00 PM	4	3	1
11:00 - 12:00 AM	3	2	2

LUC 155 Non-Sort (using LU154 breakdown)

PEAK

1,124,931

Combined SF

Average weekday (heavy vehicles)

259

Enter

129

Exit

130

Time	Total	Entering	Exiting
12:00 - 1:00 AM	2	2	0
1:00 - 2:00 AM	2	2	1
2:00 - 3:00 AM	2	1	1
3:00 - 4:00 AM	2	1	1
4:00 - 5:00 AM	2	1	1
5:00 - 6:00 AM	6	3	3
6:00 - 7:00 AM	6	3	2
7:00 - 8:00 AM	14	9	5
8:00 - 9:00 AM	12	4	8
9:00 - 10:00 AM	15	8	8
10:00 - 11:00 AM	15	7	8
11:00 - 12:00 PM	24	12	12
12:00 - 1:00 PM	20	9	11
1:00 - 2:00 PM	14	5	9
2:00 - 3:00 PM	17	10	7
3:00 - 4:00 PM	15	7	8
4:00 - 5:00 PM	18	10	8
5:00 - 6:00 PM	18	7	12
6:00 - 7:00 PM	15	8	7
7:00 - 8:00 PM	13	6	7
8:00 - 9:00 PM	13	6	7
9:00 - 10:00 PM	5	2	3
10:00 - 11:00 PM	5	4	1
11:00 - 12:00 AM	4	2	2



LUC 155 Sort (using LU154 breakdown)

PEAK

1,124,931

Combined SF

Average weekday (trucks)

214

Enter

107

Exit

107

Time	Total	Entering	Exiting
12:00 - 1:00 AM	2	2	0
1:00 - 2:00 AM	2	1	1
2:00 - 3:00 AM	2	1	1
3:00 - 4:00 AM	1	1	1
4:00 - 5:00 AM	1	1	1
5:00 - 6:00 AM	5	3	2
6:00 - 7:00 AM	5	3	2
7:00 - 8:00 AM	11	7	4
8:00 - 9:00 AM	10	4	7
9:00 - 10:00 AM	13	6	6
10:00 - 11:00 AM	13	6	7
11:00 - 12:00 PM	20	10	10
12:00 - 1:00 PM	16	7	9
1:00 - 2:00 PM	12	4	7
2:00 - 3:00 PM	14	9	5
3:00 - 4:00 PM	12	6	6
4:00 - 5:00 PM	15	8	7
5:00 - 6:00 PM	15	6	9
6:00 - 7:00 PM	12	6	6
7:00 - 8:00 PM	11	5	5
8:00 - 9:00 PM	11	5	6
9:00 - 10:00 PM	4	1	3
10:00 - 11:00 PM	4	3	1
11:00 - 12:00 AM	3	1	1

LUC 156

(using 10th Edition LU 156 breakdown)

PEAK

1,124,931

Combined SF

Average weekday (trucks)

653

Enter

326

Exit

327

Time	Entering %	Exiting %	Total	Entering	Exiting
12:00 - 1:00 AM	0.7%	1.1%	6	2	4
1:00 - 2:00 AM	0.7%	0.6%	4	2	2
2:00 - 3:00 AM	2.3%	0.8%	10	7	3
3:00 - 4:00 AM	8.4%	0.6%	29	27	2
4:00 - 5:00 AM	4.8%	0.9%	19	16	3
5:00 - 6:00 AM	1.8%	0.6%	8	6	2
6:00 - 7:00 AM	4.8%	1.0%	19	16	3
7:00 - 8:00 AM	6.9%	6.9%	45	22	23
8:00 - 9:00 AM	10.4%	12.2%	74	34	40
9:00 - 10:00 AM	2.3%	13.9%	53	7	45
10:00 - 11:00 AM	1.7%	2.9%	15	6	9
11:00 - 12:00 PM	1.7%	2.4%	13	6	8
12:00 - 1:00 PM	1.9%	2.3%	14	6	8
1:00 - 2:00 PM	2.9%	2.4%	17	9	8
2:00 - 3:00 PM	3.5%	2.7%	20	11	9
3:00 - 4:00 PM	4.4%	4.1%	28	14	13
4:00 - 5:00 PM	9.1%	4.7%	45	30	15
5:00 - 6:00 PM	13.5%	6.8%	66	44	22
6:00 - 7:00 PM	9.2%	10.0%	63	30	33
7:00 - 8:00 PM	4.0%	6.3%	34	13	21
8:00 - 9:00 PM	1.4%	4.6%	20	5	15
9:00 - 10:00 PM	1.4%	6.7%	26	5	22
10:00 - 11:00 PM	1.1%	4.2%	17	4	14
11:00 - 12:00 AM	1.1%	1.3%	8	4	4

**John A. Nawn, P.E., PTOE, F. NSPE**

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janawn64@gmail.com · [www.linkedin.com/in/John-A-Nawn-PE](http://www.linkedin.com/in/John-A-Nawn-PE)

Over 36 years' experience in Civil and Structural Engineering, specializing in Traffic and Transportation Engineering, Highway, Bridge and Street Design and Construction, Transit Facility Design, Vehicle Accident Reconstruction and Human Factors related to the driving task, Building Damage Assessments, Utilities Construction, Storm Drainage, Pedestrian Safety, Walkway Surface Evaluations, Concrete and Asphalt Pavement Evaluations, building Codes and Standards and ADA compliance.

**PROFESSIONAL ENGINEER:** PA, NJ, MD, DE, OH, MI, MA, MO, and RI.

**EDUCATION:** BS in Civil Engineering (1987), Drexel University, Philadelphia, PA  
MS in Civil Engineering (2012), Drexel University, Philadelphia, PA  
Traffic Crash Reconstruction II (2014), Northwestern University, Evanston, IL

**AWARDS:** 2017 Civil Engineer of the Year, American Society of Civil Engineers, Philadelphia  
2017 Delaware Valley Engineer of the Year, Delaware Valley Engineers Week  
2011 State Engineer of the Year, Pennsylvania Society of Professional Engineers  
2011 Delaware County Engineer of the Year, PA Society of Professional Engineer  
2008 Engineering Manager of the Year, American Society of Civil Engineers, Philadelphia

**ADJUNCT PROFESSOR:** *Temple University*, Department of Civil and Environmental Engineering; professor for two Graduate level courses; Transportation Engineering and Transportation Systems Management. (2012 to 2022)

*Widener University*, Department of Civil Engineering; professor for the required undergraduate Highway Engineering Course, (2019 to present); professor for graduate level course in Technical Communications, (2023 to present).

**PROFESSIONAL BACKGROUND:**

**10/2021 to Present – Independent Forensic Engineer/Expert Witness – Newtown Square, PA (part time)**

Independent professional engineer providing forensic engineering analyses and expert witness services to plaintiffs and defendants on matters including highway design, highway construction, highway maintenance, work zone traffic control, traffic control devices including traffic signals, signs and markings, intersection design, pavement and road surface design and maintenance, human factors related to the driving task, accident analyses and trucking related matters, snow and ice control, parking lot design, layout, operation and pedestrian accommodation, pedestrian movement, sidewalks, ramps, crosswalks, ADA accessibility, municipal and public utilities placement, operation, and maintenance within the public right-of-way, construction management, professional engineering practice, liability, and standard of care, construction management, premises liability, stairway and means of egress analyses. Over 500 expert reports completed. Testified in deposition and/or trial over 50 times as an expert witness, in local, state, and federal court in multiple states and jurisdictions.

**01/2022 to Present – Delon Hampton Associates Chartered – Silver Spring, Maryland (full time)**

Team member providing Project Management Oversight (PMO) services on transit, bus, and rail projects in excess of 500M on behalf of the Federal Transit Administration (FTA). Presently assigned to the Raritan River Bridge Replacement on NJ Transit's North Jersey Coast Line (heavy rail) and MTA's 2.5B ADA Station upgrade program covering stations on NYCT, Metro North, and Long Island Railroad.

**10/2021 to 12/2021– ProNet Group, Inc. – Newtown Square, Pennsylvania.**

Senior Project Engineer with national Forensic Engineering and Consulting firm providing professional civil and structural engineering investigations, analyses, and evaluations to clients nationwide.

**10/2012 to 9/2021 – Fleisher Forensics – Ambler, Pennsylvania.**

Forensic Engineer responsible for evaluating matters involving highway and traffic engineering, including accident reconstruction, intersections; urban and rural roadways; interstate highways; parking lots; signage, pavement marking and traffic controls; codes and zoning requirements; sidewalks and crosswalks; public utilities including sanitary sewer, storm sewer and water mains. Consulting in code compliance and standards; work zone safety, construction management, claims and safety. Evaluations of ice, snow control, grading, storm water management, detention and retention basins, and soil and sedimentation control. Walkway safety and ADA compliance analyses.



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**8/11 to 6/12 - Czap Specter, Inc., Worcester, PA, Executive Vice President.** Executive Vice President/Chief Engineer and a member of the Board of Directors

**2/10 to 8/11 - KS Engineers, P.C., Philadelphia, PA, Vice President.** Manager of PA operations. Responsibilities included direction of operations, marketing & business development, technical direction, project management and application of QA/QC policies.

**9/08 to 2/10 - Patrick Engineering, Wayne, PA, Business Unit Leader.** Group Manager for PA Transportation Team. Responsibilities included management of technical staff and providing technical direction and quality control on bridge, roadway and utility projects.

**10/05 to 8/08 - GAI Consultants, Inc., Berwyn, PA, Vice President.** Managing Officer (Principal) of regional operations. Oversaw staff of design and inspection professionals providing design and construction engineering services including Civil Engineering, Highway Engineering, Traffic Engineering, Structural Engineering, Geotechnical Engineering, Environmental Engineering, Materials Testing and Inspection Services.

**02/02 to 10/05:** URS Corp, Phila., PA, Director Transportation & Municipal Eng., Branch Manager

**03/01 to 02/02:** DMJM+Harris, Philadelphia, PA, Project Manager

**05/94 to 03/01:** Valley Forge Laboratories, Inc., Devon, PA, Director Transportation Engineering

**06/89 to 05/94:** Remington & Vernick Engineers., Haddonfield, NJ, Municipal Project Engineer/Manager

**06/87 to 06/89:** NJ Department of Transportation, Trenton, NJ, Highway Project Engineer

### ***SELECTED PROFESSIONAL EXPERIENCE***

**Interstate 95 Point of Access Study, Girard Avenue Interchange, PennDOT,** Provided traffic engineering review and guidance in the development of the Point of Access Study.

**Interstate 95 Cottman Avenue Interchange, PennDOT,** Task Manager for the preparation of the multi-phase, Maintenance and Protection of Traffic Plans to support the full reconstruction of the six-lane urban interstate highway.

**Northeast Extension Widening, MP A20 to A30, Pennsylvania Turnpike Commission,** Task Leader for local road detour route evaluation & analyses to support the replacement of four bridge structures.

**Mainline Widening, Valley Forge to Norristown, Pennsylvania Turnpike Commission,** Task Leader for the traffic control design to support full detour and staged construction alternatives.

**Point of Access Study Review, PennDOT,** Provided Traffic Engineering review services on two Point of Access Studies for interstate highway access in the Pittsburgh area.

**Maintenance and Protection of Traffic, US 202, PennDOT,** Task Leader for design of Traffic Control Plans for a section of the US 202 reconstruction and widening north of Norristown.

**Philadelphia International Airport Access/I-95, PennDOT,** Task Leader for the redesign of the traffic signal systems serving the main access points to the Philadelphia International Airport.

**Interstate 95, Girard Point Bridge, PennDOT,** Task Leader for developing and estimating the Road Users Liquidated Damages clause to reduce impact & evaluate the various traffic control measures.

**South Street Bridge Detour Mitigation Project, City of Philadelphia, PA,** Project Manager for 32-signal corridor upgrade project involving signal timing and equipment improvements.

**Broad Street Ice Study, PennDOT,** Project Manager for analyses and evaluation of detour route to support temporary closure of the Roosevelt Expressway.

**Maintenance & Protection of Traffic, Kernville Viaduct & War Memorial Bridge, PennDOT,** Project Manager for design of detour route signing including re-timings of the traffic signals

**Bustleton Pike Reconstruction, PennDOT,** Project Manager, for re-alignment and reconstruction of a two-lane urban collector, to correct geometrically deficient combination horizontal and vertical curve.

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**Central Business District Traffic Study & Signal Design**, City of Pottsville, *PA*, Optimized and coordinated the signal timings to create better levels of service. Prepared revised signal design plans.

**Montoursville Airport Access Road**, *PennDOT*, Task Leader for traffic engineering for a new roadway connection from the Williamsport-Lycoming County Regional Airport to the local interstate.

**Interstate 80, Open Road Tolling Conversion**, *Delaware River Joint Toll Bridge Commission*, Project Manager for construction engineering services to contractor on Open Road Tolling conversion project.

**Schuylkill River Bridge Rehabilitations, Penrose Avenue & George C. Platt Bridges**, *PennDOT*  
Task Leader responsible for preparation of Maintenance and Protection of Traffic Control Plans.

**SR 0196-0652, Superstructure Replacement**, *Design/Build, PennDOT* Project Manager for single span steel beam bridge. Included preparation of TS&L plans and calculations and final plan preparation.

**SR 0309 over Toby Creek, Substructure and Superstructure repairs**, *Design/Build, PennDOT*  
Project Manager for two single span concrete bridges on SR 0309 in Luzerne County.

**SR 0502 over Springbrook Creek, Culvert Replacement**, *Design/Build, PennDOT*, Project Manager for culvert replacement on SR 0502 in Lackawanna County

**SR 0191-01B, Ackermanville Bridge**, *Design/Build, PennDOT*, Project Manager for design of bridge and culvert replacement on SR 0191 in Northampton County.

**Delaware River Bridge Scour Remediation**, *Delaware River Joint Toll Bridge Commission*, Project Manager for construction engineering services on scour remediation projects on six.

**Four Bridges, Delaware County**, *PennDOT*, Project Leader and QA/QC manager for four bridge replacements in Delaware County.

**Jim Thorpe Bridge, SR 903**, *PennDOT*, Task Leader for the preliminary engineering and final design of new bridge over the Lehigh River in Jim Thorpe.

**Cameron Bridge Replacement**, *PennDOT*, Led the traffic engineering efforts to support the development and consideration of 14 different alternative intersection/bridge designs.

**Betzwood Bridge**, *PennDOT*, Task Leader for the design of three new traffic signals to accommodate the new bridge and associated new development and access points.

**SR 0082 and Marriot Drive**, *Coatesville, PA*, Project Manager for the design of the reconstruction of SR 0082 to support a new signalized intersection and left turn lane.

**SR 0030 and Berkeley Road**, *Devon, PA*, Prepared Signal Design Study, Warrant Analyses and Traffic Signal design for new signal at this intersection.

**Traffic Impact Study & Traffic Signal Design**, *SR 0322 & 4017, Downingtown Area School District*  
Project Manager for the preparation of the Traffic Impact Study and design of a new traffic signal.

**Traffic Impact Study & Traffic Signal Design**, *SR 0093, SR 3026, Laurel Mall Associates, PA*, Project Manager for Traffic Impact Study and the design of two traffic signals.

**North Penn Signals**, *PennDOT*, Provide traffic engineering and traffic signal design services to assist the completion of the final design of six revised and 5 new traffic signal projects in the Lansdale Area.

**Corridor Analyses, Central Business District Parking Study & Traffic Calming Plan**, *Borough of Pottstown, PA*, Project Manager, 4-lane arterial corridor within urbanized central business district.

**Statewide Traffic Impact Study Reviews**, *DelDOT*, Project Manager/Traffic Task Leader for the review of traffic impact studies statewide on behalf of DelDOT.

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**Traffic Impact Study, Lexus of Lehigh Valley, PA,** Prepared and presented traffic study to support new automobile dealership including the re-timing of four adjacent signalized intersections.

**Traffic & Parking Study, Harrisburg International Airport,** Project Manager for the preparation of a Traffic Impact Study and Traffic Signal Plans to support the airport.

**Traffic Impact Study, Boulevard Plaza, PA,** Project Manager for preparation of access analysis and signal timing revisions for large shopping complex in northeast Philadelphia.

**Traffic Impact Study, Strath Haven MS, PA,** Project Manager to support Middle School expansion.

**Traffic Study & Landside Master Plan, Philadelphia International Airport.** Deputy Project Manager for management of data collection efforts, traffic analyses and preparation of the final report.

**Transportation Master Planning, Villanova University, PA,** Project Manager for conducting data collection, traffic models and alternative analyses including design of two new traffic signal systems.

**Traffic & Civil Engineering Design, The Ohio State University,** Project Manager for traffic and civil engineering assignments to support electrical facilities upgrades at The Ohio State University.

**Municipal Traffic Impact Studies, Whitemarsh Township, PA,** Project Manager for over three dozen traffic impact studies to support and analyze various land developments and land uses.

**Borough Traffic Engineer, Narberth, PA,** provided engineering design, review and ordinance development services on a number of traffic engineering issues.

**Municipal Traffic Engineer, Penn Township, PA,** provided engineering design, review and ordinance development services on a number of traffic engineering issues including traffic signal design.

**Township Traffic Engineer, Elk Township, PA,** Provided municipal traffic engineering support for review of land development projects and developer commissioned traffic impact studies.

**Township Engineer, Marple Township, PA** Managed municipal inspections, developed capital programs, conducted planning and zoning reviews, designed and manage annual road program.

**Civil & Traffic Engineering Services, Tower Bridge Complex, Oliver Tyrone Pulver Corp., PA** Project Manager for various traffic engineering tasks and civil engineering designs.

**Construction Management Services, Oliver Tyrone Pulver Corporation, PA,** Construction Manager for intersection reconstruction and traffic signal installation project.

**Central Delaware River Waterfront Master Plan, Delaware River Waterfront Corporation, Phila.** Project Manager, utility assessment, floodplain analysis, site assessments and pier stability assessments.

**Walgreens, Philadelphia, Pennsylvania,** Project Manager for site design and development

**The Parking Spot, Philadelphia, Pennsylvania,** Project Manager for 1000 car private parking facility

**The Hickman, Penrose Properties, PA,** Project Manager responsible for providing all civil, traffic, survey, and environmental engineering services for new multi-story, age restricted facility.

**Vault Design, Northeast Utilities, CT,** Project Manager for the design of pre-cast concrete vault covers.

**Utility Coordination Research and Guidelines Development, PennDOT,** Prepared recommendations to utility coordination procedures including recommendations for improvement to manual(s).

**Dams and Lakes, Structural and Hydraulic Analyses, Southwestern Energy Corporation, PA,** Project Manager for the structural and geotechnical investigation of two dam structures.

**R-3 Line Extension, Elwyn to Media, SEPTA,** Project Manager for 2-mile extension of rail line including track design, electrification design, communications and signaling, six bridge structures and a new ADA compliant station. Oversight of all engineering functions. (2005)



## **John A. Nawn, P.E.**

Page 5 of 5

**Red Rose Transit Authority, Paradise Railroad Station, Paradise, Lancaster County, PA.** Project Manager responsible for the design oversight of a new rail station on Amtrak's Harrisburg Line. The project involved design of the station facilities including eastbound and westbound platforms and parking facilities for approximately 30 vehicles. Special attention was afforded for the accommodation of transit buses, ADA requirements and pedestrian facilities. Both low level and mini-high level platforms were incorporated into the design. SEPTA GEC/Warminster Station Expansion. **Signing Authority/Engineer of Record.** (2001 to 2005)

**SEPTA Warminster Station.** Project Manager for Transportation Impact Study to assess the impacts of the expansion of this station on the local road network. The Warminster Station is located at the northern terminus of SEPTA's R-5 Warminster Line with the station expansion undertaken to better serve the increased patronage of the line. The expansion increased the amount of available parking by 300 spaces to create an 825-space parking facility. The work included traffic data collection, a parking utilization study, and analysis of existing traffic operations, estimation and projection of new traffic volumes resulting from the expansion, and analysis and evaluation of impacts at five, adjacent signalized intersections. Tasks also included analysis of proposed circulation patterns, parking layout and pedestrian circulation. Particular attention was paid to pedestrian and vehicle interaction, pedestrian safety and ADA compliance. (2001)

**SEPTA GEC/Elm Street Station Expansion** Project Manager for Transportation Impact Study to assess the impacts of the expansion of this station on the local road network. The Elm Street Station is located at the northern terminus of SEPTA's R-6 Norristown Line with the station expansion undertaken to better serve the increased patronage of the line. The expansion increased the amount of available parking by 100 spaces to create a 260-space parking facility. The work included traffic data collection, a parking utilization study, analysis of existing traffic operations, estimation and projection of new traffic volumes resulting from the expansion, and analysis and evaluation of impacts at adjacent signalized intersections. Tasks also included analysis of proposed circulation patterns, parking layout and pedestrian circulation. Particular attention was paid to pedestrian and vehicle interaction, pedestrian safety and ADA compliance. (2001)

**Scour Protection for Lieutenant River Bridge, AMTRAK, CT,** Project Director for construction drawings and environmental permitting for the construction of rock scour protection. Oversight of all engineering functions. (2008-2009)

**Reconstruction of Culvert 3.35, AMTRAK, CT,** Project Director for construction drawings and environmental permitting for relining of Culvert 3-35, due to erosion, on Amtrak's Northeast Corridor. Oversight of all engineering functions. (2008-2009)

**Sharon Hill Train Station, PA,** Project Manager for design of the historic reconstruction of station on SEPTA/Amtrak NEC including ADA compliance. Oversight of all engineering and architectural functions. (1995-2005)

Project Manager for the **Bernardsville Rail Station Improvement Project in Bernardsville, Somerset County, NJ.** This project included redesign of station platforms, reconfiguration and expansion of the 200-car parking lot, pedestrian and ADA improvements, along with drainage, landscaping and environmental permitting. (1993)

**Conrail.** Project Manager for a Conrail/pedestrian grade crossing project in Brooklawn, NJ. Project included new crossing signals/gates/protection, pedestrian route studies, and ADA compliance issues. (1993).

### **AFFILIATIONS:**

- Institute of Transportation Engineers, *certified Professional Traffic Operations Engineer*
- Community Transit of Delaware County, (DELGO), *Chairman of the Board*
- National Society of Professional Engineers, *Northeast Region Managing Director*
- Pennsylvania Society of Professional Engineers, *Past President*
- Newtown Township, Delaware County, *past Township Supervisor/Chairman*

Performance Standards regulations, Zoning Ordinance section IV.W:

[https://burridge.municipalcodeonline.com/book?type=zoning#name=IV\\_GENERAL\\_REGULATIONS](https://burridge.municipalcodeonline.com/book?type=zoning#name=IV_GENERAL_REGULATIONS)

## **W. PERFORMANCE STANDARDS**

Any use established in any district shall be so operated as to comply with the performance standards as set forth hereinafter. Established uses other than legal, nonconforming uses subject to the regulations of Section XII may be altered, enlarged, expanded or modified provided that the additions or changes comply with said performance standards. (Amended by Ordinance A-834-5-10)

### **1. Noise**

#### **Definitions**

**Amplification Device.** Any speaker, loudspeaker, amplifier, stereo, radio, television, or other device or system of any kind that can emit, increase, or magnify sound.

**Day Hours.** 7:00am-10:00pm

**Excessively Audible.** Any sound that can be detected by a person by ear, unaided by any device such as hearing aid, which unreasonably affects the enjoyment of an adjacent property owner's use of their property and/or impacts one or several adjacent property owners' ability to perform normal tasks without interruption. A sound is considered excessively audible regardless of whether particular words or phrases are not determinable and regardless of whether the instrument or device can be determined. The detection of reverberation or similar types of sound is sufficient to constitute an Excessively Audible sound.

**Night Hours.** 10:00pm-7:00am

**Noise Pollution.** The emission of sound that unreasonably interferes with the enjoyment of life, use of property or with any lawful business activity.

**Sound.** An oscillation in pressure in air.

#### **Noise Pollution Prohibited**

No person may cause or allow Noise Pollution to become Excessively Audible within the corporate limits of the Village.

#### **Noise Standards for Public Property**

**A. Authority to Abate Violations.** The Village Administrator or their designee is authorized to determine violations of this Section and, in the event of Noise Pollution or other violation, take reasonable actions necessary to abate the violation.

**B. Performances on Public Property, Ways Prohibited.** No person may perform, with or without musical instruments, on any street, sidewalk, public right of way, or publicly owned property while seeking or in expectation of a monetary gift or payment.

**C. Advertisements.** No person, business, or other entity may use a sound amplification device for the purpose of advertising or announcing goods or services, or to invite or encourage the patronage

of any person or any business in such a way as to be Excessively Audible on any street, sidewalk, public right of way, or publicly owned property.

D. Attention-Getting Devices. No person or other entity may operate or cause to be operated, on any street, sidewalk, public right of way, or publicly owned property any attention-getting device such as, but not limited to, sound amplification, mechanically-operated, inflatable, noise-generating, or other device for the purpose or effect of attracting attention.

### **Noise Standards for Private Property**

No person may cause or allow the emission of sound from any property in such a manner so as to cause Noise Pollution which is Excessively Audible with a determination taken from the property line of the property on which the noise is received.

### **Exceptions**

The standards and limitations set forth in this Chapter do not apply to the following:

A. Trains on rails or safety mechanisms associated with railways.

B. Emergency related sounds, such as any type of sound rendered on an intermittent, emergency basis, including but not limited to sounds associated with police/fire/emergency medical vehicles, snow removal, flood water removal, and/or storm debris removal, emergency generators that are used during electrical storms, as well as alarms and other emergency warning sounds.

C. Landscaping equipment during Day Hours as permitted by the Municipal Code

D. Noises associated with religious activities or places of worship, such as bells and chimes.

E. Events occurring in public spaces or rights-of-way, such as concerts, that are approved by either the Village Administrator or Board of Trustees.

F. Noise emitting from generators in Residential Districts are specifically governed by Section IV.I.21 of the Zoning Ordinance.

G. Construction activity during Day Hours as permitted by the Municipal Code.

H. Garbage and recycling trucks.

I. Government, utility, and other such vehicles or equipment in operation.

J. Educational institutions, public or private, operating during Day Hours, including but not limited to recess, outdoor learning activities, or the like, in any District.

### **Permit for Private Event**

Those owners of real property in the Village wishing to hold a special event on one's property which may violate the standards set forth in this section may apply for one-time exemptions to these standards. Examples of these exemptions may include weddings or wedding receptions, graduation parties, charity events, and the like. A property owner wishing to obtain an exemption to these standards must comply with the following regulations:

A. Not less than 21 calendar days prior to the event, an application must be placed on file with the Village Administrator describing the nature of the request. The request must include the following information:



a. The address of the property owner in which the event will occur. b. The name of the property owner where the event will occur. c. The contact information of the property owner where the event will occur, including an active phone number and email address.

d. The times of day in which the noise is expected to be generated. e. The number of people expected to be present at the gathering.

B. The Village shall notify all property owners within 500 feet of the subject property at which the event will occur with a written notice of the event's occurrence at least five business days prior to the event's occurrence.

C. The application shall include a \$50 fee.

D. At no point shall the exemption extend beyond midnight or prior to 6:00am in any District.

E. Property owners shall be entitled to one exemption per six calendar months; that is, if an exempted event were held on January 1, the property owner shall not be permitted to apply for or receive an exemption to these standards until July 1 or thereafter.

F. No exceptions will be given if the activities listed in which the noise will be generated are found to be in violation of any local, state, or federal law.

### **Penalty**

Any person, firm, or corporation who violates, disobeys, omits, neglects, refuses to comply with, or who resists enforcement of any of the provisions of this Section shall, upon conviction, be fined not less than \$100.00 nor more than \$750.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

### **3. Air Pollution**

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title B and as may be amended from time to time.

### **4. Toxic Substances**

a. Definition of Toxic Substances; Any gas, liquid, solid, semi-solid substance or mixture of substances, which if discharged into the environment could, alone or in combination with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through any body surface. In addition, substances which are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances for the purposes of this regulation.

b. The use, storage, handling or transport of toxic substances shall comply with applicable laws and regulations.

c. In the RA, LI and GI Districts, any toxic substance listed by the U.S. Department of Health and Human Development (Public Health Service, Center for Disease Control, National Institute for Occupational Safety and Health, "Registry of Toxic Effects of Chemical Substances"), as revised from time to time, contained in one or more containers within the lot line in quantities in

excess of 100 gallons as a liquid, 1,000 pounds as a solid or 100 pounds as a gas shall not be permitted.

d. In the RA, LI & GI Districts, the storage, utilization, manufacture or handling of any toxic or radioactive substance shall be allowed only as a conditional use and only after a conditional use permit is granted under the standards set forth above.

## **5. Water Pollution**

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title C and as may be amended from time to time.

## **6. Fire and Explosive Hazards**

a. In a Manufacturing District, activities involving the storage, handling, utilization's, or manufacture of materials or products which decompose by detonation and which are classified by the Department of Transportation as Explosive A (and/or by the United Nations as UN Class 1.1 or 1.2), Explosive B (and/or by the United Nations as UN Class 1.3), or Explosive C (and/or by the United Nations as UN Class 1.4), as such classes are amended from time to time (See C.F.R. 49, Parts 100 to 177), shall be permitted only as a conditional use, in accordance with the standards set forth below, provided that such quantities do not exceed the limits set forth in the following Table 7. Explosives categorized or classified by the Department of Transportation as "Forbidden" or "Restricted" shall not be permitted. Permitted explosives shall be stored, utilized, handled, and manufactured in accordance with National Fire Protection Association - National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances. The storage and accountability of permitted explosives shall comply with applicable Department of the Treasury, Bureau of Alcohol, Tobacco and Firearms Regulations ("Your Guide to Explosive Regulations as most recently amended and as amended from time to time - ATF P5400.7). This includes the requirement of an explosives permit (18 USC Chapter 40).

b. In a Manufacturing District, the storage, utilization, handling or manufacture of radioactive isotopes (fissionable material) (regardless of atomic mass) shall not be permitted except as a conditional use and only after a conditional use permit is granted under the standards set forth in this Ordinance, and also shall not be permitted unless the material is contained in an approved (by the Village) shielded and fire resistant container for which it is never removed. Radioactive isotopes (fissionable materials) in such shielded and fire resistant containers which are granted a Conditional use shall be classified for the purposes of the Manufacturing Districts as Explosive A materials and shall comply with the quantity limitations set forth in the following Table 7.

c. In the Manufacturing District, the storage, utilization, handling or manufacture of highly reactive oxidizing or reducing agents, unstable or pyroforic materials, or highly unstable materials which include but are not confined to organic peroxides, organic nitrated, fluorine, liquid oxygen, hydrazine, acetylides, tetrazoles, ozonides, perchloric acid, perchlorated, chlorated, alkylaluminums, diborane, calcium trifluoride, hydroxylamine and other similar materials shall be considered as Explosive C materials and shall comply with the quantity limitations set forth in the following Table 7. The storage utilization, handling or manufacture of these materials shall be in accordance with The National Fire Protection Association - National

Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances.

d. In the Manufacturing District, the storage, utilization, handling or manufacture of flammable liquids and gases shall be permitted in accordance with the following Table 8, including the storage of finished products. Flammable liquid and storage tanks shall not be less than fifty (50) feet from all lot lines. The storage, utilization, handling or manufacture of flammable liquids and gases shall be in accordance with the National Fire Protection Association National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances.

e. No activities covered by this Subsection are allowed anywhere other than in a Manufacturing District and in conformance with the requirements set forth above.

**TABLE 7: TOTAL CAPACITY OF EXPLOSIVE AND OTHER UNSTABLE OR HIGHLY REACTIVE MATERIAL**

Materials Classification	Total Quantity
Forbidden	0
Restricted	0
Explosive A	0.1 Pounds
Explosive B	1 Pounds
Explosive C	10 Pounds
(The Total Quantity of All Such Materials Shall Not exceed Ten (10) Pounds).	

**TABLE 8: TOTAL CAPACITY OF FLAMMABLE MATERIALS PERMITTED (IN GALLONS)**

For Material Having an Open Cup Flash Point	Above Ground		Underground	
	RA & LI Districts	GI Districts	RA & LI Districts	GI Districts
...at or above 140 degree F	5,000	30,000	20,000	100,000
...at or above 100 degree F., and below 140 degree F	2,000	10,000	20,000	100,000



...below 100 degree F	500	2,000	20,000	100,000
(When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet at standard temperature and pressure shall not exceed 30 times the quantities listed in Table 8 above).				

## **7. Glare**

In all Districts, any activity or operation producing glare shall be conducted in accordance with the following requirement: Exposed sources of light shall be controlled so that direct and indirect illumination within the lot lines shall not cause illumination in excess of 1/2 foot candle in any R District.

## **8. Other Nuisances**

In addition to the performance standards specified above in subsection 1 through subsection 7 above, the dissemination of noise, vibration, particulate matter, odor, toxic substances, or fire or explosive materials in either such manner or quantity as to be determined to endanger the public health, safety, comfort or welfare is hereby declared to be a public nuisance and shall be unlawful.

## **9. Landscaping**

All required yards or other required open spaces shall be appropriately landscaped in accordance with landscaping plans submitted to and approved by the Community Development Director, and thereafter maintained in such a manner as to retain at least the intended standards of the initial landscaping plan and to conform to the landscaping requirements as set forth as follows:

### **a. Required Landscaping**

All Manufacturing uses (uses established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products) must be buffered from adjacent residential uses and residentially zoned properties through the use of substantial berming and landscaping in accordance with applicable Village regulations and a landscaping plan submitted to and approved by the Community Development Director. All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such landscaping, and shall include a mix of the plant materials set forth in EXHIBIT I. Approval of the landscaping plan or approval of the landscaping plan with modification shall be based on the recommendations of the Village Forester.

### **b. Building Setback**

If landscaping complies with the requirements above, no buildings or structure may be located within 50 feet of a residence district boundary line. If landscaping does not comply with said requirements, no building or structure shall be located within 150 feet of a residence district boundary line.

**c. Parking Lot Setback**

No parking lot may be located within 30 feet of a residence district boundary line. This setback area shall also be landscaped as set forth above.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Ella Stern, Planner

**DATE:** July 15, 2024

**RE:** Board Report

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The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on July 8, 2024.

- **V-02-2024: 15W627 89th Street (Eshghy)**
  - The Board approved an Ordinance approving variation requests for a fence and patio within the corner side yard setback. The recommendation was unchanged from the Plan Commission.
- **V-03-2024: 9S247 Madison Street (Davalos)**
  - The Board approved an Ordinance denying variation requests for a fence in the interior side yard; a fence 6 ft. in height; and a fence less than 50 percent open. The recommendation was unchanged from the Plan Commission.
- **Z-04-2024: Walls and Masonry Piers Text Amendment (Tuschall Engineering)**
  - The Board approved an Ordinance denying text amendments to the Zoning Ordinance to allow decorative walls and masonry piers in non-residential districts. The recommendation was unchanged from the Plan Commission.
- **Z-16-2023: Fence Text Amendment**
  - The Board approved an Ordinance approving text amendments to the Zoning Ordinance related to creating a special use for corner side yard fences in residential districts. The recommendation was unchanged from the Plan Commission.
- **S-01-2024: 15W451 91<sup>st</sup> Street (Burr Ridge Middle School)**
  - The Board approved an Ordinance approving a conditional sign for a wall sign in a non-residential structure in a Residential District. The recommendation was unchanged from the Plan Commission.
- **Z-07-2024: 311 Shore Drive (Tesla)**
  - The Board directed staff to prepare an Ordinance approving an amendment to Special Use Ordinance #A-834-01-23 to permit automobile rentals at an existing business. The recommendation was unchanged from the Plan Commission.
- **V-05-2024: 6520 S. Elm Street (Broucek)**
  - The Plan Commission recommendation to deny three (3) variation requests from Zoning Ordinance Sections VI.F.7 & IV.H. to permit (1) a corner side yard setback of 4' 9 ½" instead of the 30' minimum regulation, (2) a rear yard setback



of 9' 7 ¼ " instead of the 10' minimum regulation, and (3) a combined horizontal area of all accessory buildings, structures, and uses to exceed the 30 percent maximum regulation, was on the Village Board agenda. However, on the day of the meeting, the petitioner withdrew the case.

07/03/2024

## Permits Applied for June 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPAT-24-182	06/04/2024	4 REGENT CT	Mr Gerald Taglia (708) 280-9116	Res Patio
JCPM-24-186	06/05/2024	16W030 83rd St	McCauley Mechanical Construction, Inc. (708) 233-0606	Mechanical Misc
JPF-24-188	06/05/2024	7600 HAMILTON AVE	Raymond & Patricia Howe & Patricia (630) 655-4496	Fence
JPR-24-185	06/05/2024	8201 Park Ave	Cazares Construction, Inc. (630) 478-3486 alejandroczares510@gmail.com	Right-of-Way Driveway
JRAL-24-183	06/05/2024	410 WESTMINSTER DR	Normandy Construction Co Inc  permits@normandyremodeling.com	Residential Alteration
JRAL-24-187	06/05/2024	136 Carriage Way #207C	Home Forever Baths LLC dba Pacific Bath (630) 952-1156 projects@pacificbath.com	Residential Alteration
JRDB-24-184	06/05/2024	8201 Park Ave	Donato, Raymond W & Mary & Mary	Residential Detached Accessory Bu
JPF-24-189	06/06/2024	9020 Turnberry Dr	Cedar Mountain Fence Co. (224) 220-1042 info@cedarmountainfence.com	Fence
JRAL-24-190	06/07/2024	7901 County Line Rd	Donald R. Chappel	Residential Alteration

07/03/2024

## Permits Applied for June 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPR-24-192	06/10/2024	6230 Cove Creek Ct	Mr & Mrs Steve Satkamp (630) 323-6330	Right-of-Way Driveway
JPR-24-193	06/10/2024	117 Circle Ridge Dr	Irish Castle Inc (708) 599-0844 nestor@irishcastlepaving.com	Right-of-Way Driveway
JPR-24-195	06/10/2024	10S550 Glenn Dr	Ms Edyta Slodyczka (708) 307-0669 slodyczkae@gmail.com	Right-of-Way Driveway
JPR-24-196	06/10/2024	16W338 95th Pl	Eggler, Steven & Lynn M (630) 654-1563 imboden55555@aol.com	Right-of-Way Driveway
JRDB-24-191	06/10/2024	7350 Giddings Ave	Michael and Courtney Ward	Residential Detached Accessory Bu
JRPB-24-194	06/10/2024	16W235 94Th St	Carrera, Laura (331) 575-5337 permitsxlala@gmail.com	Res Retaining Wall
JPAT-24-201	06/11/2024	11530 Ridgewood Ln	Green Garden Group  jeffaiani@greengardengrp.com	Res Patio
JPAT-24-203	06/11/2024	11766 Woodside Ct	Mr & Mrs Anthony Saracco (773) 710-1655	Res Patio
JCA-24-198	06/12/2024	806 Village Center Dr.	Stockman, Ed Stock Construction (312) 731-0035 ed@stockconstruction.com	Com Alteration



07/03/2024

## Permits Applied for June 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPF-24-197	06/12/2024	6 Tumblebrook Ct	Maglux Construction & Restoration (708) 722-1999 info@magluxusa.com	Fence
JPR-24-200	06/12/2024	11530 Ridgewood Ln	Green Garden Group  jeffaiani@greengardengrp.com	Right-of-Way Driveway
JRAL-24-199	06/12/2024	11530 Ridgewood Ln	Frank Casciaro (630) 663-9900 jcasciaro@lamantia.com	Residential Alteration
JRPB-24-202	06/12/2024	8531 WALREDON AVE	Nu-Trend Services Inc (847) 882-1888 shane@trendbuildingservices.com	Res EV Charger
JCPB-24-205	06/13/2024	8100 Steepleside Dr	Precision Property Pros, Inc  office@precisionpropertypros.com	Building Misc
JCPB-24-206	06/13/2024	8100 Steepleside Dr	Precision Property Pros, Inc  office@precisionpropertypros.com	Building Misc
JPAT-24-204	06/13/2024	8100 Steepleside Dr	Precision Property Pros, Inc  office@precisionpropertypros.com	Res Patio
JRSF-24-209	06/13/2024	8740 Polo Ridge Ct.	Starshak, Sally & James (913) 522-6615 jsstarshak@gmail.com	Residential New Single Family
JRSF-24-210	06/14/2024	6105 Garfield Ave	Louis Banks Design Build Inc. (773) 405-7474 louis@louisbanksdesignbuild.com	Residential New Single Family

07/03/2024

## Permits Applied for June 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPF-24-211	06/17/2024	6111 Madison St	Peerless Enterprises, Inc.	Fence
JPPL-24-208	06/17/2024	15W050 91ST ST	RMD Construction (708) 878-1238 rmdconstruction@sbcglobal.net	Res Swimming Pool
JPPL-24-214	06/17/2024	9601 Pacific Ct	Sunset Pools and Spas (847) 285-3220 info@sunsetpools-spas.com	Res Swimming Pool
JRSF-24-207	06/17/2024	15W050 91ST ST	RMD Construction (708) 878-1238 rmdconstruction@sbcglobal.net	Residential New Single Family
JCPB-24-215	06/18/2024	161 Tower Dr	National Lift Truck (630) 918-2458 aaron.reible@nlt.com	Building Misc
JPR-24-213	06/18/2024	7885 Wolf Rd	Lopez and Company, Inc (708) 247-3030 info@lopezcrew.com	Right-of-Way Driveway
JRPB-24-212	06/18/2024	8733 Polo Ridge Ct	Sunrise Solar  info@sunrisesolar-il.com	Res Solar Panels
JCA-24-216	06/19/2024	530 Village Center Dr	Dunne Kozlowski (312) 573-2490 kchaklos@dunnekozlowski.com	Com Alteration
JCA-24-217	06/19/2024	302 Burr Ridge Pkwy	Megan Lawrence (847) 445-1674 meganlawrence423@gmail.com	Com Alteration

07/03/2024

## Permits Applied for June 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCPP-24-218	06/19/2024	627 Briarwood Dr	Tom Callahan Plumbing (630) 257-0464 phil@callahan-plumbing.com	Plumbing Misc
JCPE-24-223	06/20/2024	322 81st St	North Shore Electric (708) 842-1346 ramon@north-shore-electric.com	Electrical Misc
JPR-24-222	06/20/2024	8600 Wedgewood Dr	Samuel Villa (708) 663-9389 svcontracting7@gmail.com	Right-of-Way Driveway
JPS-24-221	06/20/2024	6880 N FRONTAGE RD STE	Elevate Sign Group (630) 656-1085 yajaira@elevatesigngroup.com	Sign
JRAL-24-224	06/20/2024	48 Chesterfield Ct	Safe & Sound Design Build (312) 316-7836 nicolas@ss-designbuild.com	Residential Alteration
JRDB-24-219	06/20/2024	121 Ashton Dr	Dr & Mrs Mohammed Kassem (708) 691-2636 sbaig1019@gmail.com	Residential Detached Accessory Bu
JRDB-24-220	06/20/2024	121 Ashton Dr	Dr & Mrs Mohammed Kassem (708) 691-2636 sbaig1019@gmail.com	Residential Detached Accessory Bu
JPR-24-225	06/21/2024	201 Lakewood Cir	Intengan, Hamilton S	Right-of-Way Driveway
JCPB-24-228	06/24/2024	6540 Manor	Acculevel (765) 701-7375 rob@acculevel.com	Building Misc



07/03/2024

## Permits Applied for June 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JCPB-24-229	06/24/2024	6017 Elm St	Great American Exteriors (630) 279-2222 jason.c@gramex.com	Building Misc
JDS-24-227	06/24/2024	53 S Cabernet Ct	Burdi Custom Builders, Inc (708) 715-7054 burdicustombuilders@aol.com	Demolition
JPR-24-226	06/24/2024		NPL Construction (630) 995-3124 aalbrecht@gonpl.com	Right-of-Way Utility
JPR-24-230	06/24/2024	11316 72nd St	All Roads Asphalt (847) 595-2255 stanleyelvis22@gmail.com	Right-of-Way Driveway
JGEN-24-231	06/25/2024	8533 Heather Dr	Penco Electric Inc (847) 475-1231 permits@pencoelectricinc.com	Generator
JPS-24-233	06/25/2024	440 Village Center Dr.	Thatcher Oaks, Inc. (630) 833-5700 Lisa@thatcheroaks.com	Sign
JRAL-24-232	06/26/2024	6533 Shady Lane	Arce Tec, Ltd New Line Design (630) 346-4440 omar@newlinedesigncenter.com	Residential Alteration
JRAL-24-234	06/26/2024	755 Cambridge Dr	Alpine Builders & Remodeling Corp  alpineporchmasters@gmail.com	Residential Alteration
JCPE-24-245	06/27/2024	8250 Lake Ridge Drive	Mohammed Zahdan (708) 372-7633 mohammed.zahdan98@gmail.com	Electrical Misc

**TOTAL: 54**



## Permits Issued June 2024

07/03/2024

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
AHM Builders, Inc.	JCA-23-106	06/27/2024	60 SHORE DR	Com Alteration	58,000	2,400
Centene Corporation	JCA-24-045	06/26/2024	1333 BURR RIDGE PKWY	Com Alteration	500,000	
Narvick Brothers Lumber Compa	JCA-24-058	06/18/2024	6860 North Frontage Rd	Com Alteration	712,500	
Fragment Architecture	JRAD-24-072	06/25/2024	9601 Pacific Ct	Residential Addition	400,000	
KRZYSTOF KOWALEWSKI	JRES-24-095	06/11/2024	7860 Dana Way	Residential Miscellaneous	5,000	
Dave Knecht Commercial, LLC	JRAL-24-100	06/04/2024	302 Burr Ridge Club Dr	Residential Alteration	300,000	751
Ivan Halic	JRDB-24-115	06/20/2024	7450 FOREST HILL RD	Residential Detached Accessory Buil	5,000	
Clint Sheufelt	JRAL-24-128	06/07/2024	15w 341 62ND ST	Residential Alteration	306,600	
Aqua Pools, Inc.	JPPL-24-136	06/07/2024	8720 Grant St	Res Swimming Pool	103,900	684
Robert R. Andreas & Sons Inc.	JRAL-24-137	06/11/2024	9011 Enclave Dr	Right-of-Way	28,000	
Bart, Christopher	JRAD-24-146	06/25/2024	11888 Crosscreek Ct	Residential Addition	200,000	
Sameh S Ebeid	JRES-24-147	06/03/2024	365 KIRKWOOD CV	Residential Miscellaneous	200,000	280
Ezzi Signs Inc	JPS-24-152	06/03/2024	166 Shore Dr	Sign	4,000	
Permit Advisors, Inc.	JCA-24-154	06/27/2024	582 Village Center Dr	Com Alteration	80,000	
Aardvark Electric	JRES-24-155	06/06/2024	6575 Elm St	Residential Miscellaneous	2,675	
King's Landscaping	JPAT-24-162	06/11/2024	1033 Laurie Ln	Res Patio	60,000	
Power Court	JPAT-24-165	06/03/2024	9225 FOREST EDGE LN	Res Patio	11,246	
Golebiowski, Paulina & L Puchak	JPF-24-161	06/10/2024	8129 KATHRYN CT	Fence	7,685	
D&M Outdoor Living Spaces	JDEK-24-170	06/26/2024	8050 Savoy Club Ct	Res Deck	18,500	

07/03/2024

## Permits Issued June 2024



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
D&M Outdoor Living Spaces	JPAT-24-169	06/26/2024	8050 Savoy Club Ct	Res Patio	10,500	
Newlin, Dave	JCPB-24-175	06/11/2024	143 TOWER DR	Building Misc	3,000	
Trusty Plumbing, Inc.	JPR-24-178	06/07/2024	6379 COUNTY LINE RD	Right-of-Way Utility	22,000	
Kapital Electric, Inc.	JRPB-24-181	06/10/2024	4 Sylvan Glen Ct	Res EV Charger	3,176	2
Mr Gerald I Taglia	JPAT-24-182	06/10/2024	4 REGENT CT	Res Patio	10,000	
Raymond & Patricia Howe & Patr	JPF-24-188	06/18/2024	7600 HAMILTON AVE	Fence	3,500	
Normandy Construction Co Inc	JRAL-24-183	06/10/2024	410 WESTMINSTER DR	Residential Alteration	80,400	
Home Forever Baths LLC dba Pac	JRAL-24-187	06/18/2024	136 Carriage Way #207C	Residential Alteration	24,380	
Cedar Mountain Fence Co.	JPF-24-189	06/26/2024	9020 Turnberry Dr	Fence	10,134	
Irish Castle Inc	JPR-24-193	06/25/2024	117 Circle Ridge Dr	Right-of-Way Driveway	11,250	
Ms Edyta Slodyczka	JPR-24-195	06/27/2024	10S550 Glenn Dr	Right-of-Way Driveway	7,000	
Eggler, Steven & Lynn M	JPR-24-196	06/27/2024	16W338 95th Pl	Right-of-Way Driveway	5,000	
Sunset Pools and Spas	JPPL-24-214	06/26/2024	9601 Pacific Ct	Res Swimming Pool	100,000	
Sunrise Solar	JRPB-24-212	06/27/2024	8733 Polo Ridge Ct	Res Solar Panels	41,438	
Tom Callahan Plumbing	JCPP-24-218	06/24/2024	627 Briarwood Dr	Plumbing Misc	3,800	
NPL Construction	JPR-24-226	06/25/2024		Right-of-Way Utility		
<b>TOTAL:</b>	<b>35</b>					

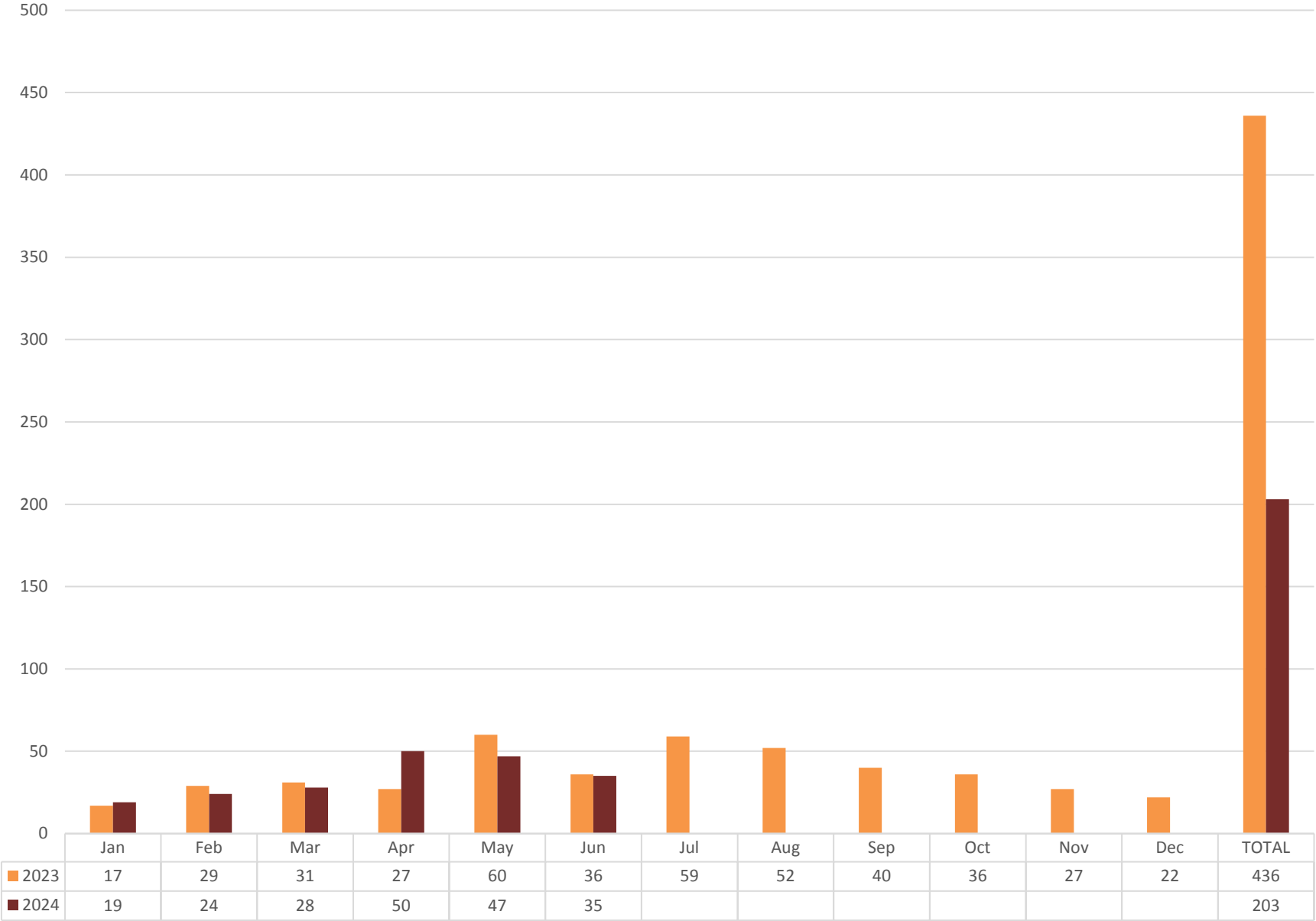


## CONSTRUCTION VALUE OF BUILDING PERMITS - MONTHLY SURVEY 2024

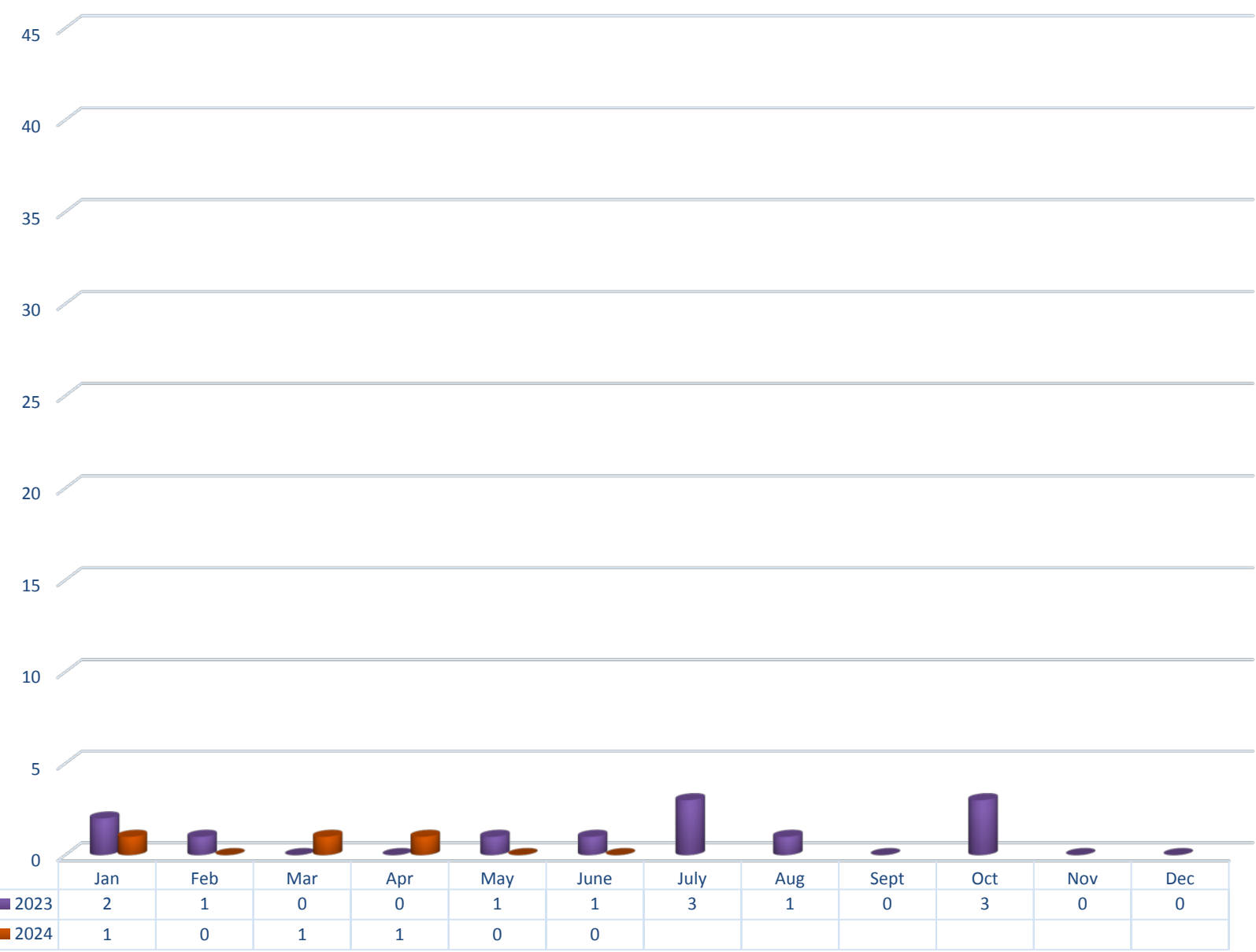
(Does not include miscellaneous Permits)

MONTH	SINGLE FAMILY RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (RES)	NON- RESIDENTIAL (NEW)	ADDITIONS ALTERATIONS (NON-RES)	TOTAL FOR MONTH
JANUARY	\$1,500,000	\$484,440			\$1,984,440
	[1]	[4]	[0]	[0]	
FEBRUARY		\$295,919		\$90,000	\$385,919
	[0]	[3]	[0]	[1]	
MARCH	\$750,000	\$860,750		\$399,879	\$2,010,629
	[1]	[6]	[0]	[2]	
APRIL	\$540,000	\$640,429			\$1,180,429
	[1]	[4]	[0]	[0]	
MAY		\$1,605,044		\$20,000	\$1,625,044
	[0]	[11]	[0]	[1]	
JUNE		\$1,311,380		\$1,350,500	\$2,661,880
	[0]	[6]	[0]	[4]	
JULY					
	[]	[]	[]	[]	
AUGUST					
	[]	[]	[]	[]	
SEPTEMBER					
	[]	[]	[]	[]	
OCTOBER					
	[]	[]	[]	[]	
NOVEMBER					
	[]	[]	[]	[]	
DECEMBER					
	[]	[]	[]	[]	
<b>2024 TOTAL</b>	<b>\$2,790,000</b>	<b>\$5,197,962</b>	<b>\$0</b>	<b>\$1,860,379</b>	<b>\$9,848,341</b>
	[3]	[23]	[0]	[7]	

Village of Burr Ridge Building Permits Issued 2023 Compared to 2024



Village of Burr Ridge New Housing Permits 2023 Compared to 2024







## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Ella Stern, Planner

**DATE:** July 15, 2024

**RE:** Extraterritorial Review of 16W290 and 16W296 Jeans Road, (Oburrdale, Inc.)  
Conditional Use for Automobile Sales and Variations/DuPage County Zoning  
Case ZONING 24-000044

The Village received notification of a Conditional Use and variation request for the property located at 16W290 and 16W296 Jeans Road, Willowbrook, IL. On February 5, 2024, The Plan Commission reviewed the same request (Zoning Petition ZONING-24-000005 Oburrdale, Inc.). The petitioner withdrew the petition and has reapplied for a similar request.

The petitioner requests a Conditional Use for open storage of equipment, equipment storage containers, and landscape materials, an exception/variation to reduce the east (interior side yard) setback from the required 20 feet to approximately 1.5 feet, and an exception/variation to reduce north (rear yard) setback from required 20 feet to approximately 0 feet.

The petitioner previously requested a conditional use (special use) for open storage of equipment, equipment storage containers, and landscape materials and variation setbacks. The petitioner also requested variations to reduce the south (front yard) setback from the required 40 feet to approximately 2 feet, the east (interior side yard) setback from the required 20 feet to 1.5 feet, the west (interior side yard) setback from the required 20 feet to 2 feet, and the north (rear yard) setback from the required 20 feet to 0 feet.

On February 20, 2024, staff sent a letter to DuPage County detailing the Plan Commission's concerns about the open storage of materials and vehicles, specifically firewood storage. The concerns included issues related to flammability, insect infestation, the large quantity of outdoor storage, and the close proximity to the property line.

This property is located in unincorporated DuPage County, east of Illinois Route 83. The property is zoned I-1 Light Industrial and is 1.63 acres. Within the immediate area, properties are zoned I-1 Light Industrial and I-2 General Industrial, and the uses include dense storage, processing, and truck traffic use. Across Burlington Northern Santa Fe Railway, there are R-4 Single Family Residence zoned properties. The property consists of a single zoning lot from 2 parcels, and the Permanent Real Estate Index Numbers are 10-11-401-008 and 10-11-401-009.

There are no buildings on the property, and the property is for industrial landscape processing, supply, and storage.

*Aerial map of the site with the property outlined in yellow.*



*Images of the existing property.*

### **Legal Authority for Review and Recommendation**

According to the State of Illinois, the Village is notified of certain zoning actions and may have the legal authority to review certain zoning actions or subdivision proposals up to 1.5 miles outside of its boundaries. In this instance, the Commission may wish to submit comments on the proposal.

The DuPage County public hearing for zoning case 24-000044/Oburrdale, Inc., will be held on July 17, 2024.

### **Attachments**

Exhibit A – Petition Materials from DuPage County







**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
fax: 630-407-6702

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-24-000044 Oburrdale, Inc.

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

Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at [Jessica.Infelise@dupagecounty.gov](mailto:Jessica.Infelise@dupagecounty.gov) or via facsimile at 630-407-6702 by **July 17, 2024**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
SIGNATURE: _____ DATE: _____	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-24-000044Oburrdale, Inc.
ZONING REQUEST	1. Conditional Use for open storage of equipment, equipment storage containers, and landscape materials. 2. Exception/Variation to reduce the east (interior side yard) setback from required 20 feet to approximately 1.5 feet. 3. Exception/Variation to reduce north (rear yard) setback from required 20 feet to approximately 0 feet.
OWNER	OBURRDALE, INC. 7630 HAMILTON AVENUE, BURR RIDGE, IL 60527/ AGENT: DAN PATTERSON, 7630 HAMILTON AVENUE, BURR RIDGE, IL 60527 AND MICHAEL ROTH, ICE MILLER LEGAL COUNSEL, 2300 CABOT DRIVE, SUITE 455, LISLE, IL 60532-4613
ADDRESS/LOCATION	16W290 JEANS ROAD, WILLOWBROOK, IL 60527 AND 16W296 JEANS ROAD, WILLOWBROOK, IL 60527
PIN	10-11-401-008/10-11-401-009
TWSP./CTY. BD. DIST.	DOWNERS GROVE DOWNERS GROVE
ZONING/LUP	I-1 LIGHT INDUSTRIAL I-1 LIGHT INDUSTRIAL
AREA	1.63 ACRES (71,003 SQ. FT.)
UTILITIES	N/A
PUBLICATION DATE	DAILY HERALD: JULY 2, 2024
PUBLIC HEARING	THURSDAY, JULY 18, 2024

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



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
fax: 630-407-6702

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

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

**Zoning Petition ZONING-24-000044 Oburrdale, Inc.**

**The DuPage County Zoning Board of Appeals will conduct the following public hearing:**

**PUBLIC HEARING:** 6:00 p.m. **THURSDAY, JULY 18, 2024**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** OBURRDALE, INC. 7630 HAMILTON AVENUE, BURR RIDGE, IL 60527/  
**AGENT:** DAN PATTERSON, 7630 HAMILTON AVENUE, BURR RIDGE, IL 60527 AND  
MICHAEL ROTH, ICE MILLER LEGAL COUNSEL, 2300 CABOT DRIVE, SUITE 455, LISLE, IL 60532-4613

**REQUEST:**

1. Conditional Use for open storage of equipment, equipment storage containers, and landscape materials.
2. Exception/Variation to reduce the east (interior side yard) setback from required 20 feet to approximately 1.5 feet.
3. Exception/Variation to reduce north (rear yard) setback from required 20 feet to approximately 0 feet.

**ADDRESS OR GENERAL LOCATION:** 16W290 JEANS ROAD, WILLOWBROOK, IL 60527  
AND 16W296 JEANS ROAD, WILLOWBROOK, IL 60527

**LEGAL DESCRIPTION:** LOT 5, EXCEPT THE WESTERLY 97.29 FEET, AS MEASURED PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN JACOB J. JEAN'S PLAT OF SURVEY OF PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1950, AS DOCUMENT NUMBER 606585 IN DUPAGE COUNTY, ILLINOIS.

THE WESTERLY 97.29 FEET, AS MEASURED PERPENDICULAR TO THE WESTERLY LINE THEREOF, OF LOT 5 IN JACOB J. JEAN'S PLAT OF SURVEY OF PART OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1950 AS DOCUMENT 606585, IN DUPAGE COUNTY, ILLINOIS.

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

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

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

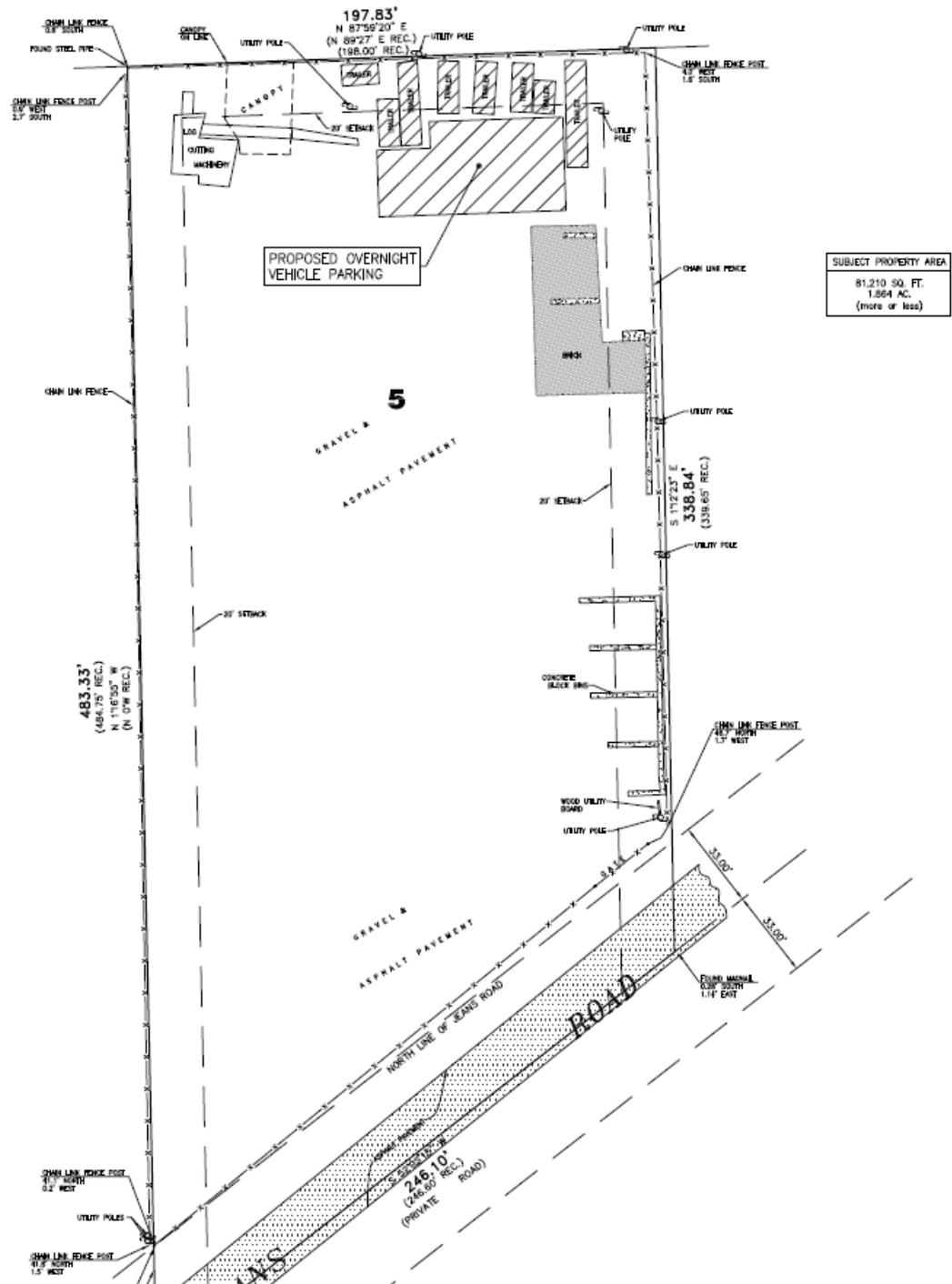


630-407-6700  
fax: 630-407-6702

Building  
Division

Zoning &  
Planning Division

Environmental  
Division





LOT 5 IN JACOB J. JEANS' PLAT OF SURVEY OF PART OF THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED OCTOBER 7, 1950, AS DOCUMENT NUMBER 606585, IN DUPAGE COUNTY, ILLINOIS.



7808 WEST 103RD STREET  
PALOS HILLS, ILLINOIS 60465-1529  
Phone (708) 599-3737

REVISED: MAY 29, 2024  
REVISED: MAY 9, 2024  
REVISED: MARCH 25, 2024  
DATED: NOVEMBER 6, 2023