



**REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
MAY 20, 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 MAY 6, 2024 MEETING MINUTES

III. PUBLIC HEARINGS

A. V-03-2024: 9S241 Madison Street (Davalos); Variations and Findings of Fact

Request for three (3) variations from Zoning Ordinance Section IV.J to permit (1) a fence in the interior side yard; (2) a fence 6 feet in height; and (3) a fence less than 50 percent open.

B. Z-05-2024: 340 Shore Drive (Factor 75); Special Use and Findings of Fact

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.

C. V-04-2024: 16W030 83rd Street (Double Good); Variations and Findings of Fact

Request for two (2) variations from Zoning Ordinance Sections X.F.4 & IV.W.9 to permit (1) a floor area ratio of 0.497 instead of the maximum regulation of 0.40; and (2) an addition to an existing building to be built within 40 feet of a residential district boundary line instead of the 150-foot regulation.

REQUEST BY PETITIONER TO CONTINUE UNTIL JUNE 17, 2024.

D. V-02-2024: 15W627 89th Street (Eshghy); Variations and Findings of Fact [CONTINUED FROM MARCH 4 & MAY 6, 2024]

Requests for three (3) variations from Zoning Ordinance Section IV.J, IV.I.34, and IV.H.4 to permit (1) a fence within the corner side yard setback, located 2' off the property line deviating from the 40' minimum regulation, (2) a patio within the corner side yard setback, and (3) a swimming pool within the corner side yard setback.

E. Z-16-2023: Zoning Ordinance Amendment for Residential Fences (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, 2023, FEBRUARY 5, FEBRUARY 19, & APRIL 1, 2024]

Request to consider text amendments to Sections IV.J of the Burr Ridge Zoning Ordinance for the regulations pertaining to fences in residential districts.

F. Z-06-2024: Zoning Ordinance Amendment for Warehouse and Warehousing (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM MAY 6, 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.

IV. CORRESPONDENCE

A. Board Reports
May 13, 2024

B. Building Reports
April 2024

V. OTHER CONSIDERATIONS

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

May 27 Village Board – NOT SCHEDULED

The May 27, 2024 Village Board meeting was not scheduled due to Memorial day.

June 3 Plan Commission

A. Z-03-2024: Zoning Ordinance Amendment for Outdoor Dining (Village of Burr Ridge); Text Amendment and Findings of Fact

Request to consider text amendments to Section VIII.I.e of the Burr Ridge Zoning Ordinance to amend outdoor dining regulations to permit outdoor dining year-round in the Business Districts.

B. Z-04-2024: Zoning Ordinance Amendment for Walls and Masonry Piers (Tuschall); Text Amendment and Findings of Fact

Request to consider text amendments to Section IV.I.36 of the Burr Ridge Zoning Ordinance to permit Walls and Masonry Piers in the non-residential districts.

C. 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, 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.

D. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, DECEMBER 18, 2023, FEBRUARY 5, & APRIL 15, 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.

E. Z-07-2024: 311 Shore Drive (Tesla); Special Use Amendment and Findings of Fact

Requests an amendment to a special use to permit automobile rentals at an existing business pursuant to Ordinance #A-834-01-23, and Section X.F.2.a of the Burr Ridge Zoning Ordinance.

June 10 Village Board

Commissioner McCollan is the scheduled representative.

June 17 Plan Commission

A. V-04-2024: 16W030 83rd Street (Double Good); Variations and Findings of Fact

Request for two (2) variations from Zoning Ordinance Section X.F.4 & IV.W.9 to permit (1) a floor area ratio of 0.497 instead of the maximum regulation of 0.40.; and (2) an addition to an existing building to be built within 40 feet of a residential district boundary line instead of the 150-foot regulation.

F. V-05-2024: 6520 S. Elm Street (Broucek); Variation and Findings of Fact

Request for three (3) variations from Zoning Ordinance Sections VI.F.7, IV.H.5, & IV.H.9 to permit (1) a corner side yard setback of 4' 9" instead of the 30' minimum regulations, (2) a rear yard setback 9' 7" instead of the 10' maximum regulation, and (3) a combined horizontal area of all accessory buildings, structures, and uses to exceed the 30 percent maximum regulation.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS
MINUTES FOR REGULAR MEETING OF MAY 6, 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.

Chairman Trzupek noted that Commissioner Parrella is requesting to attend remotely and provided the required notice. Commissioner Parrella stated the reason for attending remotely was due to an injury and resulting limited mobility.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to permit Commissioner Parrella to attend the meeting remotely.

AYES: 6 – Stratis, Irwin, Petrich, Broline, Morton, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Parrella

ROLL CALL was noted as follows:

PRESENT: 7 – Irwin, Parrella, Petrich, Broline, Stratis, Morton, and Trzupek
ABSENT: 0 – McCollian

Community Development Director Janine Farrell was present.

II. APPROVAL OF PRIOR MEETING MINUTES – APRIL 15, 2024

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Broline to approve the minutes of the April 15, 2024 meeting.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0

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. V-01-2023: 6301 S. County Line Rd. (Zaffar); Variations and Findings of Fact [REMANDED FROM OCTOBER 23, 2023 BOARD OF TRUSTEES & CONTINUED FROM NOVEMBER 6, 2023, JANUARY 15, & APRIL 1, 2024]**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell noted the case had been continued numerous times. Director Farrell noted the four variation requests were for a deck, fence, and driveway gate. Director Farrell stated the variation request for a deck in the front yard had been approved and was no longer under consideration among the remaining requests. Director Farrell stated on April 1, 2024, the Plan Commission closed the public hearing and denied zoning case Z-15-2023, a request for a text amendment to section IV.I of the Zoning Ordinance to permit driveway gates on properties less than two acres in the area located on arterial roadways and to uphold the current driveway gate regulations. On April 1, 2024, the petitioners requested a continuation to May 6, 2024. Director Farrell noted the remaining variation requests were to permit a driveway gate on a parcel less than two acres in lot area, in the corner side yard, and 30 feet from the property line.

William Ryan, attorney for the owner of 6301 County Line Rd., reiterated the three remaining variation requests. Ryan discussed the requests and noted that they had hardships and a unique circumstance that warranted the variation requests to be granted. Ryan discussed safety concerns, arterial roads, increased traffic, and crime in the area.

Rey Zaffar, 6301 County Line Rd., stated the Board of Trustees did not hear the amendment for case Z-15-2023 because the motion at the Plan Commission was to leave the text amendment unchanged.

Commissioner Irwin stated the Commission had heard the request multiple times, and the request had not changed. Commissioner Irwin noted he did not support the variation request for the driveway gate. Commissioner Irwin noted the Commission considered amendments to the gate regulations and chose to uphold the current driveway gate regulations. Commissioner Irwin noted the Commissioners should not encourage residents to go to the Plan Commission with similar requests.

Commissioner Parrella agreed with Commissioner Irwin but appreciated the safety reasons for the request and did not object to the design of the gate.

Commissioner Petrich stated the Board of Trustees reviewed the request at the October 23rd meeting. Commissioner Petrich noted the Board was not in favor of the fence and believed the petitioners agreed to put in landscaping instead of the fence. Commissioner Petrich noted he was not in favor of the fence. Commissioner Petrich stated that the regulations did not impose a hardship but rather that the petitioner purchased a property with undesired features and shouldn't seek changes based on that argument.

Commissioner Broline stated the deck in the front yard was approved by the Plan Commission and Board of Trustees. Commissioner Broline noted the Board of Trustees asked the Plan Commission to review the driveway gate request, not reverse the recommendation.

Commissioner Stratis asked staff about the eight homes with a driveway gate. Director Farrell noted two of the gates were grandfathered in, predating the Villages incorporation,

and one received a variation in 2013. Commissioner Stratis agreed with the Commissioners and noted his view has not changed. Commissioner Stratis noted the absence of impact on other properties is not the criteria the Plan Commission uses for decision-making. Commissioner Stratis noted the importance of not basing decisions solely on individual circumstances. Commissioner Stratis agreed with the Board of Trustees' suggestion to add a berm with landscaping to utilize the full enjoyment of the property.

Commissioner Morton agreed with the Commissioners. Commissioner Morton asked staff if anything prevented the petitioners from enclosing the rear yard. Director Farrell stated the petitioners could enclose the rear yard with a fence.

Commissioner Petrich discussed the research prepared by staff regarding the properties with driveway gates.

Chairman Trzupek agreed with the Commissioners. Chairman Trzupek noted he was open to supporting a variation for a driveway gate on a parcel of two acres or more due to having sufficient frontage but would not support a driveway gate setback less than 30 feet from the property line.

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

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Petrich to deny a variation request from case V-01-2023 to permit a fence in the corner side yard setback.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to deny a variation request from case V-01-2023 to permit a driveway gate within the minimum 30' corner side yard setback.

Commissioner Broline noted the Board of Trustees commented on the use of landscaping.

ROLL CALL VOTE was as follows:

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

MOTION CARRIED by a vote of 7-0

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to deny a variation request from case V-01-2023 to permit a driveway gate on a parcel less than 2 acres in lot area.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Morton, Parrella, Petrich, Broline, and Stratis
NAYS: 1 – Trzupek

MOTION CARRIED by a vote of 6-1

The petitioners requested the recommendation go to the Board of Trustees on June 10th due to a schedule conflict.

**B. V-02-2024: 15W627 89th Street (Eshghy); Variations and Findings of Fact
[CONTINUED FROM MARCH 4, 2024]**

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated the case was a request for three variations regarding a patio, fence, and swimming pool within the corner side yard setback. Director Farrell noted the case was continued on March 4, 2024, and the Commission requested the petitioners submit an updated Plat of Survey clearly outlining the items apart from the variation request. Director Farrell noted staff reached out to the petitioner on April 22 and 26 requesting the updated documents but did not receive them.

The petitioner provided the Plan Commission with an updated site plan at the meeting.

Director Farrell noted the property was annexed into the Village in 2015 and was rezoned to R-2B Single Family Residential. Director Farrell stated the house was constructed in 2004 while the property was unincorporated and did not meet current Burr Ridge R-2B setback requirements. Director Farrell discussed the variation requests in detail. Director Farrell showed illustrations of the property and variation requests. Director Farrell noted staff included the variation request for the pool over the 40-foot setback to ensure all elements were addressed as part of the request. Director Farrell stated that the pool appeared to have been verified at the required 40-foot setback.

Chairman Trzupek noted the case was continued from March, and the Commission had requested an updated drawing. Chairman Trzupek stated concern regarding the petitioner providing the new site plan at the meeting, especially with a Commissioner attending the meeting remotely. Chairman Trzupek reiterated the variation requests and discussion from the March 4th Plan Commission meeting.

William Bakos, the petitioner's Engineer, apologized for the late arrival of the drawing. Bakos noted that the petitioner had not done any work to remove the existing patio and was willing to ensure that none of the elements protruded further beyond the lot line than the existing house. Bakos stated that they confirmed the location of the pool with a professional land surveyor and that the pool did not extend beyond the 40' setback line.

Chairman Trzupek asked about the 5-foot dimension on the updated site plan. Bakos stated that the dimension was drawn to the creek's middle line and plotted using USGS data. Bakos noted they were trying to indicate an approximate distance they would maintain construction from. Chairman Trzupek questions the requirements for building near the creek. Bakos stated he could consult engineering resources in the jurisdiction to verify. Bakos noted the previous plan proposed a retaining wall with drainage to capture any runoff from the new patio.

Chairman Trzupek stated that the Commission wanted confirmation that the patio may be built in that location. Chairman Trzupek suggested continuing the case.

Commissioner Stratis noted he was not at the March 4th Plan Commission meeting. Commissioner Stratis asked the petitioner why he built everything without a permit. The petitioner, Curtis Eshghy, noted the work was almost complete before the Village had posted a stop work order. Eshghy noted he hired a company to pull permits, and the company had confirmed the permits were ready. Eshghy noted that his construction company always received permits for their work. Commissioner Stratis asked if water was in the creek at all times. Backus stated the creek was dry every time he visited the site. Eshghy noted when rainfall occurred, water would flow through the creek. Commissioner Stratis stated he has a creek in his backyard and had to obtain six permits to put a footbridge across it. Commissioner Stratis noted the Commission should review whether the creek was in a floodplain or floodway with DuPage County, DNR, and the Army Corps of Engineers. Bakos noted there was an existing footbridge on the creek, which was closer to the home than the new improvements. Bakos noted they would look into the proximity of the patio and fence to the creek center line.

Commissioner Morton stated concern regarding the petitioner providing an updated site plan during the meeting and noted he did not have enough time to review and digest the updated information. Commissioner Morton noted he would not support moving forward and suggested a continuance. Commissioner Morton recognized the petitioners' willingness to address issues raised at the prior hearing but stated that the Commission wanted more information about the creek and relevant governing bodies. Commissioner Morton stated support for a 30-foot setback for the fence aligned with the house but believed it was premature to make any decisions until all outstanding questions were addressed.

Commissioner Petrich asked if any permits were submitted at this time. Director Farrell stated staff received the permits but could not sign off approval because the patio and fence were not meeting the setback regulations. Commissioner Petrich recalled there were discussions regarding the stormwater and drainage. Bakos stated he did not

remember a discussion regarding the stormwater but recalled a discussion regarding the creek. Commissioner Petrich asked the petitioner to return with a cross-section through the creek and wall.

Commissioner Parrella agreed with continuing the case until they could receive more information.

Commissioner Irwin asked about fence and patio setbacks drawn on the original plan. Director Farrell confirmed that the fence and patio setbacks were changed from 2 feet to 20 feet and 6 inches to align with the house, but a variance for the 20-foot setback was still needed. Backus discussed the updated site plan.

Chairman Trzupek reiterated the variation requests. Chairman Trzupek asked about the patio. Backus noted the patio was on the grade, and the retaining wall was just past the patio before the creek. Chairman Trzupek requested more information on whether building the retaining wall 5 feet off the center line and the proximity from the patio to the creek were sufficient. Bakos noted he would provide more information at the next public hearing.

Director Farrell recalled from the last Plan Commission meeting that the creek was not a designated floodway or floodplain but rather a tributary and that the area just past it had been identified as a floodplain on FEMA maps. Director Farrell noted staff would verify the status of the creek.

The Commission discussed dates for a continuance. Bakos noted he would provide the requested information within a week.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Stratis to continue the public hearing for case V-02-2024 to the May 20, 2024 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

C. Z-06-2024: Zoning Ordinance Amendment for Warehouse and Warehousing (Village of Burr Ridge); Text Amendment and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Director Farrell stated 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. Director Farrell noted four public comments were received and were included in the staff report packet. Director Farrell noted staff did not propose draft language for this first meeting, but rather staff prepared research regarding neighboring municipalities. Director Farrell discussed the current regulations for the Light Industrial

and General Industrial districts in the Village of Burr Ridge. Director Farrell highlighted neighboring municipality regulations and potential options for the Plan Commission to define and regulate warehouses and warehousing in the Village of Burr Ridge.

Chairman Trzupek noted the text amendment relates to the potential impact of warehousing on the CNH property. Chairman Trzupek noted there were concerns regarding differentiating between warehousing and distribution centers to avoid unintended expansions of use. Chairman Trzupek noted the goal of the text amendment was to define warehousing and clarify permitted uses more precisely within the Light Industrial district.

Commissioner Irwin raised a question regarding spot zoning in relation to considering a text amendment that affects one property.

Chairman Trzupek clarified that the discussion focused on establishing permitted uses for the Light Industrial and General Industrial districts, not for one specific property. Chairman Trzupek expressed concern about ensuring compliance with the existing properties, especially within High Grove.

Commissioner Irwin noted he was in favor of reviewing the permitted uses in the Light Industrial districts and amending them to better suit areas and prevent the proliferation of large warehouses. Commissioner Irwin suggested the Plan Commission consider eliminating other permitted uses within the Light Industrial district.

Commissioner Irwin and Chairman Trzupek discussed potential warehouse definitions.

Commissioner Parrella stated that warehousing has many definitions such as storing, shipping, receiving and a definition should be created.

Commissioner Petrich discussed warehousing versus a warehouse. Commissioner Petrich discussed distribution centers and motor freight terminals. Commissioner Petrich supported clarifying the uses and distinctions and potentially having motor freight terminals and distribution centers as separate definitions. Commissioner Petrich noted the focus should be on specifying the type of use rather than establishing a percentage of space. Commissioner Petrich asked about the zoning of SAIA Trucking Company. Commissioner Petrich raised a question regarding testing facilities and suggested that such uses should be special uses rather than permitted uses in the General Industrial district.

Director Farrell noted SAIA was located in an R-1 zoned district and was permitted through their annexation. Director Farrell stated if a new facility similar were to come to Burr Ridge, it would likely fall under the General Industrial District, specifically as a motor freight terminal. Director Farrell noted a motor freight terminal may not currently be permitted in the General Industrial district and would likely require special use approval. Director Farrell discussed the regulation listed under Section F.1.a in the Zoning Ordinance regulations.

Chairman Trzupek discussed the differences between the Light Industrial and General Industrial districts. Chairman Trzupek noted there was no specific mention of manufacturing as a permitted use in a General Industrial district, only establishments where the principal use was manufacturing, fabricating, or processing.

There was discussion regarding the special and permitted uses within the Light Industrial and General Industrial District.

Commissioner Broline stated that the initial research provided insight into clarifying the uses and definitions.

Commissioner Stratis reiterated the importance of clarity and specificity in defining permitted uses. Commissioner Stratis noted he preferred more detailed definitions. Commissioner Stratis suggested using percentages to determine whether a particular use, such as warehousing, was considered an accessory use. Commissioner Stratis noted the approach would provide clear regulations and reduce the need for staff to make those determinations. Commissioner Stratis stated that he has seen percentages of approximately 30% being used as a standard but was open to discussing other numbers as well. Commissioner Stratis suggested implementing black-and-white guidelines that staff can easily implement, to provide consistency for both applicants and staff.

Commissioner Petrich clarified his previous comment regarding percentages and used the differences between microchips and tractors as an example.

Commissioner Morton noted that "warehouse" may refer to the physical structure, while "warehousing" encompasses the activities conducted within that structure. Commissioner Morton reiterated the need to focus on defining appropriate uses and limitations for Light Industrial districts. Commissioner Morton raised concern about potential noise and vibration issues stemming from manufacturing activities like fabricating, processing, and assembly when the activities occur adjacent to residential areas. Commissioner Morton discussed the potential impacts of warehousing activities, including truck traffic, noise, and vibrations. Commissioner Morton suggested exploring measures to mitigate these impacts, such as enclosing truck docks or implementing sound-dampening technologies. Commissioner Morton agreed with the concerns raised by other Commissioners.

Director Farrell noted at the beginning of the Zoning Ordinance for Manufacturing Districts, there was a section that strictly prohibits specific uses that have noxious fumes, loud vibrations, slaughterhouses, etc. Director Farrell noted there was a Zoning Ordinance section for performance standards.

Chairman Trzupek summarized the Commissioner's discussion.

Chairman Trzupek discussed the importance of clarifying the distinction between warehousing as an activity and a warehouse as a physical structure, ensuring that warehousing is ancillary or accessory to manufacturing, and considering implementing a

percentage-based limitation on warehousing space within the Light Industrial district, developing a clear definition of what constitutes a warehouse, and considering aspects of truck traffic and truck docks.

Director Farrell summarized the main points of the Commission's discussion to guide staff in preparing draft language for the next meeting. Director Farrell noted the Commission discussed clarifying and defining warehousing as an ancillary or accessory activity to manufacturing, with the percentage of warehousing space to be determined; defining warehouse and considering aspects of distribution centers and potentially grouping distribution centers with motor freight terminals; consider classifying motor freight terminals as a special use within the General Industrial district, with distribution centers listed separately, and clarify the definition of a manufacturing establishment.

Commissioner Broline discussed the complexity of logistic questions, for example, moving and storing. Commissioner Broline discussed the evolution of manufacturing processes, noting the shift from traditional warehouses to specialized environments like clean rooms for electronics and chip manufacturing.

Commissioner Irwin asked if Burr Ridge had a prohibited use section similar to Oakbrook.

Director Farrell reiterated the Zoning Ordinance had a prohibited use section. Director Farrell presented the Prohibited Uses section from the Zoning Ordinance.

Commissioner Petrich stated concern about some of the permitted uses in the General Industrial District, specifically pilot plants for experimentation and research laboratories. Commissioner Petrich questioned why uses were permitted uses rather than a special use.

Director Farrell confirmed that a business's use is identified through the permit process to ensure compliance with all Zoning Ordinance regulations. Director Farrell noted the Plan Commission would need to ask the Board for direction to hold a public hearing for a text amendment regarding research laboratories.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Petrich to continue the public hearing for case Z-06-2024 to the May 20, 2024 Plan Commission meeting.

ROLL CALL VOTE was as follows:

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

IV. CORRESPONDENCE

Chairman Trzupek asked about the Board report regarding property 15W765 80th St, and why the petitioner received approval for a fence less than 50% open.

Director Farrell noted there was significant discussion regarding the fence variation request at the Village Board meeting. Director Farrell noted Commissioner Straits was the Plan Commission representative and was present at the meeting. Director Farrell stated the Board of Trustees had a split vote, permitting the fence less than 50% open but denying the fence in the front side yard area.

Commissioner Morton asked if there was discussion to clarify the term grandfathered in relation to permitting the fence.

Commissioner Stratis stated the Village Board felt the school traffic to the corner side yard of the petitioner's property created the hardship.

Director Farrell stated the previous fence on the property was 50% open, but the location of the fence was legally non-conforming. Director Farrell confirmed the Plan Commission and Village Board unanimously approved the fence on 80th Street within the corner side yard setback but unanimously denied the request for a fence in the front yard, closest to Madison Street.

V. OTHER CONSIDERATIONS

A. PC-01-2024: Annual Zoning Review

Chairman Trzupke introduced the case and asked for a summary. Director Farrell stated staff sought clarification from the Annual Zoning Review. Director Farrell noted the six potential text amendments that were identified in the Annual Zoning Ordinance Review. Director Farrell stated staff had not received any issues regarding the recently amended definition of family, and the Plan Commission may consider removing it from the list if they decide further review is not necessary. Director Farrell noted the definition was previously changed to limit the number of unrelated persons living together. Director Farrell stated the four items that required clarification and discussed the current regulations for the outdoor storage of vehicles and equipment, decibel level regulations for swimming pool equipment, tree removal regulations, and the lot consolidation process. Director Farrell noted the direction was unclear to staff on how the Plan Commission was anticipating the regulations to deviate from the current regulations. Director Farrell noted the tree removal regulations were in the municipal code, and the lot consolidation process was complex and involved the County.

Director Farrell reiterated staff had not received any issues or enforcement actions regarding the definition of family.

There was Commissioner discussion regarding the review of the definition of family.

Director Farrell noted staff sought clarification direction regarding the outdoor storage of vehicles and equipment, decibel level regulations for swimming pool equipment, tree removal regulations, and the lot consolidation process. Director Farrell reiterated the direction was unclear to staff on how the Plan Commission was anticipating the regulations to deviate from the current regulations.

Commissioner Irwin noted outdoor storage of vehicles and equipment arose in the context of residents asking for variations to permit outdoor storage, which often required fencing. Commissioner Irwin noted some Commissioners did not support the requests but approved most of the outdoor storage requests. Commissioner Irwin suggested reviewing outdoor storage generally to determine if it should be continued or discontinued.

Chairman Trzupek suggested reviewing the approved variations for outdoor storage and fences to create regulations with precise requirements such as location, size, and type of fence.

There was Commissioner discussion regarding outdoor storage.

Commissioner Broline noted outdoor storage was similar to warehousing.

Director Farrell noted overnight outdoor storage of commercial vehicles was monitored by the Police Department.

Commissioner Irwin suggested reviewing how many times the Plan Commission has approved or denied the requests, as well as why.

Director Farrell proposed that outdoor storage become a research component for staff to gather information on previous requests. Director Farrell noted the research would be provided to the Plan Commission for review, potentially making outdoor storage an item on next year's annual zoning review.

Commissioner Petrich questioned the status of decibel levels related to swimming pool equipment pads and generators, questioning if there were any issues, complaints, and details about the inspection process. Commissioner Petrich suggested that if no complaints had been received, the matter might be more suited for research.

Chairman Trzupek discussed the Noise Ordinance and decibel levels.

Director Farrell clarified the process for measuring decibel levels, the permit process, and complaints. Director Farrell noted if complaints were received, staff would inform the Plan Commission accordingly.

Commissioner Morton stated concern regarding the accuracy of decibel testing for generators and pool equipment. Commissioner Morton noted the testing protocols used by manufacturers are often not reproducible in residential settings, where there are different acoustics due to nearby surfaces. Commissioner Morton noted measuring decibel levels at the required distance might be challenging. Commissioner Morton proposed addressing noise concerns through a complaint-based approach.

Commissioner Irwin stated concerns regarding concerns about property owners being allowed to remove any amount of trees once they obtain a building permit.

Director Farrell discussed the current regulations regarding tree removal on properties with building permits. Director Farrell noted that within the buildable area, defined by setbacks, property owners are allowed to remove trees without limitation with a building permit. Director Farrell stated if five or more trees are to be removed, a tree survey is required to identify those trees. Director Farrell stated that replanting the trees may be required in some circumstances, such as with Parkway trees. Director Farrell noted staff has discussed clarifying tree regulations and penalties for removing more than five trees with Public Works and the Village Arborist. Director Farrell stated she could advise Public Works and Village Arborist of the Commission's concerns but noted changes to the Municipal Code went straight to the Board.

Commissioner Petrich stated a resident with an R-1 zoned property could remove any amount of trees within the buildable area and noted it did not appear to align with the Village of Burr Ridge. Commissioner Petrich noted tree removal had a significant impact on the environment and residents' views.

Commissioner Stratis asked if the regulations applied to subdivisions. Commissioner Stratis discussed a neighboring property.

Director Farrell confirmed the regulations apply to any property within the Village of Burr Ridge.

Commissioner Irwin agreed with Commissioner Petrich and Commissioner Stratis. Commissioner Irwin suggested reviewing the tree removal regulations within the buildable area. Commissioner Irwin stated that if it was not necessary to remove a tree, it should be included in the five-tree maximum regulation.

Commissioner Morton stated concern regarding the current five-tree limit for tree removal and noted it lacked consideration for lot size. Commissioner Morton suggested a modulating scale and considering the lot size and the number of trees on the lot.

Commissioner Irwin agreed with Commissioner Morton.

Commissioner Petrich discussed a neighboring property that removed many trees.

Chairman Trzupek suggested researching other neighboring municipalities' regulations.

Director Farrell reiterated she would advise Public Works and the Village Arborist of the Commission's concerns. Director Farrell stated staff have discussed similar concerns.

Commissioner Petrich discussed swimming pools and tree removal.

Chairman Trzupek stated that staff could propose a recommendation to restrict tree removal within a buildable area.

Director Farrell stated staff would conduct research similar as to the outdoor storage and view the neighboring municipalities regulations. Director Farrell reiterated the Plan Commission could not amend the Municipal Code, but the Plan Commission could make suggestion or recommendation for the Public Works Department and Village Arborist.

Commissioner Irwin questioned the process to amend the Municipal Code.

Director Farrell noted the amendments went to the Board of Trustees.

Commissioner Broline questioned the rationale behind determining the number of trees allowed on a property and whether it was regulated by the Municipal Code or the Comprehensive Plan.

Director Farrell noted the Comprehensive Plan did not have quantifiable regulations.

Commissioner Stratis noted regulating tree removal was complex. Commissioner Stratis supported staff researching municipalities, with numerous trees, such as Lake Forest, Highland Park, Barrington, and Mettawa.

Director Farrell discussed the current process for lot consolidations and noted the County was involved.

Commissioner Petrich discussed a case where a resident bought two R-3 zoned lots adjacent to each other and consolidated the lots to build a single-family residence.

Director Farrell noted that lot consolidations must be within the same subdivision and comply with the Zoning Ordinance and HOA regulations.

Commissioner Irwin questioned if that should be permitted within the Village of Burr Ridge. Commissioner Irwin noted it may disrupt the character of the neighborhood.

The Commissioners discussed lot consolidation.

Director Farrell stated one consideration to prohibit lot consolidation for development purposes would be to impose a maximum lot size, however, the feasibility of implementing such a measure would be difficult.

Chairman Trzupek discussed maximum bulk and size regulations regarding single-family residences.

Director Farrell discussed potential language and direction. Director Farrell stated concern regarding staff enacting regulations to limit maximum lot sizes, considering various factors such as house size, neighboring properties, and zoning districts.

The Commissioners discussed the lot consolidation process, unintended consequences of regulations that could potentially encourage lot subdivisions, and the negative impact such developments could have on the neighborhood's character. Director Farrell stated the lot consolidation process and noted the Plan Commission may wish to look into proposing a maximum lot size for the residential zoning districts.

B. PC-08-2024: DuPage County Text Amendments

Director Farrell discussed the upcoming text amendments in DuPage County and noted the first public hearing was scheduled for May 14th. Director Farrell noted the text amendments include various changes, such as an increase in garage size for private vehicles, allowance of video gaming as an accessory to different types of restaurants and taverns, and the introduction of definitions for small and large truck stops. Director Farrell stated there were proposed text amendments to fence regulations regarding height, proximity to lot lines, and non-conforming lots. Director Farrell stated the proposed video gaming regulations may warrant comments from the Plan Commission to the County. Director Farrell highlighted that staff brought attention to the video gaming changes, recognizing their potential importance for further discussion with the Village Administrator and the Mayor.

Commissioner Petrich noted the potential video gaming text amendment could lead to a proliferation of such establishments. Commissioner Petrich discussed the proposed video gaming amendments.

Commissioner Broline questioned areas in DuPage County where incorporation could absorb existing regulations. Commissioner Broline discussed Route 83 and unincorporated residential homes near Route 83.

Commissioner Irwin discussed the proposed video gaming amendments. Commissioner Irwin stated the proposed text amendment language would permit automobile service stations, convenience stores, restaurants, and truck stops to have video gaming if they met the requirements. Commissioner Irwin noted he did not support the proliferation of video gaming throughout DuPage County.

Director Farrell noted staff interpreted the proposed text amendment as expanding the regulations of video gaming to various establishments, including restaurant establishments, gas stations, and convenience stores within Light Industrial districts. Director Farrell noted staff would submit comments from the Plan Commission to DuPage County regarding concerns about video gaming and fence regulations.

Commissioner Petrich asked about the definition of video gaming terminals and gambling.

Commissioner Irwin noted the definition of permitted gambling.

Commissioner Broline discussed an area south of 91st Street and 83 on the west side, which is in unincorporated DuPage but near Burr Ridge. Commissioner Broline noted that the small strip centers in that area make it a prime location for gaming establishments.

VI. PUBLIC COMMENT

Biljana Bulakovska,, a civil structural engineer and board member for Carriage Way, stated concern regarding the Light Industrial property adjacent to Carriage Way. Bulakovska discussed garbage containers and truck traffic disturbances from noise and lights constantly. Bulakovska noted she had reached out to the Village Administrator. Bulakovska stated loading docks should not face the residential properties and discussed landscaping and fences. Bulakovska stated the zoning regulations should protect the residents.

Director Farrell noted staff had received the emails sent by Bulakovska. Director Farrell noted staff have investigated the property and some of the properties have come into compliance while some other issues are not violations of existing codes. Director Farrell discussed the status of the properties, trash dumpsters, and permits.

Chairman Trzupek and Director Farrell discussed landscape regulations. Director Farrell noted the Plan Commission had no zoning action to pursue. Director Farrell reiterated the Village Administrator and Mayor were aware of the matter.

The Commission, Director Farrell, and Bulakovska discussed the properties and businesses near Carriage Way and on Tower Drive, and the Planned Unit Development process regarding landscaping plans. Director Farrell noted staff would need to consult with the Village Attorney regarding retroactively applying a landscaping regulation for an existing development.

Mary Bradley, resident of Carriage Way, discussed the CNH property and industrial developments in the area. Bradley discussed the impact of such development on the community, particularly on Carriage Way. Bradley stated the importance of forethought in an industrial-zoned development to avoid negative impacts on surrounding residential districts. Bradley provided the Commissioners with illustrations. Bradley discussed the zoning of the CNH property to the Comprehensive Plan and truck traffic.

Chairman Trzupek discussed CNH and the need for concise regulations for the Light Industrial districts.

Bulakovska discussed truck traffic and landscaping. Chairman Trzupek discussed the CNH proposed traffic study from the April 15th Plan Commission meeting.

VII. FUTURE MEETINGS

Director Farrell stated Commissioner Irwin was the scheduled Plan Commission representative for the May 13th Village Board meeting. Director Farrell stated the agenda items for the June 3rd Plan Commission meeting.

Commissioner Petrich noted the Plan Commission requested information for Z-10-2023 and Z-12-2023.

Chairman Trzupek asked staff to provide potential outdoor dining enclosures for the Z-03-2024 staff report packet.

Director Farrell noted staff had not received any updated information from Jonny Cabs or Capri Express.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commission Parella to adjourn the meeting at 9:30 p.m.

ROLL CALL VOTE was as follows:

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

NAYS: 0 – None

MOTION CARRIED by a vote of 7-0.

Respectfully Submitted:

Ella Stern
Planner



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-03-2024: 9S241 Madison Street (Davalos); Variations and Findings of Fact; Requests for three (3) variations from Zoning Ordinance Section IV.J to permit (1) a fence in the interior side yard; (2) a fence 6 feet in height; and (3) a fence less than 50 percent open.

HEARING:

May 20, 2024

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern, Planner

PETITIONER:

Alvaro and Jessica Davalos

PETITIONER STATUS:

Owner

PROPERTY OWNER:

Alvaro and Jessica Davalos

EXISTING ZONING:

R-3 Single-Family Residential

LAND USE PLAN:

Recommends Single-Family
Residential

EXISTING LAND USE:

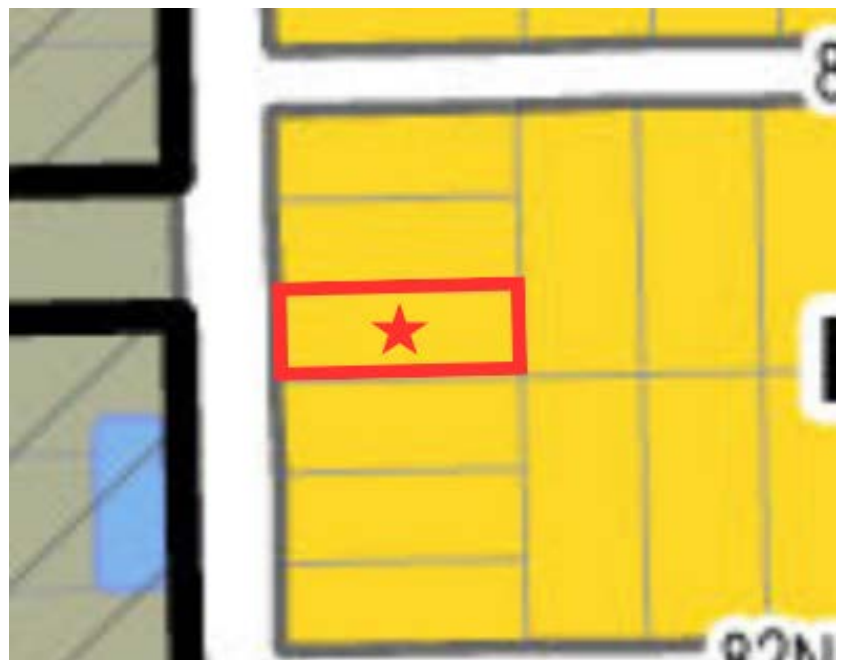
Single-Family Residence

SITE AREA:

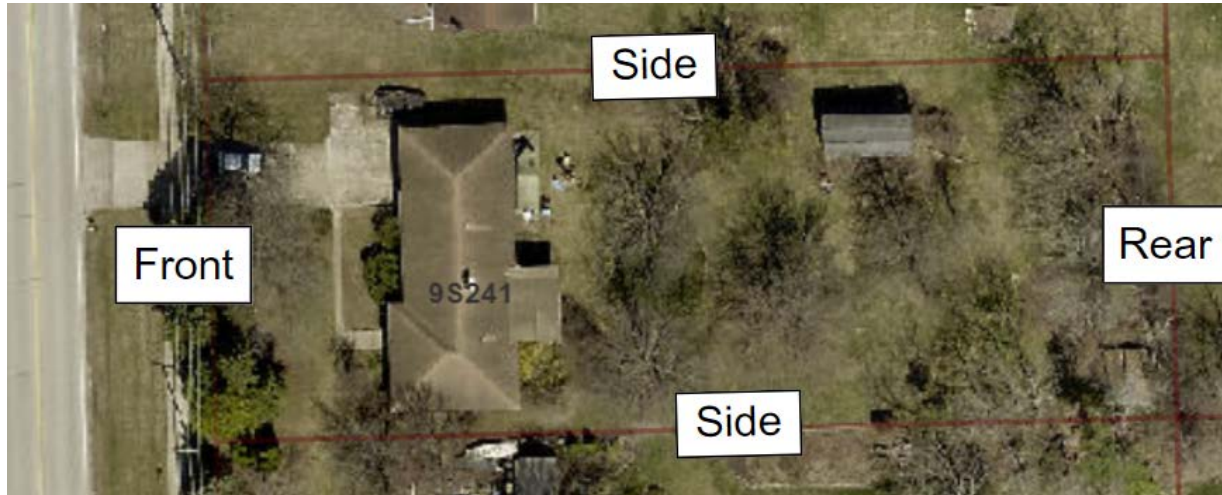
± 25,900 sq. ft.

SUBDIVISION:

South Hinsdale Estates



The petitioners are Alvaro and Jessica Davalos, the owners. The petitioners request three variations from Zoning Ordinance section IV.J as detailed below. The petitioners request a variation for the existing fence in the interior side yard, a fence 6 feet in height, and a fence less than 50 percent open. On September 18, 2023, a stop work was posted on the property for the petitioner constructing this fence without a building permit. Madison Street serves as the front property line.

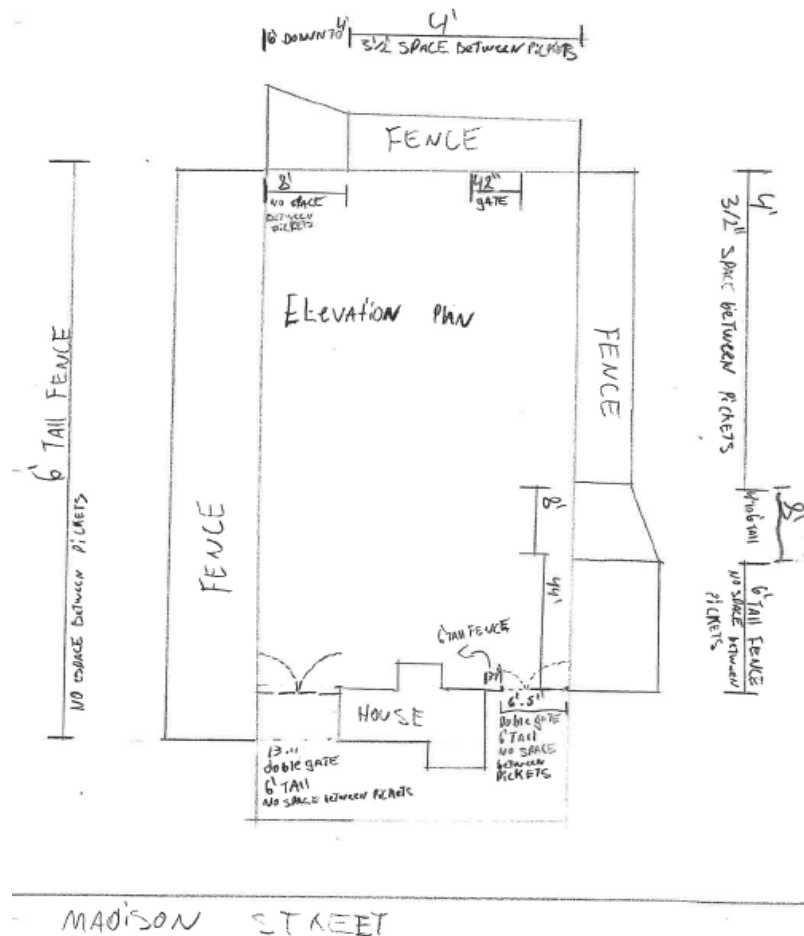


Aerial of the property with the property lines.

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 6' and does not comply. A portion of the fence along the east and south property line appears to be 4' in height.*
 - 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. *The petitioner is requesting a fence in the interior side yard. The fence on the north side of the home extends to the interior side yard, near the front wall of the home, and does not comply. The fence along the south property line is behind the rear wall of the home and complies.*
 - 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 along the north property line is solid. The 4' fence along the east and south property line appears to be 50% open or less but not solid. Staff requested a site visit to measure the distance between the pickets on the property but did not at the time of this report.*



Site plan of the fence.



Images of the existing fence.

Of the eleven single-family residential homes surveyed along Madison Street between the blocks of 80th Street and 82nd Street, one house has a fence that does not comply with Zoning Ordinance. Property 15W765 80th Street recently had a zoning case (V-01-2023) regarding a fence. An ordinance was approved permitting a fence less than 50% open and within a corner side yard setback. The fence was less than 50% open but was not solid. However, the request for a fence in the front yard was denied. Staff found a few homes further south on Madison Street had non-compliant fences. No building permits or variation requests were found on file for the properties. The condition of the fences indicates that they have been up for many years and are likely legal, and nonconforming.

Public Hearing History

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

Public Comment

One public comment was received and is included as an attachment.

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-03-2024, a request for three (3) variations from Zoning Ordinance Section IV.J to permit (1) a fence in the interior side yard.; (2) a fence 6 feet in height.; 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 Comments
- Public Notifications



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Jessica Davalos

STATUS OF PETITIONER: Wife

PETITIONER'S ADDRESS: 95241 Madison St Burr Ridge IL 60527

ADDRESS OF SUBJECT PROPERTY: 95241 Madison St Burr Ridge IL 60527

PHONE: 773-801-8871

EMAIL: davalos0@icloud.com

PROPERTY OWNER: Alvaro Davalos

PROPERTY OWNER'S ADDRESS: 95241 Madison St PHONE: 773-807-9279

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

DESCRIPTION OF REQUEST:

Request Variance to permit 6" fence in interior side yard

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 25,900 sqft / .6 acres EXISTING ZONING: R-3

EXISTING USE/IMPROVEMENTS: single family residence

SUBDIVISION: South Hinsdale estates

PIN(S) # 09-36-102-003-0000

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.

Jessica Davalos
Petitioner's Signature

3/5/24

Date of Filing



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): Alvaro Davalos

STATUS OF PETITIONER: Owner

PETITIONER'S ADDRESS: 95241 Madison St Burr Ridge IL 60527

ADDRESS OF SUBJECT PROPERTY: 95241 Madison St Burr Ridge IL 60527

PHONE: 773-801-8871

EMAIL: davalosD@icloud.com

PROPERTY OWNER: Alvaro Davalos

PROPERTY OWNER'S ADDRESS: 95241 Madison St PHONE: 773-807-9279

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

DESCRIPTION OF REQUEST:

Request Variance to permit a 6" fence in an Interior side yard

PROPERTY INFORMATION (to be completed by Village staff)

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PIN(S) # 09-36-102-003-0000

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.

Alvaro Davalos
Petitioner's Signature

3/5/24
Date of Filing



Findings of Fact - Zoning Variation
Burr Ridge Zoning Ordinance

Address: 95241 Madison St
Burr Ridge IL 60527

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 proximity to the road, neighbors seasonal pool and dogs create safety and security concerns that would result in hardship if the regulations were to be carried out. A taller and more secure fence would serve as a protective barrier for privacy and privacy for my family but especially for my toddler's well being.

- 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.

N/A

- 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 presence of our neighbors dogs and seasonal pool are additional safety concerns unique to our property. Having a taller fence and closed will increase safety privacy and prevent accidental access to the pool area.

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

This Variation request is for personal reasons not to increase Financial gain

- 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.

The alleged hardship is caused by the ~~owner~~ current property owner wishing to deviate from the zoning ordinance standards.

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

The granting of this Variance is primarily intended to enhance the safety and security of our family, especially our toddler without adversely affecting public welfare or neighboring properties. The taller fence will serve as a protective barrier for safety risks associated with proximity to the road neighbors pool and dogs thereby contributing positively to public welfare.

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

Granting this variance will not alter the essential character of the neighborhood or locality. It is consistent with other fences in the area.

- 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.

Granting this variation will not negatively impact adjacent properties or the surrounding neighborhood in terms of light, air, street congestion, fire danger, drainage, public safety or property values.

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

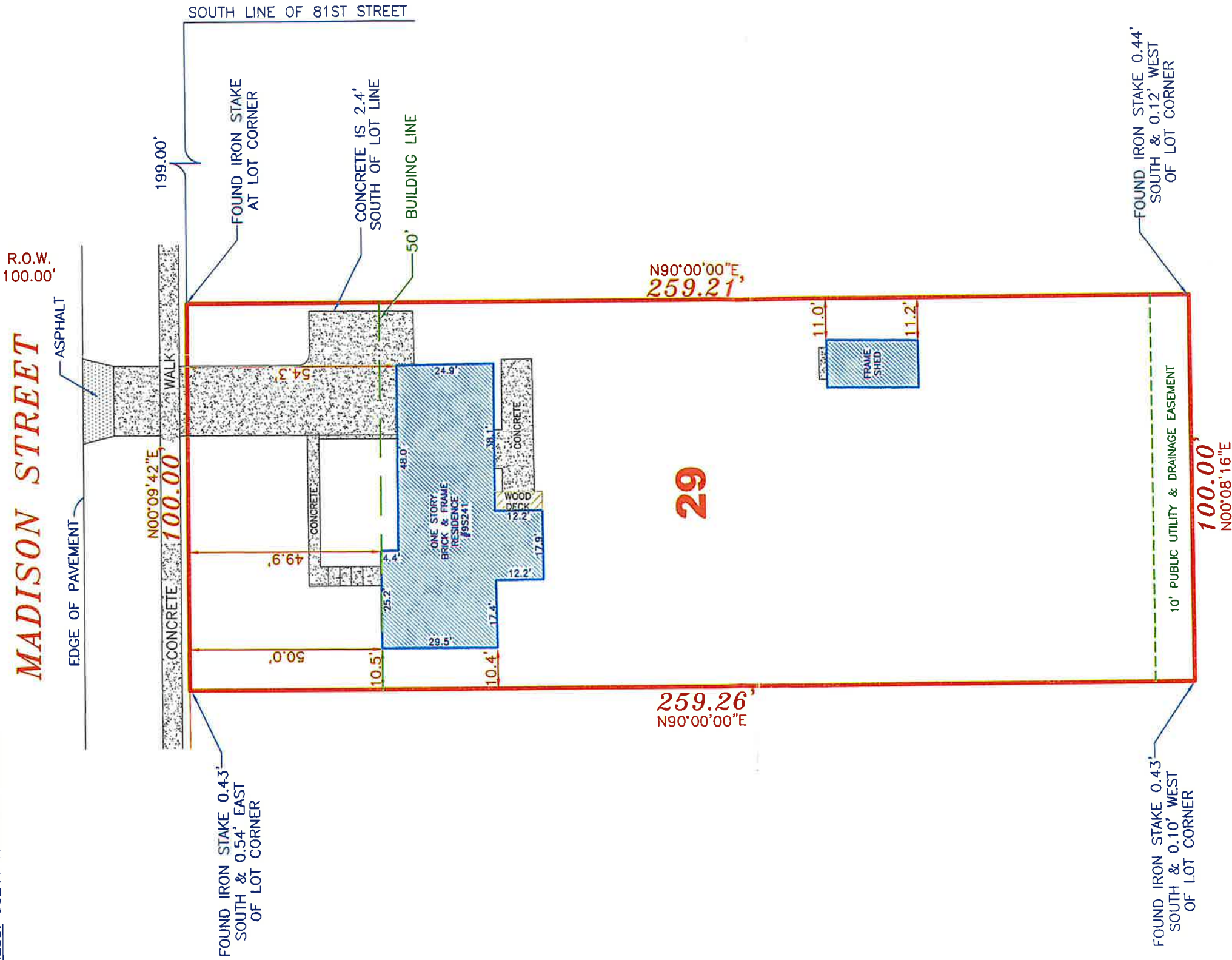
The proposed variation for the fence is in keeping with the current style and size of fences allowed and seen throughout the Village.

PLAT OF SURVEY

OF

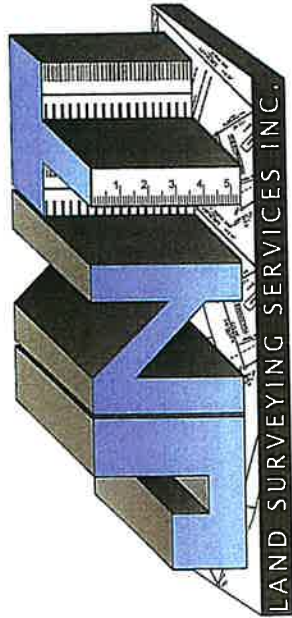
LOT 29 IN SOUTH HINSDALE ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 25 AND 36, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1946 AS DOCUMENT 501930, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 9S241 MADISON STREET



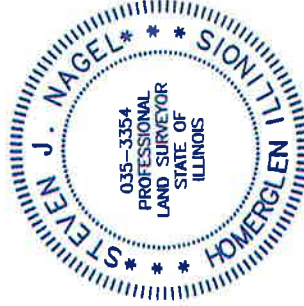
CLIENT: ANGLERI & ASSOCIATES

AREA OF SURVEY = 25923 SQ.FT.
BASIS OF BEARINGS: ASSUMED



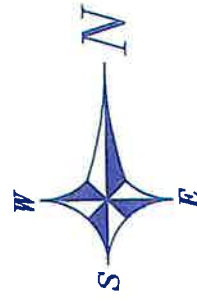
15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.



PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.005560
EXPIRES 4/30/23

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
LICENSE EXPIRES 11/30/22



STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

1" = 30' SCALE

FIELD WORK COMPLETED ON 23RD DAY OF NOVEMBER, 2021.
JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 30TH Day of NOVEMBER, 2021.

[Handwritten signature]

IPLS No. 3354

EXTRA NOTES FOR FENCE

2' SPACE between each post

USED ALL TREATED WOOD

4"X8' and 4"X10' POSTS WERE USED FOR THIS FENCE

6"X6"X3/4" PICKETS

6"X4" PICKETS

2"X4"X8' USED ACROSS IN BETWEEN POSTS

42" DEEP HOLE FOR EACH POST AND 10" WIDE

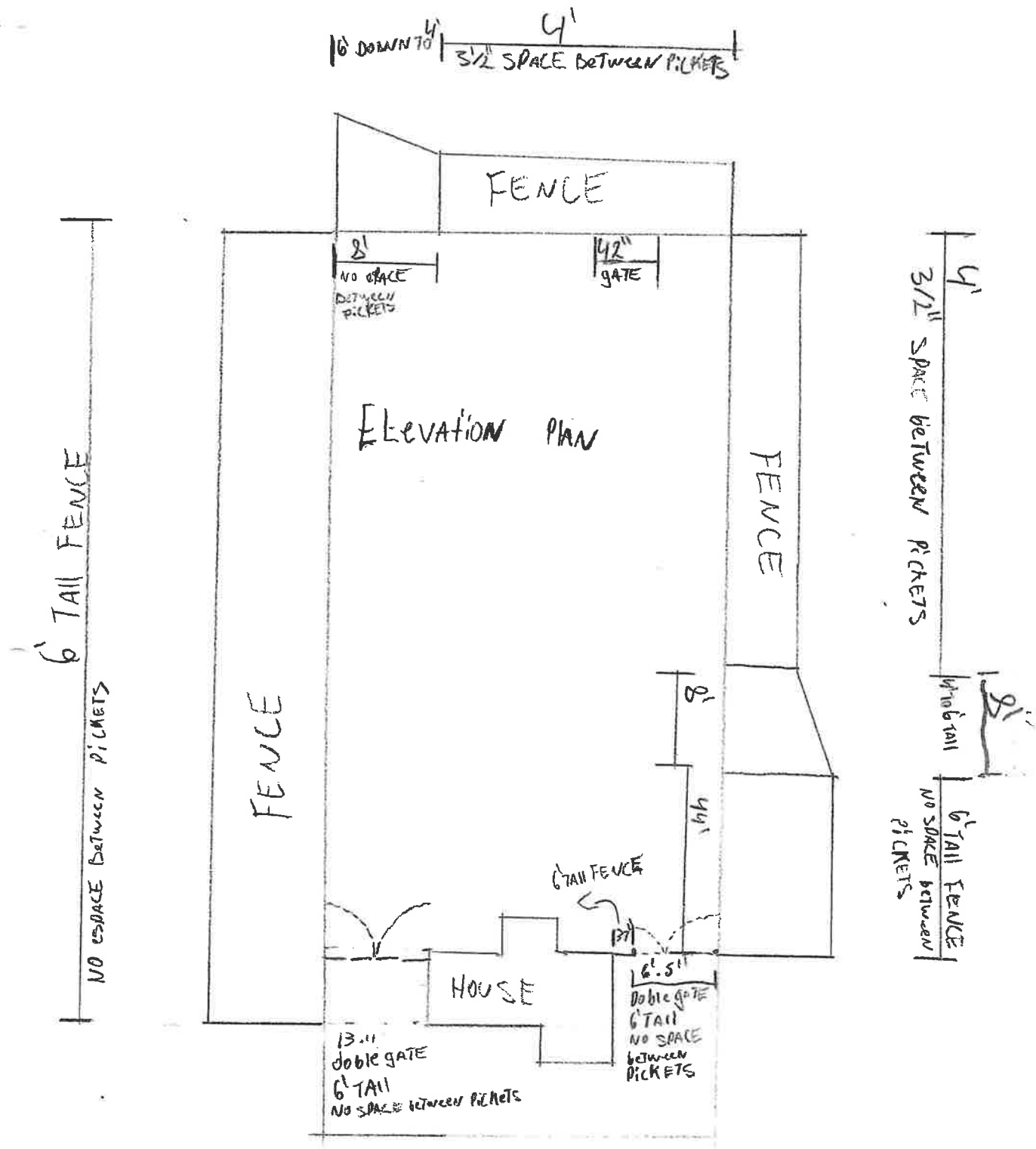
2" METAL COIL NAILS WERE USED TO HOLD PICKETS ON PLACE

3 1/2" PRIMED SCREWS WERE USED TO HOLD 2X4 ON PLACE

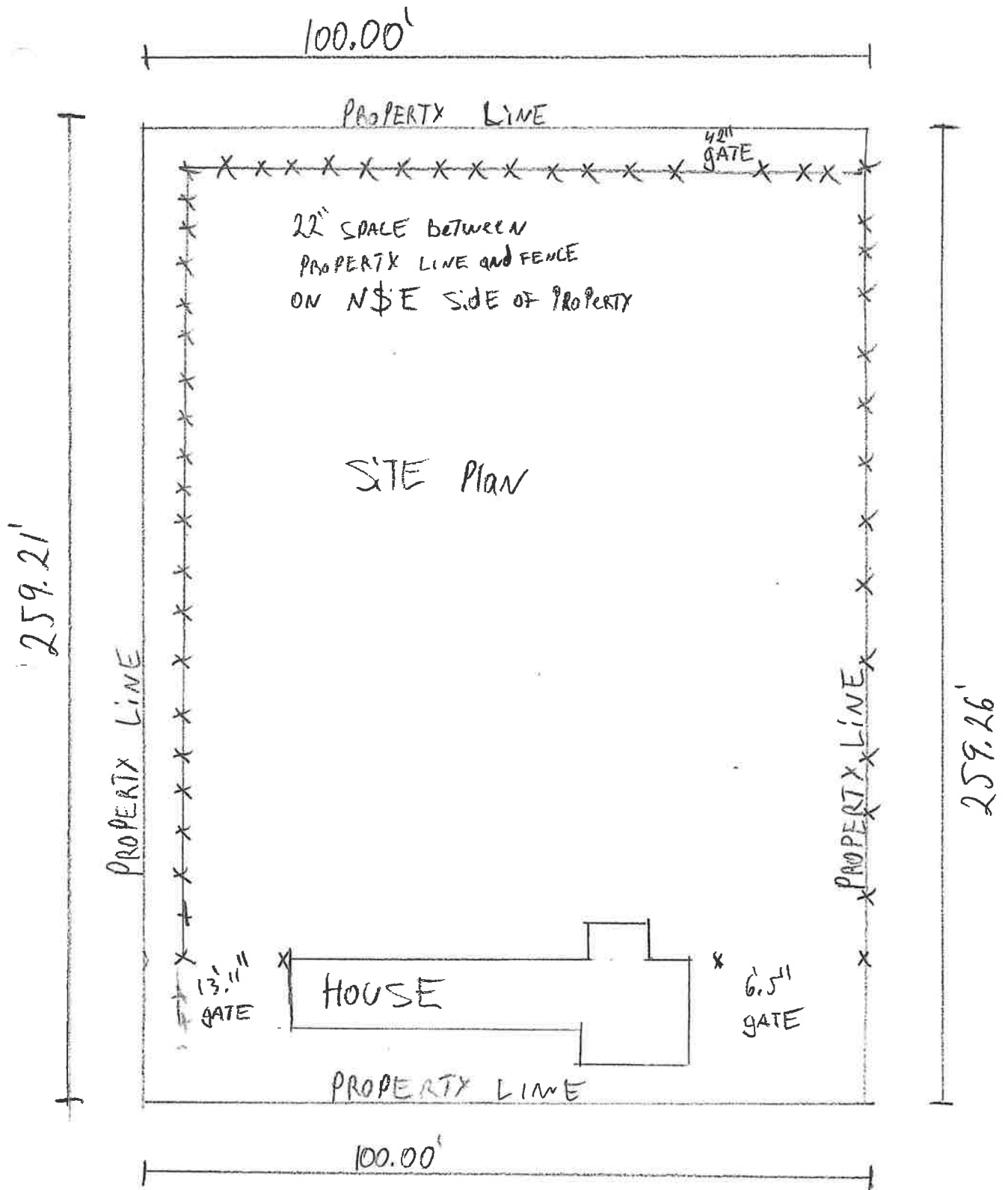
CONCRETE WERE USED TO FILL HOLES AND KEEP POSTS ON PLACE

For Front Gates

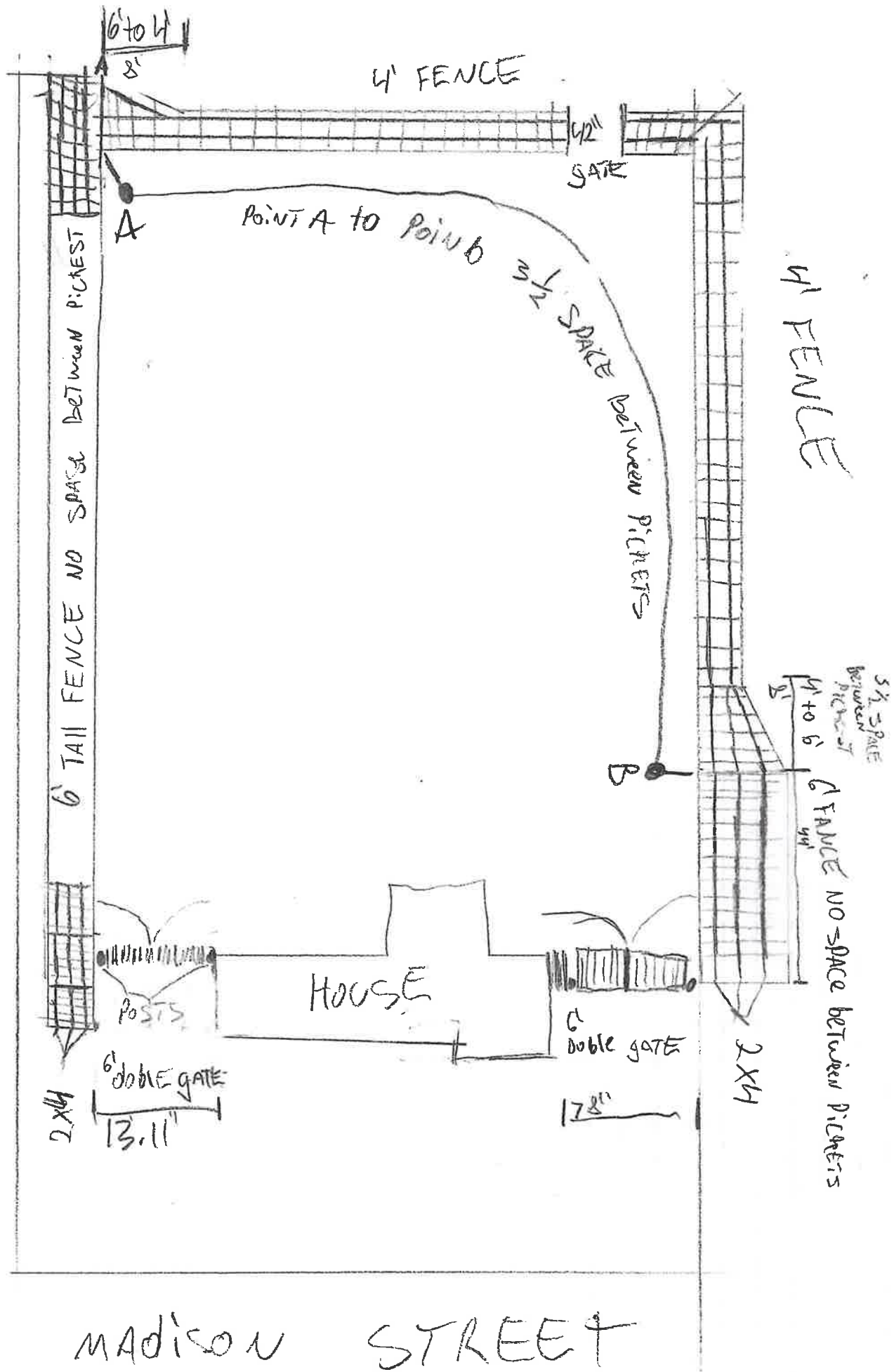
1"X6"X1" DECKING BOARD TREATED WOOD



MADISON STREET



MADISON STREET





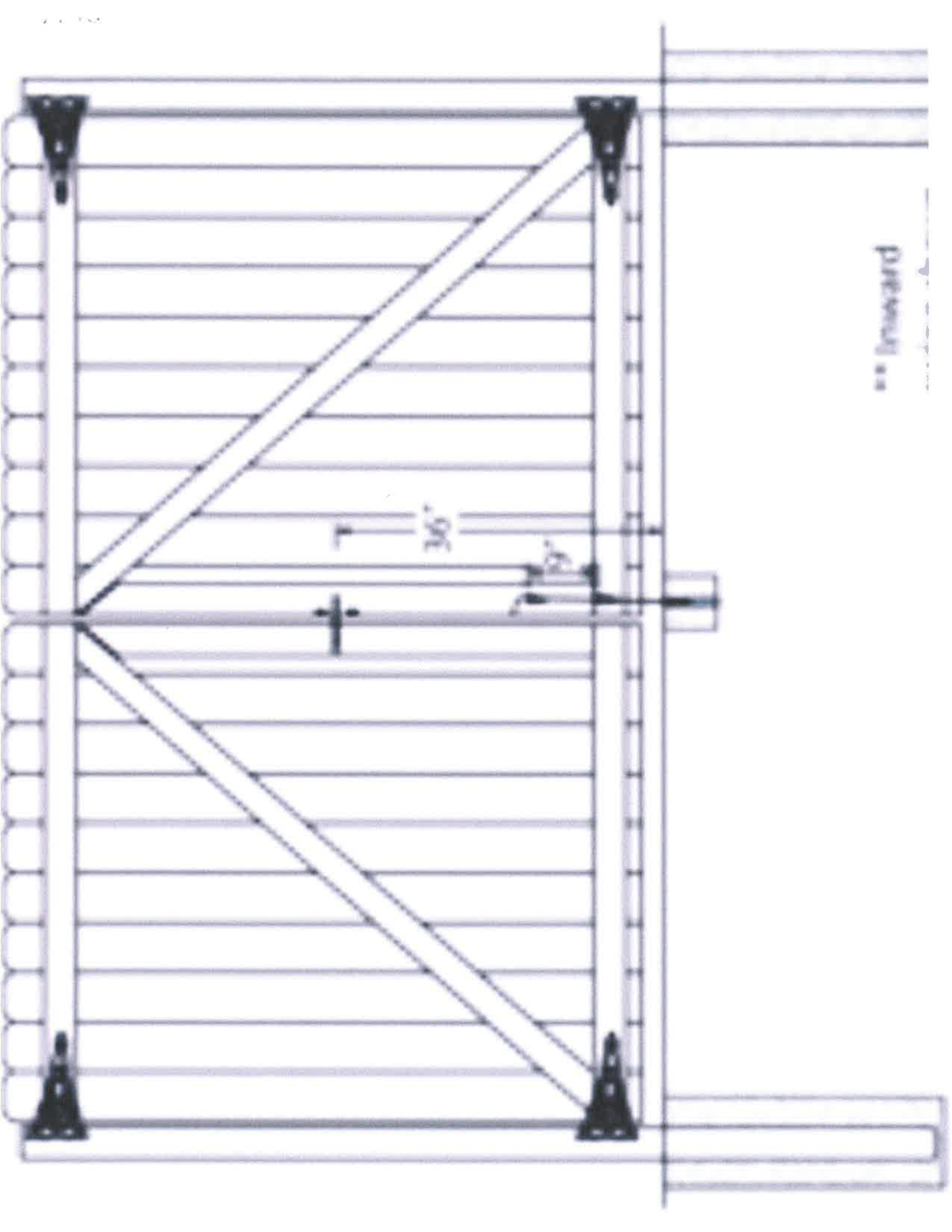
Current Fence











6:37

Trulia



Done



Simi's Pavers in the area



10541 S Madison St

Burr Ridge

4:08



Done



15W352–15W372 79th St

Burr Ridge



9395 S Madison St

Burr Ridge

3:40



Done



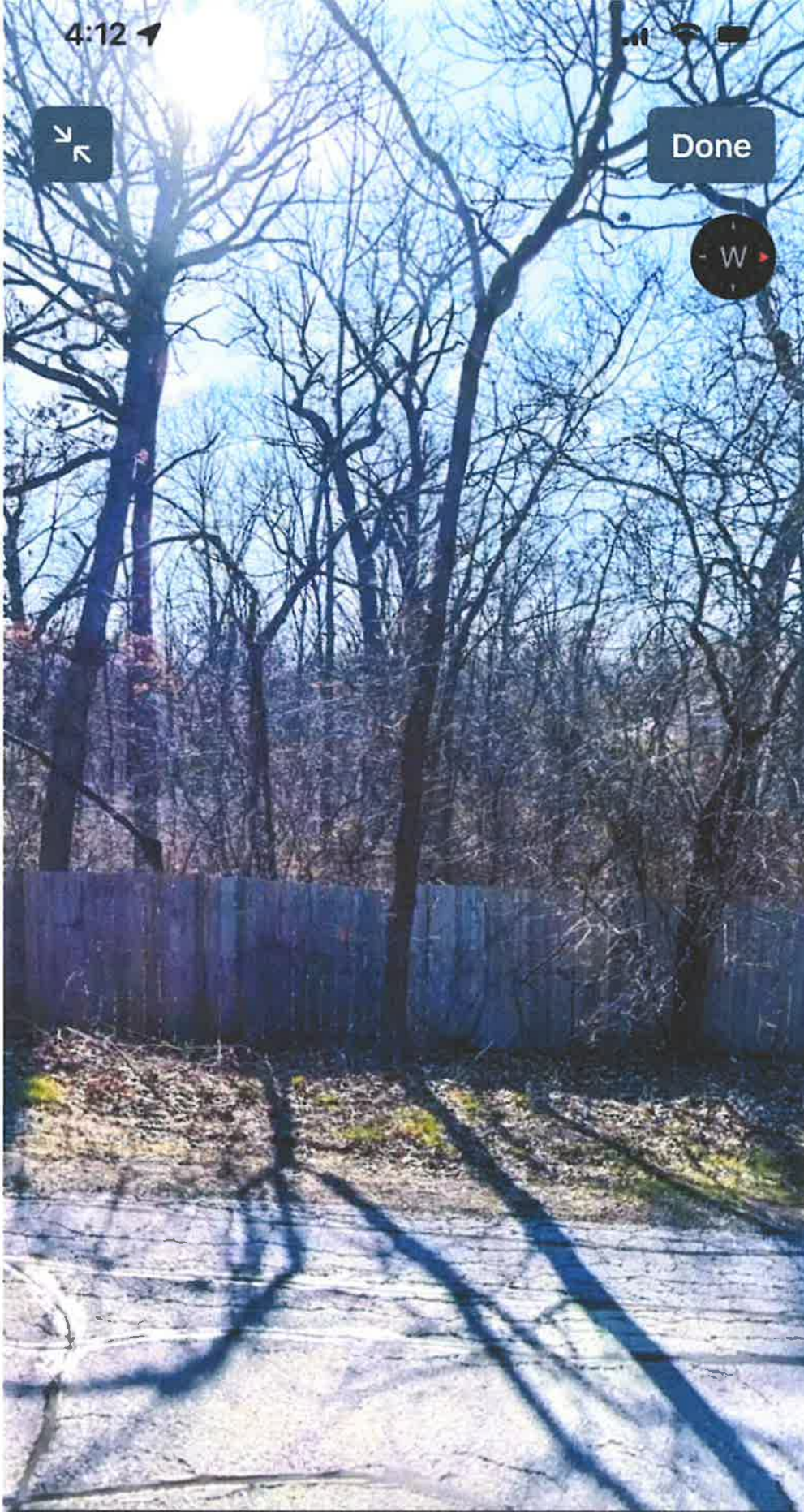
7921 S Madison St

Burr Ridge

4:12



Done



9305 S Madison St

Burr Ridge



**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:

95241 Madison St Burr Ridge IL 60521

Property Owner or Petitioner:

Jessica Davalos

(Print Name)

Jeri Davalos

(Signature)

May 1, 2024 at 11:20:42 AM
9S241 S Madison St
Burr Ridge IL 60527
United States





LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, May 20, 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 Alvaro and Jessica Davalos for three (3) variations from Zoning Ordinance Section IV.J to permit (1) a fence in the interior side yard.; (2) a fence 6 feet in height.; and (3) a fence less than 50 percent open. The petition number and address of this petition is **V-03-2024: 9S241 Madison Street** and the Permanent Real Estate Index Number is **09-36-102-003-0000**.

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, May 14, 2024. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

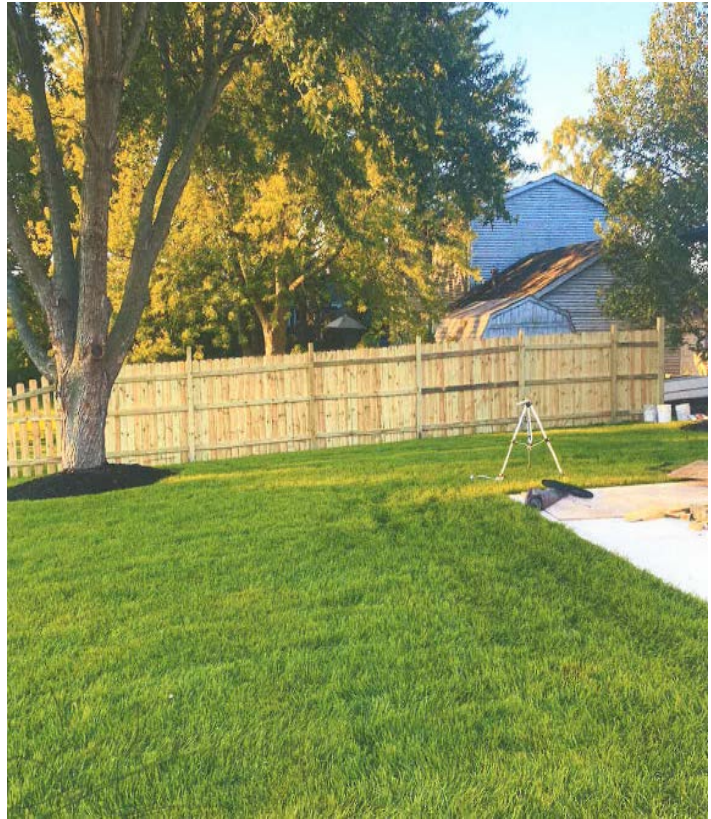
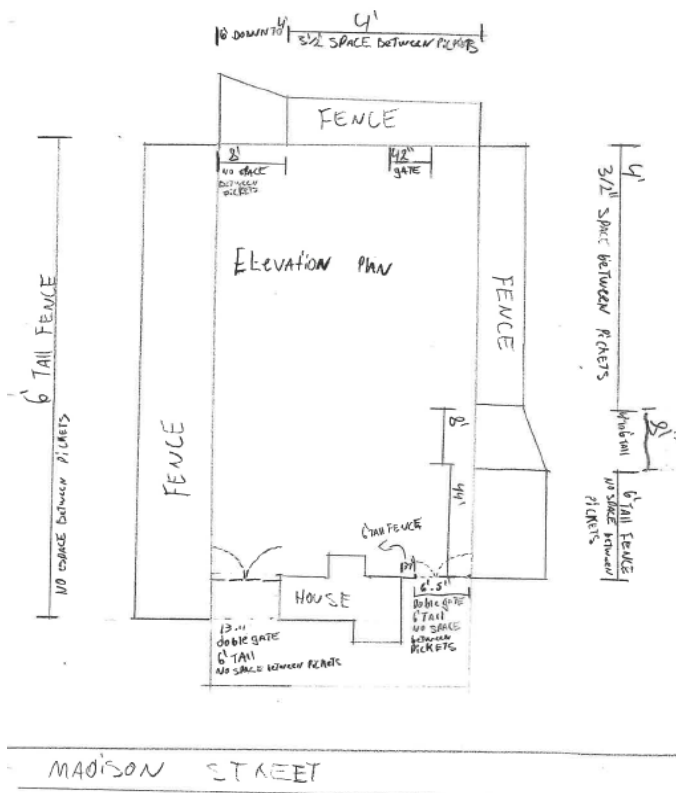
BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

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



The site is outlined in red



Site plan and illustration 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

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

The Plan Commission meeting agenda packet will be posted the Thursday before the meeting and will be available on the website here:

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

Burr Ridge homepage – Government – Agendas & Minutes – Plan Commission & Zoning Board of Appeals

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

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

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

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

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

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

GREGORCZYK, CHRISTOPHER
9S155 MADISON ST
HINSDALE, IL 60521

ILEA, MONICA
15W675 82ND ST
BURR RIDGE, IL 60527

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

HOLTON, ERIC & JENNIFER
15W721 82ND ST
HINSDALE, IL 60521

CHICAGO TITLE 134106
8704 JOHNSTON RD
BURR RIDGE, IL 60527

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

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

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

ONDRA, KAREL & LETICIA C
15W740 82ND ST
BURR RIDGE, IL 60527

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

VIP MORGAN LLC
477 W WRIGHTWOOD AVE
ELMHURST, IL 60126

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

VOZNAK, FRANK
9S255 MADISON ST
BURR RIDGE, IL 60527

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

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

MITCHUM, CATHY A
15W739 82ND ST
BURR RIDGE, IL 60527

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

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

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

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

KASSNER, L & E NAJEWSKI
15W668 82ND ST
BURR RIDGE, IL 60521

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

SPARROWHAWK CHICAGO IND
700 COMMERCE DR APT. 450
OAK BROOK, IL 60523

UHLIR, VACLAV & JANA
9S271 MADISON ST
HINSDALE, IL 60521

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

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

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

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

GEBAUER, PETER & PATRICIA
15W710 82ND ST
HINSDALE, IL 60521

OZGUL, GYNER & FEIME
15W645 81ST ST
BURR RIDGE, IL 60527

RITCHEY, RICHARD & L
15W770 82ND ST
BURR RIDGE, IL 60521

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

ROWLAND, DAVID & MARY J
15W661 82ND ST
HINSDALE, IL 60521

CARQUEVILLE & WEINGAERTNER
15W652 82ND ST
BURR RIDGE, IL 60527

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

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

BADR, AMIR
15W720 82ND ST
BURR RIDGE, IL 60527

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

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

PAYOVICH, MS
PO BOX 3786
OAK BROOK, IL 60522

PACKAGING DESIGN CORP
101 SHORE DR
BURR RIDGE, IL 60521

NOWAK, RONALD & SUSAN
15W703 82ND ST
BURR RIDGE, IL 60527

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

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

NORKUS, KENNETH C
15W676 82ND ST
BURR RIDGE, IL 60527

CORREA, R & E RUBIO
5310 S ARCHER AVE
CHICAGO, IL 60632

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

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

GODLEWSKI, RICHARD
2904 S HARLEM
RIVERSIDE, IL 60546

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

LYNCH, JOHN & JOY
15W637 81ST ST
BURR RIDGE, IL 60527

G2K LLC
109 SHORE DR
BURR RIDGE, IL 60527

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

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

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

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

 Back

- 1) Didn't get a permit
- 2) Didn't use Julie inc.
- 3) Fence is put on interior of yard
- 4) Does not take care of exterior yard
- 5) Fence goes past the back of the house
- 6) Fence was never inspected
- 7) Fence is unevenly installed
- 8) Doesn't have good curb appeal being unevenly installed.
- 9) We can't put a fence up to it considering placement.
- 10) The main problem is the fence is not straight

If the village lets this fence stay up without a permit. Others will put up fence as well the same way, no permit. What's a fine and village meeting, when you can design your own fence. I will put a six foot privacy fence as well.

Thanks,

David Huckvale













VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

Z-05-2024: 340 Shore Drive (Factor75); 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.

HEARING:

May 20, 2024

TO:

Plan Commission
Greg Trzupek, Chairman

FROM:

Ella Stern

PETITIONER:

Factor75 /Timothy Foley

PETITIONER STATUS:

Attorney of Factor75,
tenant

PROPERTY OWNER:

LC&F Enterprises, Inc. c/o
Lonnie Peterson

EXISTING ZONING:

G-I General Industrial
PUD

LAND USE PLAN:

Recommends General
Industrial Uses

EXISTING LAND USE:

Food Manufacturing and
Distribution

SITE AREA:

1.34 Acres

SUBDIVISION:

Hinsdale Industrial Park



The petitioner, Timothy Foley, the attorney of Factor75, LLC, requests a special use for outside storage and a fence in a non-residential district. Factor75 provides prepared and ready-to-eat food. Factor75 operates three shifts per day and has approximately 140 hourly employees and 15 salaried employees per shift. The petitioner requests a special use for outdoor storage to improve operation efficiency by reducing the indoor storage facilities.

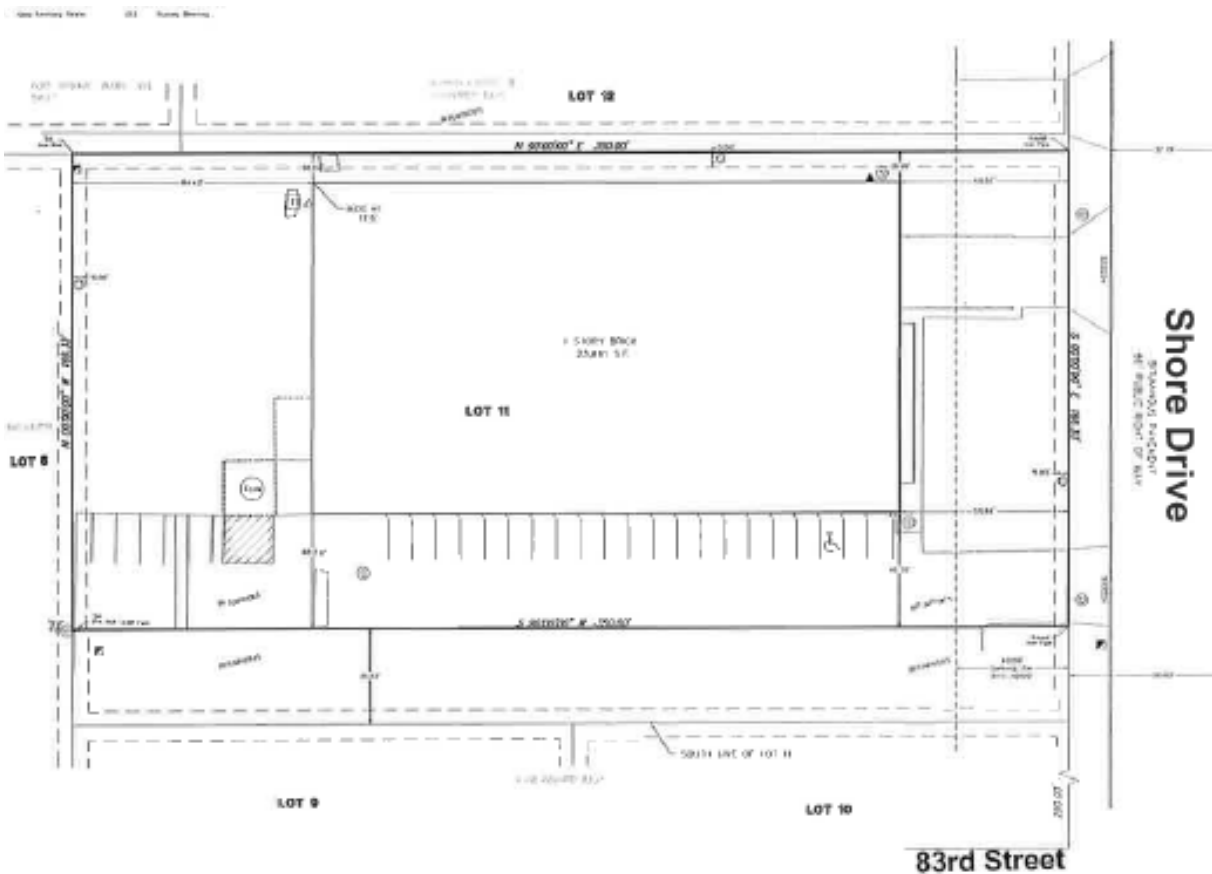


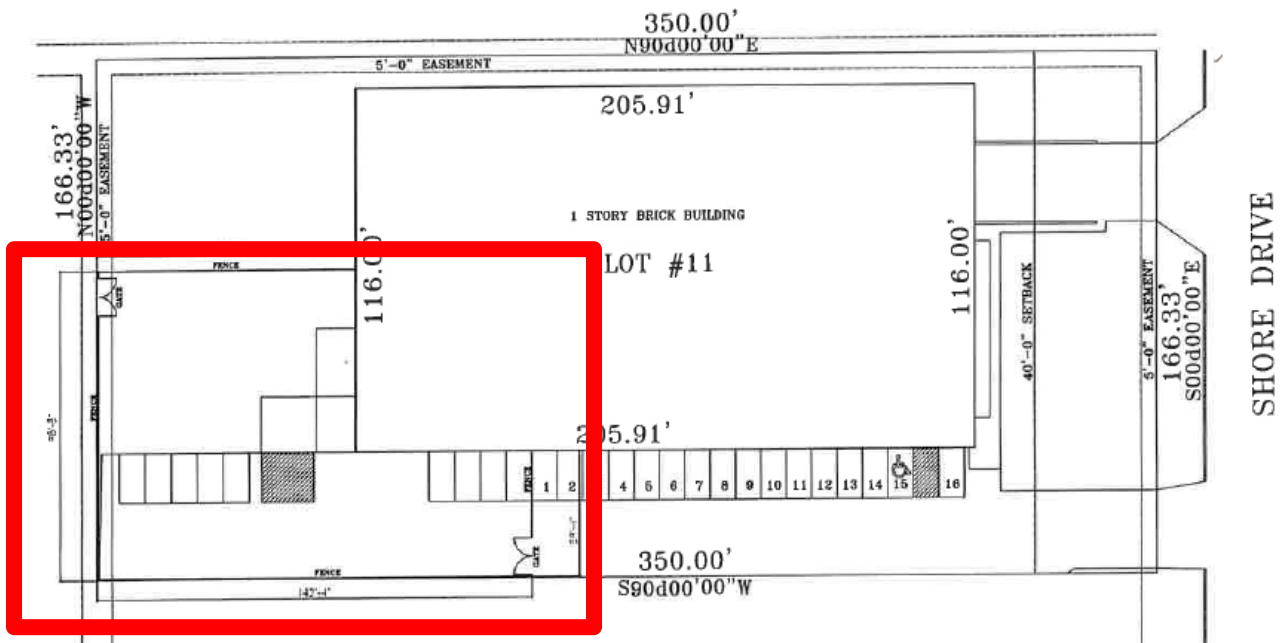
Illustration of the site plan.

Outdoor Storage:

In the G-I zoning district, outdoor storage requires a separate special use. The petitioner uses the area in the rear yard for outdoor storage of 20x8 waste dumpsters, 6x4 food compost dumpsters, and 5x3 grease dumpsters, which are emptied on Monday, Wednesday, and Friday. Additionally, the petitioner intends to have cardboard pallets, gaylords of recyclable plastics, cooler boxes, and a box truck. The quantities of the items above may vary depending on operational needs. The area located in the rear yard has approximately nine parking spaces that the petitioner intends to use for outdoor storage. To the front of the outdoor storage, there are 16 parking spaces provided onsite. Factor75 has shared parking leases with adjacent properties and companies, which provide approximately 171 parking spaces for the Factor75 employees. The Village's Zoning Code requires two parking spaces for every three employees. Factor75 employs 115 employees throughout a shift. Therefore, Factor75 must have 104 parking spaces but will maintain around 178 parking spaces, exceeding the requirement.



Illustration of the parking spaces.



The red box represents the proposed storage area, fence, and gates.

The petitioner requests a fence along the rear yard and interior side yard of the parking lot to screen the outdoor equipment. The petitioner is proposing a 6-foot-tall, solid cedar fence. In the G-I district, Zoning Ordinance section X.F.2 states that outdoor storage is a special use “provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.” The property's frontage is Shore Drive. The proposed outdoor storage is to the rear of the building, and the height of some of the equipment is unknown; therefore, the proposed fence may inadequately screen the equipment and the outside storage area. Information regarding the gates has not been provided.



The proposed fence.

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

- Fences must be 50% open; the proposed fence is solid.
- Fences shall not be more than 5' in height; the proposed fence is 6' ft. in height.
- Fences are permitted in the rear yard and behind the rear wall of the structure. For corner lots, the fence must meet the minimum corner side yard setback. The proposed fence is in the interior side yard and rear yard.

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

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

Within the Hinsdale Industrial Park area, the area bounded on the east by Madison St., the west and north by S. Frontage Rd., and the south by 83rd St., staff found fences that are black metal and 50 percent open. Most of the fences appear to exceed the 5-foot height limitation. No wooden fences were found.

Land Use and Site Plan

The property is surrounded on all sides by G-I General Industrial zoning. Outdoor storage is listed as a special use in the G-I General Industrial District. Other retail sales and service businesses are also listed as special uses in the G-I General Industrial District. The petitioner provided a business

plan and Plat of Survey detailing the location of the outdoor storage and fence, included as Exhibit A.

Public Hearing History

Ordinance A-454-15-92: Variation to permit a fenced-in area to the rear of the building for a corrugated recycling system. The fence remains to the rear of the building and is chain-link.

Public Comment

No public comments were received.

Findings of Fact and Recommendation

The petitioner has provided Findings of Fact, which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval for a special use 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., staff recommends that the special uses be granted subject to the following conditions and Findings of Fact:

1. The special use shall be limited to Factor75, LLC and shall expire at such time that Factor75, LLC no longer occupies the space or an assignment or termination of the lease at 340 Shore Drive occurs.
2. The outdoor storage is limited to equipment and materials, and restricted only to the screened area as shown in Exhibit A.
3. The fences and gates shall substantially comply with the plans submitted by the petitioners and included as Exhibit A.
4. The solid fence, 6' in height and located in the rear yard and interior side yard, is permitted.

Appendix

Exhibit A - Petitioner's Materials and Public Notifications

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

Exhibit B – Ordinance #A-454-15-92



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): Factor 75, LLC a Delaware limited liability corporation.

PETITIONER'S ADDRESS: 170 Water Street, Batavia, Illinois 60510

COUNSEL FOR PETITIONER: Timothy Foley – Fornaro Law - PHONE: 708-341-0481 - EMAIL: tim@fornarolaw.com

ADDRESS OF SUBJECT PROPERTY: 340 Shore Drive, Burr Ridge, Illinois 60510

PROPERTY OWNER: LC&F Enterprises, Inc. c/o Lonnie Peterson

PROPERTY OWNER'S ADDRESS: 20 Willow Bay Drive, South Barrington, IL 60010

PHONE: 847-431-1311

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

DESCRIPTION OF REQUEST:

Special Use Permit for (1) outdoor storage in accordance with Section X.F.2 of Village's Zoning Ordinance; and
(2) To provide for fencing around the proposed outdoor storage area in accordance with Section IV.J of the
Village's Zoning Ordinance.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 1.34 acres EXISTING ZONING: G1pud

EXISTING USE/IMPROVEMENTS: Food manufacturing/distribution

SUBDIVISION: Hinsdale Industrial Park

PIN(S) # 09-35-204-019

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

Petitioner: Factor75 LLC

John Childs

03 / 18 / 2024

John Childs – Managing Director

Date

**ADDENDUM TO THE
ZONING APPLICATION OF FACTOR75 LLC
FOR 340 SHORE DRIVE, BURR RIDGE, ILLINOIS**

Petitioner: Factor75 LLC, a Delaware limited liability company

Property Address: 340 Shore Drive, Burr Ridge, Illinois 60527

PIN: 09-35-204-019

Property Owner: LC&F Enterprises, Inc., an Illinois Corporation (the “Owner”).
The Owner has authorized the Petitioner, as tenant of the Property, to file this zoning application. A copy of the Owner’s written authorization is appended hereto as **Exhibit 1**.

Zoning District: G-I: General Industrial - Planned Unit Development

Legal Description: THE NORTHERLY 166.33 FEET OF LOT 11 IN HINSDALE INDUSTRIAL PARK, UNIT TWO, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1969 AS DOCUMENT NUMBER R69-42012 IN DUPAGE COUNTY, ILLINOIS.

Lot Size: 1.34 acres; 58,215.50 sf with a 1-story building – 23,881 sf (the survey is appended hereto as **Exhibit 2**)

Petitioner seeks the following zoning relief: Special Use Permit for: (1) outdoor storage in accordance with Section X.F.2 of the Village of Burr Ridge Zoning Ordinance; and (2) to provide for fencing around the proposed outdoor storage area in accordance with Section IV.J of the Village of Burr Ridge Zoning Ordinance (hereinafter referred to as the “Zoning Relief”).

I. INTRODUCTION:

Factor 75, LLC, a Delaware limited liability company (the “Petitioner”), is the lessee at 340 Shore Drive, Burr Ridge, Illinois (the “Property”). The Petitioner has submitted this zoning application for the Zoning Relief set forth herein to provide for outdoor storage and to construct a fence around the proposed outdoor storage area in accordance with Section IV.J of the Village of Burr Ridge Zoning Ordinance.

II. ABOUT THE PETITIONER:

The Petitioner was founded in Chicago in 2013 to provide delicious, ready-to-eat, chef-designed, dietician-approved food to fuel active lifestyles. Inc. 5000 recognized the Petitioner in its annual list of America's Fastest Growing Companies each year between 2016-2020. Factor has expanded its operations to five locations in northern Illinois to better serve a growing customer base and create increased job opportunities. Grocery Delivery E-Services USA Inc. dba HelloFresh, the nation's leading meal kit company, acquired Factor in 2020. Factor is now one of the nation's leading providers of ready-to-eat meals.

The ready-to-eat meals market size was valued at 152.29 billion in 2022 and is predicted to reach 276.10 billion by 2030. Ready-to-eat meals are pre-packaged, fully cooked food products that are designed to be quickly and easily heated and consumed. Ready-to-eat meals provide consumers convenience by eliminating planning and cooking, while also offering diverse options including a variety of cuisines and dietary options, such as vegetarian, gluten-free, and low-calorie options. It also contributes to reducing food waste while supporting healthier eating habits by emphasizing the use of fresh ingredients and balanced nutrition.¹

III. PETITIONER'S REQUESTED ZONING RELIEF

The Petitioner requests special use permits to provide for outdoor storage; and, to provide fencing around the proposed outdoor storage area.

A. Outdoor Storage Area:

It is customary for companies, like Petitioner, to utilize outdoor storage areas to allow companies to improve their operational efficiency, reduce the need for extensive indoor storage facilities, and thereby reduce their overall operational costs. A copy of the site plan that identifies the proposed outdoor storage area is appended hereto as **Exhibit 3**. The Petitioner intends to maintain the following items within its proposed outdoor storage area:

- i. 1 - 20 x 8 Regular Waste Dumpsters
2- 6x4 Food Compost Dumpsters
3 - 5x3 Grease Dumpsters
(These are emptied M, W, and F by the vendor)
- ii. 1- Cardboard pallets that are pressed and tied by bailer machine.
2-Gaylords of recyclable plastics
3-Cooler boxes
(Quantities of each of the above vary depending on operational needs: These are picked up M, W, and F)
- iii: Box Truck

¹ Next Move Strategy Consulting: www.nextinsc.com/report/ready-meals-market. Publish Date: September 2023

B. Proposed Fence to Provide Screening for the Outdoor Storage Area.

The proposed fence shall include closed boards, comprised of treated wood, and stand 6' high (dog-ear style)². The proposed fence is intended to provide screening for the outdoor storage area; it is not intended as a security fence.

IV. THE PETITIONER COMPLIES WITH THE VILLAGE'S PARKING AND LOADING REQUIREMENTS.

The Petitioner operates three shifts daily. Depending on its labor needs, the Petitioner generally has 140 hourly employees and 15 salaried employees during each shift. The Petitioner has 187 parking spaces. The Property provides 16 parking spaces onsite; and, the Petitioner has parking leases with proximately located companies that provide the Petitioner with an additional 171 parking spaces. An illustration that reflects the location of the various parking lots is appended hereto as **Exhibit 4**³. The Village's Zoning Ordinance requires the Petitioner provide two parking spaces for three employees⁴; therefore, the Petitioner provides adequate parking in accordance with the Village's Zoning Ordinance.

The building is 23,881 sf and includes two loading berths; therefore, the Property complies with the Village's Zoning Ordinance.⁵

V. STANDARDS OF APPROVAL FOR SPECIAL USE

Pursuant to Section XII.K.7 of the Village of Burr Ridge Zoning Ordinance, the Petitioner confirms the following findings of fact:

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

The Petitioner's primary use, as previously mentioned, serves an ever-increasing need of consumers by providing ready-to-eat meals that are fully cooked, which provide consumers convenience by eliminating planning and cooking, while also offering diverse options including a variety of cuisines and dietary options. Granting Petitioner's request for outdoor storage would provide Petitioner the opportunity to use a designated area for outdoor storage that would improve its operational efficiency, reduce the need for additional indoor storage space, and thereby reduce its overall operational costs.

² Village of Burr Ridge Zoning Ordinance Section IV.J.2(c).

³ CM International Industries Corp. 360 Shore Dr, Burr Ridge, IL 60527 (51- parking spaces); Meaden Precision Machined Products 6W210 83rd St, Burr Ridge, IL 60527 (70- parking spaces; and, LM Burr Ridge Holdings LLC 361 S. Frontage Road, Burr Ridge, IL 60527 (50-parking spaces).

⁴ Village of Burr Ridge Zoning Ordinance Section XI.C(13)(d).

⁵ Village of Burr Ridge Zoning Ordinance Section XI.C(14).

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

Petitioner's establishment, maintenance, or operation of an outdoor storage area will be compatible with the objectives of the Village's Comprehensive Plan and the Village's Zoning Ordinance. The Petitioner does not propose any use or activity that would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

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

The proposed use will not be injurious to the value of other property in the area because the intended use is consistent with, and compatible with, the uses occurring at proximately located properties. Accommodating the Petitioner's request would be consistent with the Village's established framework for industrial development to maintain existing business as "so as to strengthen and maintain property values and provide a strong tax base for the Village".⁶

- 4) *The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.***

The proposed use will not impede the orderly development of surrounding properties, rather granting the special use will allow the Petitioner to conduct business in a manner that was intended by the corporate authorities and will be consistent with objectives of the Comprehensive Plan of the Village of Burr Ridge.

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

Adequate utilities, access roads, and drainage have been provided. The Zoning Relief requested by the Petitioner shall not expand its current uses of utilities and access roads; and there will be no increase of impervious area such that additional drainage would be required. The Property provides easy access to major transportation thoroughfares which avoids unnecessary traffic using Village side streets.

⁶ Comprehensive Plan of the Village of Burr Ridge, page 16.

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

The Zoning Relief requested by the Petitioner shall not increase the volume of traffic to the Property, therefore, granting the Petitioner's request will not increase traffic either entering or exiting the Property.

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

The proposed Zoning Relief will be consistent with the objectives of the *Comprehensive Plan of the Village of Burr Ridge*. The Petitioner does not propose any use, or intend to conduct any activity that is inconsistent with the objectives of the Village's Comprehensive Plan.

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

Petitioner's operations and business activity within the outdoor storage area, and the maintenance of the fence, shall conform to the applicable regulations of the General Industrial - Planned Unit Development district in which it is located.

VI. CONCLUSION

Petitioner respectfully requests that the Corporate Authorities approve its request for the Zoning Relief as set forth herein.

Petitioner: Factor 75, LLC, A Delaware
limited liability company

By: _____

John Childs

John Childs

Its: Managing Director

Date: 03 / 18 / 2024

EXHIBIT 1

AUTHORIZATION TO FILE ZONING APPLICATION

To: Janine Farrell, Community Development Director, Village of Burr Ridge

Re: AUTHORIZATION TO FILE ZONING APPLICATION
340 Shore Drive, Burr Ridge, Illinois 60527
PIN: 09-35-204-019

L C & F Enterprises, Inc., an Illinois Corporation, (the "Owner"), the fee owner of real property commonly known as 340 Shore Drive, Burr Ridge, Illinois 60527 (the "Subject Property"), hereby authorizes Factor75 LLC, a Delaware limited liability company, and its agents, to take all actions that may be required to file a zoning application with the Village Burr Ridge to obtain special use permits to provide for outdoor storage, and fencing, and any other approvals or permits that may be necessary in connection therewith. The Owner provides this authorization with the understanding that it shall not be required to incur any expense in connection with said authorization.

L C & F ENTERPRISES, INC.

By:  _____

Its: President

Date: 3-14-24

EXHIBIT 1

AUTHORIZATION TO FILE ZONING APPLICATION

To: Janine Farrell, Community Development Director, Village of Burr Ridge

Re: AUTHORIZATION TO FILE ZONING APPLICATION
340 Shore Drive, Burr Ridge, Illinois 60527
PIN: 09-35-204-019

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L C & F ENTERPRISES, INC.

By: _____

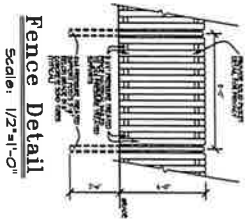
Its: President

Date: _____

3-14-24

EXHIBIT 2

EXHIBIT 3

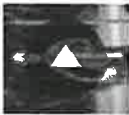


Scale: 1/16" = 1'-0"



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

Related Videos & 360° View



Product Images



Hover Image to Zoom

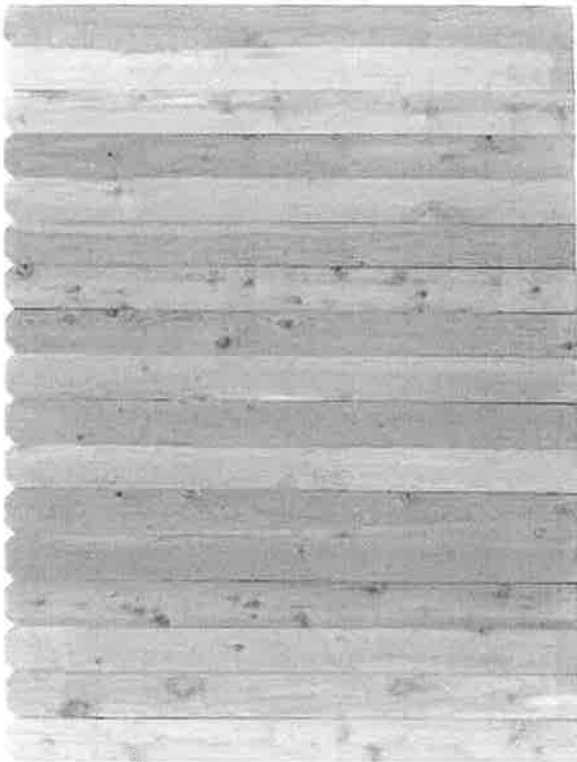
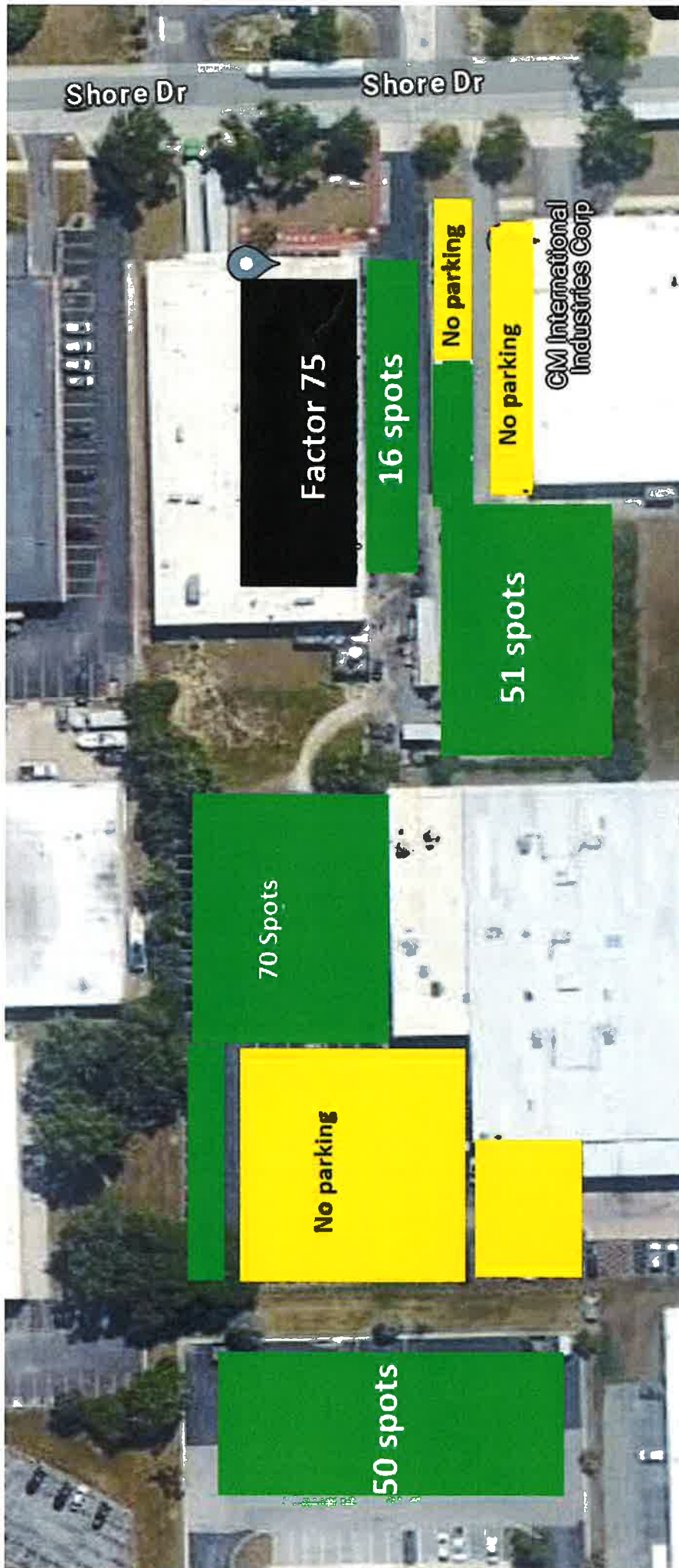


EXHIBIT 4





LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, May 20, 2024**, at **Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527**.

PURPOSE OF HEARING

he Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Timothy Foley of Factor 75, LLC 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. The petition number and address of this petition is **Z-05-2024: 340 Shore Drive** and the Permanent Real Estate Index Number is **09-35-204-019-0000**.

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, May 14, 2024. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

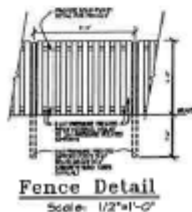
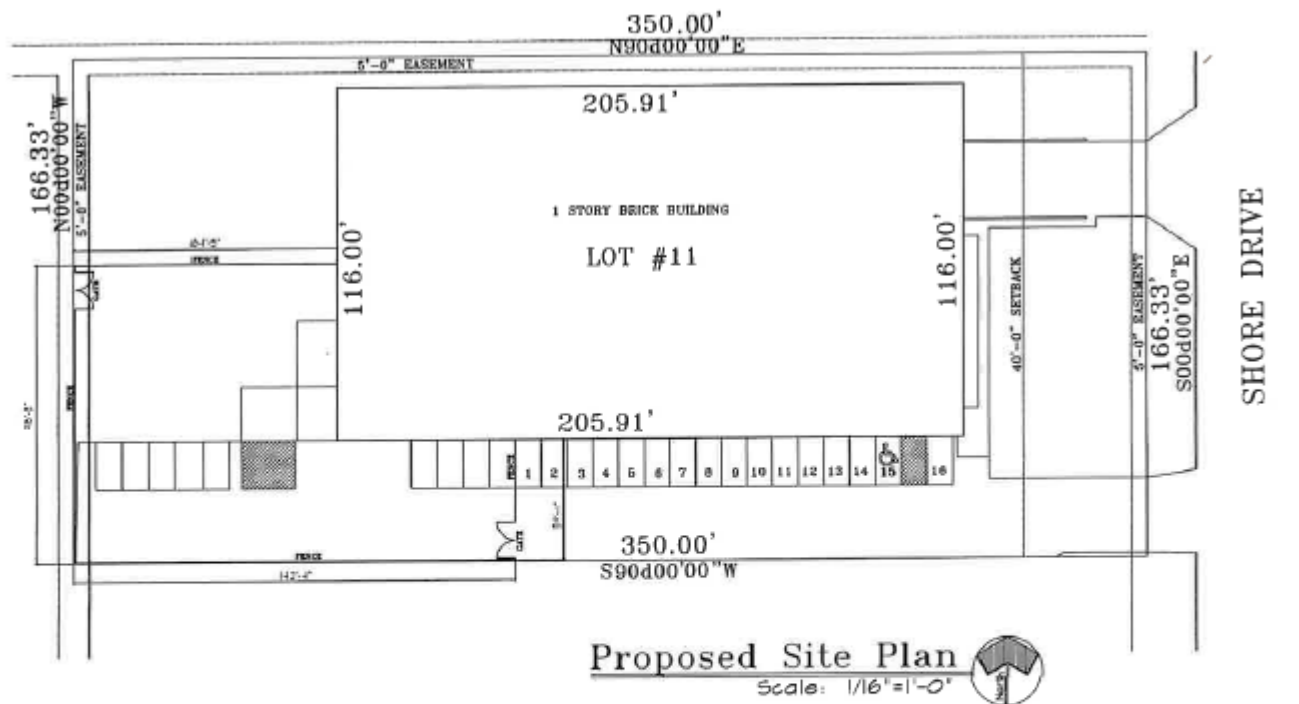
Greg Trzupek, Chairman

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



The site is starred in red.

www.burr-ridge.gov
630.654.8181



Proposed outdoor storage and fence area.

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

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

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

The Plan Commission meeting agenda packet will be posted the Thursday before the meeting and will be available on the website here:

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

Burr Ridge homepage – Government – Agendas & Minutes – Plan Commission & Zoning Board of Appeals

VIP MORGAN LLC
477 W WRIGHTWOOD AVE
ELMHURST, IL 60126

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

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

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

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

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

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

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

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

SPARROWHAWK CHICAGO IND
700 COMMERCE DR APT. 450
OAK BROOK, IL 60523

PUBLIC STORAGE INC
701 WESTERN AVE PO BOX 25025
GLENDALE, CA 91201

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

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

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

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

COMMUNITY SUPPORT SERVICE
9021 OGDEN AVE
BROOKFIELD, IL 60513

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

WESTINGHOUSE ELECTRIC CO
1000 WESTINGHOUSE DR
CRANBERRY TWP, PA 16066

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

BRONSON & BRATTON
240 SHORE DR
BURR RIDGE, IL 60521

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

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

PAYOVICH, MS
PO BOX 3786
OAK BROOK, IL 60522

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

VILARDO, TOM
5123 LEE AVE
DOWNERS GROVE, IL 60515

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

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

BURR RIDGE INDUSTRIAL
1400 16TH ST APT. 250
OAK BROOK, IL60523

BRIL TRUST
PO BOX 683
MT PROSPECT, IL 60056

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

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

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

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

ESTATE OF LINDA WATSON
4564 NORMANDY DR
LISLE, IL 60532

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

BRONSON & BRATTON INC
220 SHORE DR
BURR RIDGE, IL 60521

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

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



**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:

340 SHORE DRIVE, BURR RIDGE, IL 60510

Property Owner or Petitioner:

FACTOR75 LLC

John Childs

By: John Childs:
Its: Managing Director

May 1, 2024 at 11:26:03 AM
340 Shore Dr
Burr Ridge IL 60527
United States



FS
7/15/92

ORDINANCE NO. A-454-15-92

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

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

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

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

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

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

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

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

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

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

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

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

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

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

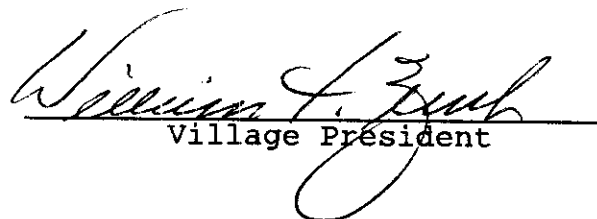
AYES: 5 - Trustees Irmien, Jacobs, McGirr, Cizek & Marshall

NAYS: 0 - None

ABSENT: 1 - Trustee Santacaterina

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

27th day of July, 1992.


Village President

ATTEST:


Village Clerk



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

V-02-2024: 15W627 89th Street (Eshghy); Variations and Findings of Fact; Request for three (3) variations from Zoning Ordinance Sections IV.J, IV.I.34, and IV.H.4 to permit (1) a fence within the corner side yard setback, located 2' off the property line deviating from the 40' minimum regulation; (2) a patio within the corner side yard setback; and (3) a swimming pool within the corner side yard setback.

HEARING:

March 4, May 6, & May 20, 2024

TO:

Plan Commission
Greg Trzupsek, Chairman

FROM:

Ella Stern, Planner

PETITIONER:

Curtis Eshghy

PETITIONER STATUS:

Owner

PROPERTY OWNER:

Curtis Eshghy

EXISTING ZONING:

R-2B Single-Family Residential

LAND USE PLAN:

Recommends Single-Family
Residential

EXISTING LAND USE:

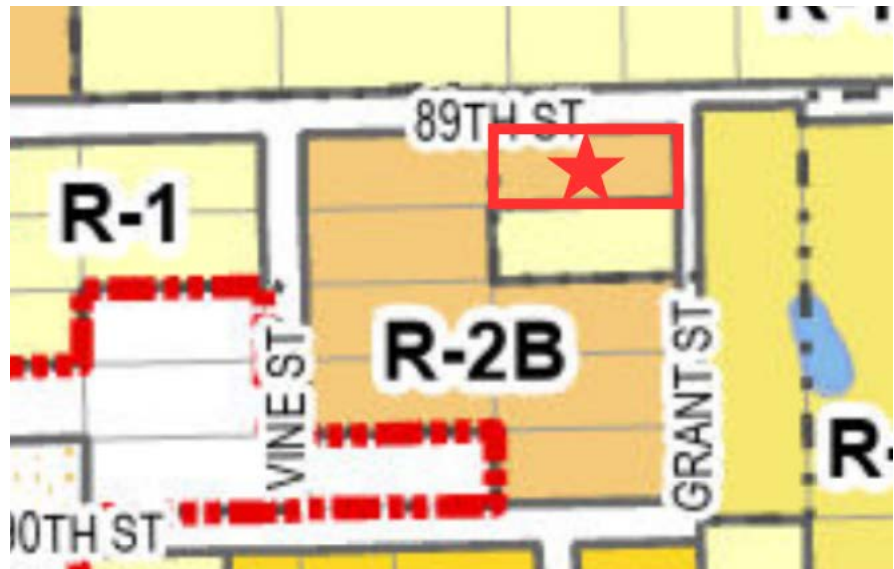
Single-Family Residence

SITE AREA:

± 35,283 sq. ft. / 0.81 acres

SUBDIVISION:

N/A



On March 4, 2024, the Plan Commission held a public hearing for case V-02-2024. At the meeting, the petitioner presented an updated Plat of Survey illustrating the fence located 20 feet from the corner side yard rather than 2 feet, as shown in the staff report packet. The Commission continued the case and requested the petitioner submit an updated Plat of Survey containing only the components of the variation request. On April 22 and 26, 2024, staff emailed the petitioner, requesting updated information and documents. The petitioner provided the updated site plan at the May 6th Plan Commission meeting. The petitioner confirmed with a professional land surveyor that the swimming pool did not extend beyond the 40' setback line. On May 6, 2024, the Commission continued the case and requested more information regarding the creek located on the property.

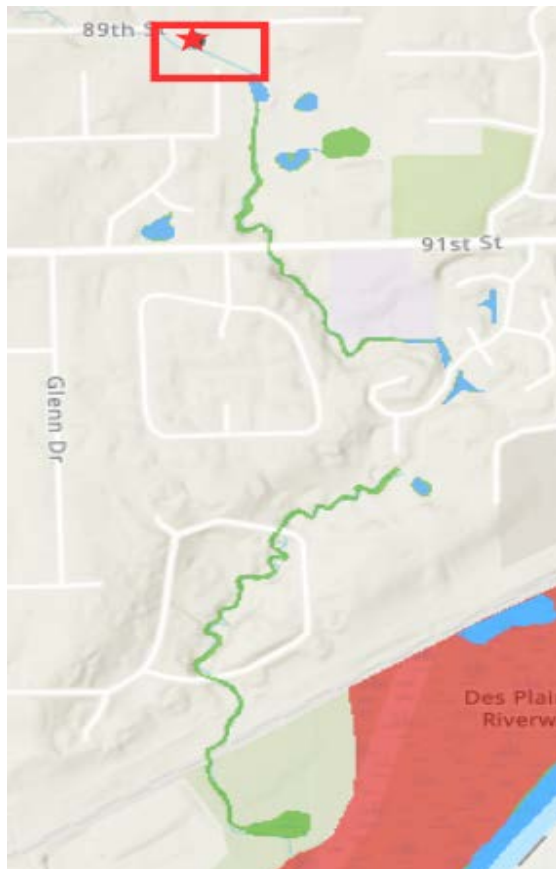


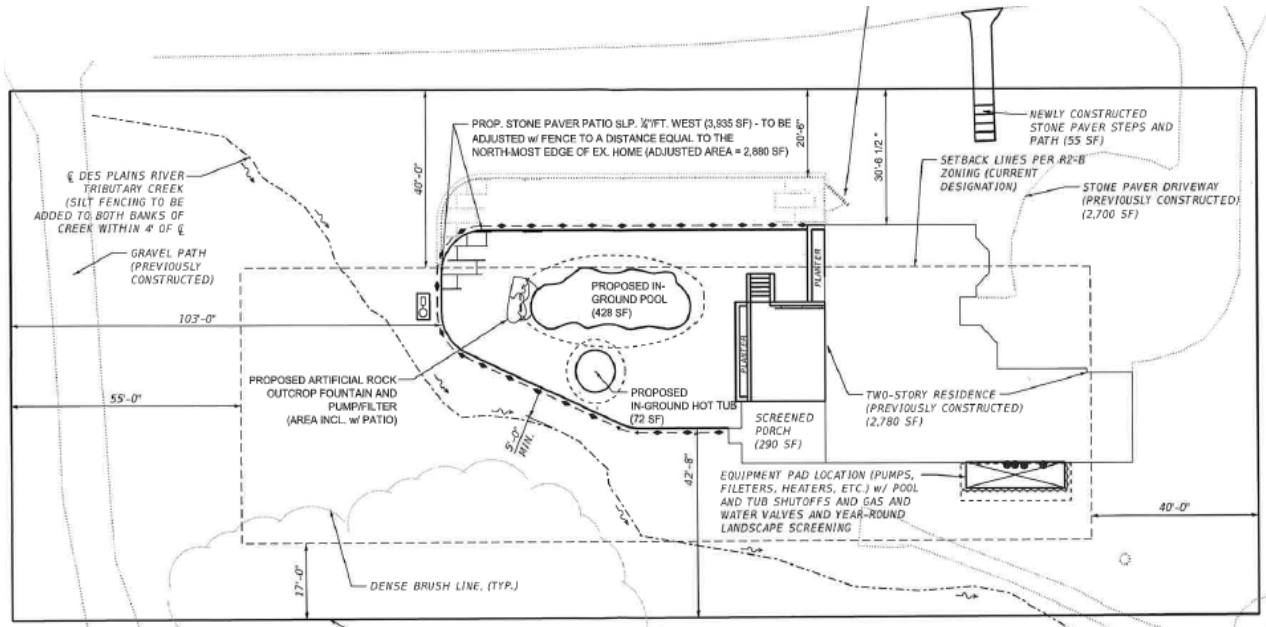
Image from the DuPage County GIS.



Image from the Federal Emergency Management Agency.

On May 14, 2024, the petitioner's Engineer provided staff with a study of the stream conducted on August 1, 2019, and is included as an attachment in the staff report packet. The stream flowing west of the property at 15W627 89th Street is a tributary to the Des Plaines River. The subject property is located at the downstream end of a basin. The Federal Emergency Management Agency (FEMA) depicts the area south of the creek designated as a regulatory floodway. Staff discussed the stream with the Village Engineer and discovered that DuPage County required a 15' buffer between structures or an accessory use and the stream. However, the Village Engineer recommends a 20' buffer between the structures and the stream at property 15W627 89th Street. The petitioner's proposed site plan illustrates a 5' buffer between the stream and structures. The petitioner must remove portions of the existing patio and fence to comply

with the buffer. No zoning actions, waivers, or exceptions are applicable as the provision originates from the DuPage County Stormwater and Floodplain Ordinance.



Updated site plan of the existing fence, patio, and pool.

The petitioner is Curtis Eshghy, the owner. The petitioner requests two (2) variations from Zoning Ordinance Section IV.J, & IV.I.34 to permit (1) a fence within the corner side yard setback and (2) a patio within the corner side yard setback. Grant Street serves as the front property line, and 89th Street serves as the corner side yard. The property was annexed into the Village of Burr Ridge in 2015. It is important to note that the house does not comply with the R-2B Single-Family Residence setback regulations. The house is setback 30' from the property line, deviating from the 40-foot minimum regulation. According to Downers Grove Township Assessor records, the house was constructed in 2004 while the property was unincorporated.



Aerial of the property with the property lines.

The pool, patio, and fence currently exist on the property and were built without a permit. On August 4, 2023 a stop work was posted on the property for the petitioner constructing this fence without a building permit. The petitioner violated the stop work order and completed the construction. The petitioner applied for a permit on September 11, 2023, but it was denied. Staff and the petitioner met on October 24, 2023 to discuss the permit and provide options regarding the construction. On November 13, 2023, after a stop work order was posted, the petitioner continued with the construction of a pool, hot tub, patio, fence, landscape berm, and paver walk that had been started and or finished without acquiring an approved permit from the Village of Burr Ridge. On December 6, 2023 and January 3, 2024, the petitioner was scheduled for adjudication and did not appear. On January 25, 2024 the petitioner applied for a variance.



Illustration of the existing fence, patio, and pool.

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 originally requested a 2-foot setback on the corner side yard, deviating from the 40-foot minimum regulation. The fence as currently existing on the property is at 20' 6". The petitioner is now illustrating bringing the fence in line with the north wall of the home or a 30' 6.5" setback.*
 - 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 50% open and complies.*
- Zoning Ordinance Section IV.I.34:
 - Terraces, Patios, and Decks (IV.I.34)
 - Terraces, patios, and decks may be located in a side buildable area, a rear buildable area or a courtyard and are also permitted in the required rear yard, but not closer than 10 feet to the lot line.
The petitioner originally requested a 20-foot setback on the corner side yard, deviating from the 40-foot minimum regulation. The patio as currently existing on the property is at 20' 6". The petitioner is now illustrating bringing the patio in line with the north wall of the home or a 30' 6.5" setback.
- Zoning Ordinance Section IV.H:
 - Setback and Location of Accessory Buildings and Structures (IV.H.4):
 - Accessory buildings and structures shall be setback a minimum of 10 feet from a rear lot line and shall comply with the minimum interior side and corner side yard setback of the zoning district in which the accessory building or structure is located except as may otherwise be specifically permitted in Section IV.I of this Ordinance. *It appeared the swimming pool was directly on the 40' setback line. Staff included the variation request in the event that the pool was slightly over the setback line. At the May 6th Plan Commission meeting, the petitioner provided an updated site plan and confirmed with a professional land surveyor that the swimming pool did not extend beyond the 40' setback line.*

Public Hearing History

Z-01-2003: Pre-Annexation agreement (Ordinance 950)

The property was annexed into the Village of Burr Ridge in 2015. (Ordinance 1145)

The property was rezoned from R-1 Single Family Residence to R-2B Single Family Residence. (Ordinance #A-834-06-23)

Public Comment

One public comment was received and is included as an attachment.

Findings of Fact and Recommendation

Two of the three variation requests remain. The variation request for a swimming pool within the corner side yard setback is no longer a variation request. The swimming pool complies with the Zoning Ordinance regulations and does not exceed the 40-foot corner side yard setback. 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 two variation requests or separate them into individual motions. If the Plan Commission chooses to recommend approval of V-02-2024, a request for two (2) variations from Zoning Ordinance Section IV.J, & IV.I.34 to permit (1) a fence within the corner side yard setback, located 2' off the property line deviating from the 40' minimum regulation, and (2) a patio within the corner side yard setback, staff recommends the following condition. The Commission may also wish to revise those original requests to reflect the updated site plan and request by the petitioner for the 30' 6.5" setback.

1. The fence and patio 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, illustrations, and stream report
- Public Notifications

Exhibit B – Public Comment

Exhibit C - Ordinance 950, Ordinance 1145, & Ordinance #A-834-06-23



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): Curtis Eshghy

STATUS OF PETITIONER: Homeowner

PETITIONER'S ADDRESS: 15w627 89th St.

ADDRESS OF SUBJECT PROPERTY: 15w627 89th St.

PHONE: 331-775-6666

EMAIL: cnroofs@gmail.com

PROPERTY OWNER: Curtis Eshghy

PROPERTY OWNER'S ADDRESS: 15w627 89th st PHONE: 331-775-6666

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

DESCRIPTION OF REQUEST:

Setback variances

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 0.81 acres EXISTING ZONING: R-2B

EXISTING USE/IMPROVEMENTS: Single-Family Residence

SUBDIVISION: N/A

PIN(S) # 10-01-102-000-0000

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


Petitioner's Signature

01/24/24
Date of Filing



Findings of Fact - Zoning Variation
Burr Ridge Zoning Ordinance

Address:

15w627 89th 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

Due to the zoning, it appears that the home prior to my purchase of it, violated certain setbacks. Because of this, many inquiries were made to determine Where the patio limit should be. It was decided and Village engineering that a variance would be required to build the patio to be built much further from the south. It was discussed that a deviation/variation would be required in order to gain approval to build the patio to extend. The stream that crosses the property in the backyard, and the setbacks imposed by the zoning have really made the property unbuildable, however, I respectfully request that a consideration be made for this special case. I look forward to elaborating on this point, if consideration of my case is made.

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

The property is zoned as a corner lot, however, the as built conditions of the site are not that of a corner lot. It seems that historically the residence has been used and built upon while widely ignoring the bulk zoning requirements. I had purchased this property legally, and the home extended beyond the northerly setback line prior to me constructing the patio. I request this variation because it doesn't seem Reasonable to build a patio, such constraint and geometry of the setbacks would really make the use of the property incredibly limited.

- 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 geometric constraints are definitely specific at this residence, and the uniqueness of the property Have caused me to seek the variation to allow me to maintain what I've mistakenly built at great expense to

The erroneous, early beginning of the construction was my fault, and I am happy, making good on any fees due to the village as a result of this.

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

The purpose of the variation request is to build a beautiful residence in a beautiful and to provide an Commentating backyard for my growing family. I believe that all of the improvements should satisfy all Residence, and Village Personnel. My intent is to be in this community to raise a family, and contribute to it.

- 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.

I accept that this was done the wrong way, and the improvements should've followed proper channels. I acknowledged the statement above and can assure you that the variation request is not the result of other parties, having interest in the property.

- 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.

Granting of this variation in my belief. The improvements done on the property would raise value within the neighborhood. The layout of the patio is a logical one and is not Gardi in anyway. The improvements We all planned to beautify the property and make it more functional. No other intent

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

The improvements are in line with Jason properties. Prior to the improvements, the property Functionality and beauty, that the adjacent properties maintain

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

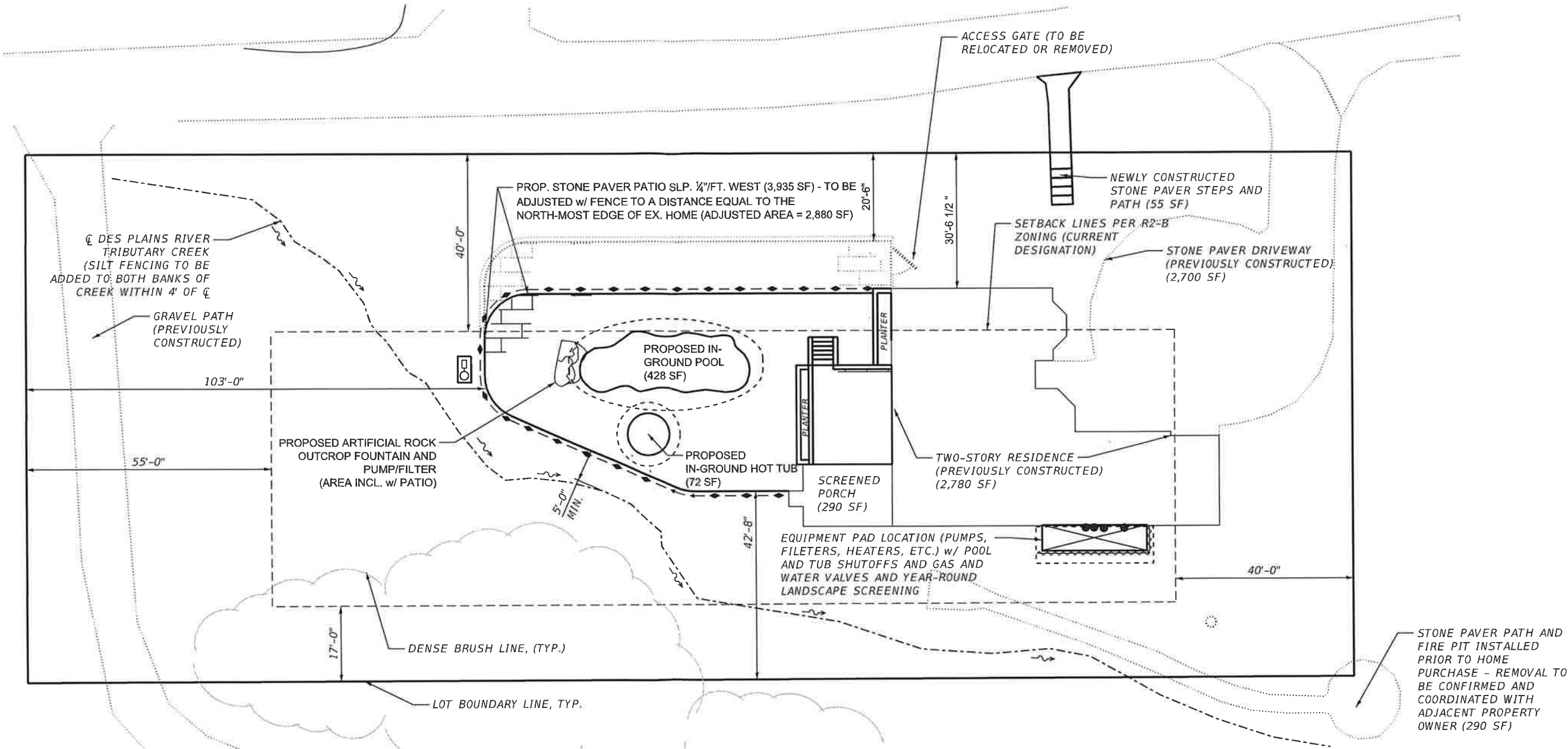
The statement above is 100% accurate

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

True

LEGAL DESCRIPTION

LOT 1, IN UBAN'S OAKDALE MANOR, A SUBDIVISION ON THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1931, AS DOCUMENT 316521, IN DUPAGE COUNTY, ILLINOIS.



PLAN

TOTAL LOT AREA (PER PROPERTY RECORDS) = 35,284 SF
±9,455 SQUARE FEET (<30% OF TOTAL LOT AREA COVERED) INDICATED
FOR PORTIONS OF IMPERVIOUS AREAS WITHIN THE PROPERTY LIMITS
ONLY

LEGEND

— ◆ — ◆ — ◆ — PERMANENT POOL SAFETY FENCING (5' H, BLACK PICKET ALUMINUM)

GENERAL NOTES

- ALL WORK SHALL BE DONE PER 2012 INTERNATIONAL RESIDENTIAL CODE, 2011 NATIONAL ELECTRIC CODE AND THE 2014 ILLINOIS PLUMBING CODE.
- LANDSCAPE RESTORATION WITH SOD OR SEED AND EROSION CONTROL BLANKET, WILL BE INSTALLED IF REQUIRED UPON CLOSING THE PERMIT.
- ANY EXCAVATED MATERIAL REMAINING, AFTER INSTALLATION OF POOL AND HOT TUB AND PATIO, WILL BE REMOVED FROM THE SITE BY THE CONTRACTOR PERFORMING THE WORK. FINISHED GRADING WILL FOLLOW THE CONTOURS OF THE EXISTING YARD.

7 Yard Requirements

a. Permitted Uses

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached dwelling	40 feet	17 feet	40 feet	35 feet

4	4/30/24	REVISED PER VILLAGE HEARING 3/2024
3	12/30/23	REVISION 2 (UPDATED 10/11/23 w/ REV. CLOUDS)
2	10/4/2023	REVISION 1 (UPDATED 10/11/23 w/ REV. CLOUDS)
1	8/30/2023	SUBMITTED FOR APPROVAL
ISSUE #	DATE	DESCRIPTION

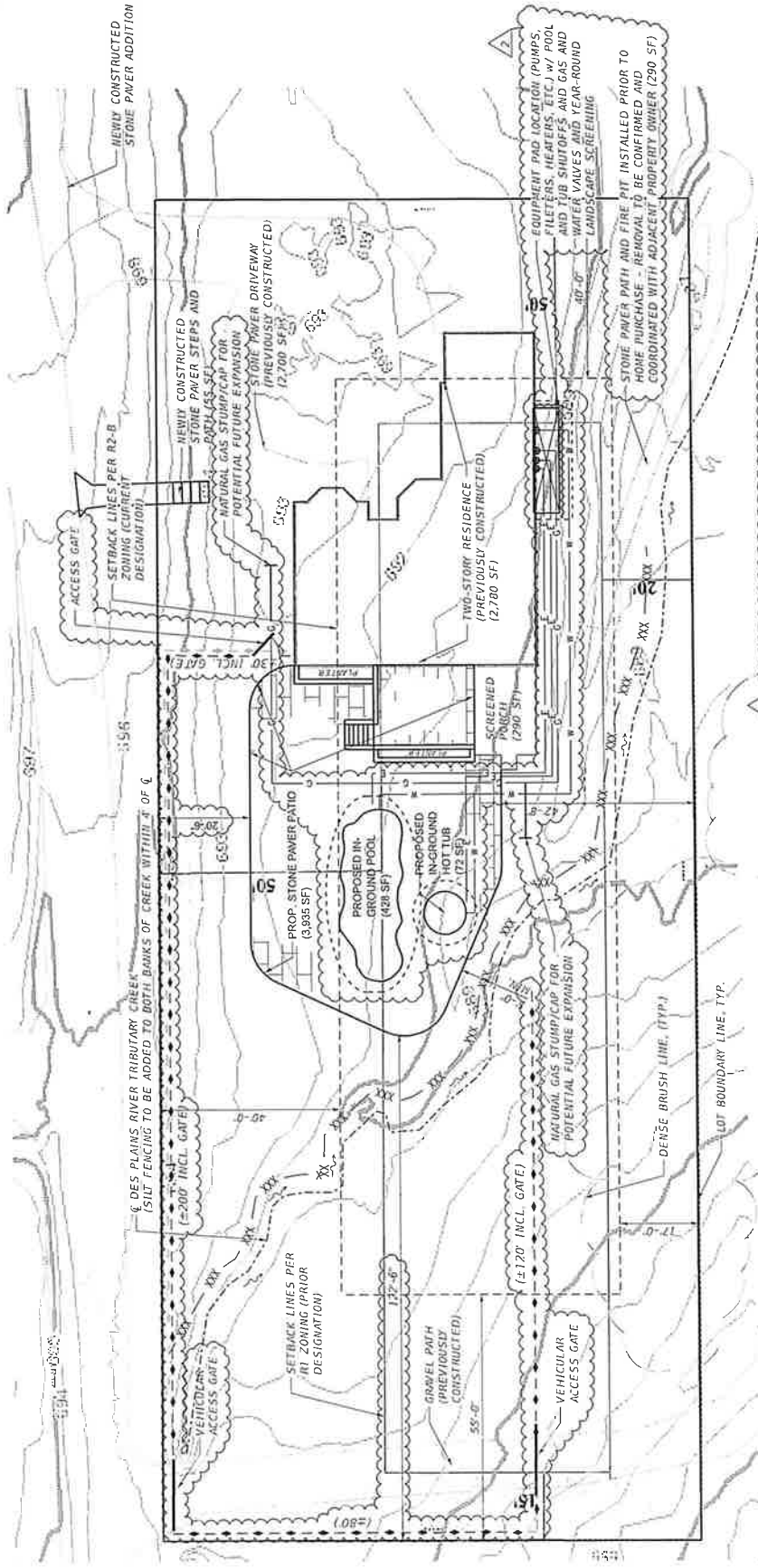
PREPARED BY WILLIAM BAKOS
229 GINGERBROOK LANE BARTLETT, IL 60103
IL P.E. NO. 062071134

PROPOSED PLAN FOR PERMITTING
AT 15w627 89TH ST.
BURR RIDGE, IL
DUPAGE COUNTY

DWG BY	DATE	CHK'D BY	SCALE	SHEET NO.
WSB	8/30/2023	WM	1" = 25'	S-01

LEGAL DESCRIPTION

LOT 1, IN URBAN DAKDALE MANOR, A SUBDIVISION ON THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1931, AS DOCUMENT 316521, IN DUPAGE COUNTY, ILLINOIS.



GENERAL NOTES

1. ALL WORK SHALL BE DONE PER 2012 INTERNATIONAL RESIDENTIAL CODE, 2011 NATIONAL ELECTRIC CODE AND THE 2014 ILLINOIS PLUMBING CODE.
2. LANDSCAPE RESTORATION WITH SOIL OR SEED AND EROSION CONTROL BLANKET, WILL BE INSTALLED IF REQUIRED UPON CLOSING THE PERMIT.
3. ANY EXCAVATED MATERIAL REMAINING AFTER INSTALLATION OF CONSTRUCTION TUB AND PATIO WILL BE REMOVED FROM THE SITE BY THE CONTRACTOR PERFORMING THE WORK. FINISHED GRADING WILL FOLLOW THE CONTOURS OF THE EXISTING YARD.
4. THE WEST TERMINATION POINT OF TEMPORARY CHAIN LINK CONSTRUCTION FENCING IS WHERE THE SITE ACCESS IS PROPOSED. IF SITE IS VACATED, ACCESS SHALL BE LOCKED OFF.

PLAN

1. TOTAL LOT AREA (PER PROPERTY RECORDS) = 35,284 SF
2. 10,510 SQUARE FEET (29.8% OF TOTAL LOT AREA COVERED) INDICATED FOR PORTIONS OF IMPERVIOUS AREAS WITHIN THE PROPERTY LIMITS ONLY

LEGEND

- E BURIED ELECTRIC (1" DIA. PVC, 20" MIN. BELOW GRADE)
- G BURIED GAS (1" DIA. BLACK STEEL INSIDE PVC CONDUIT, 20" MIN. BELOW GRADE)
- W BURIED WATER (1" DIA. PVC INSIDE PVC CONDUIT, 20" MIN. BELOW GRADE)
- S SOLID GROUNDING WIRE (5" BELOW GRAVEL BASE (AROUND POOL, AND EQUIPMENT))
- PERMANENT POOL SAFETY FENCING (5' H. BLACK PICKET ALUMINUM)
- TEMPORARY 7' CHAIN LINK CONSTRUCTION FENCING



Yard Requirements
1) Permitted Uses

Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
40' Feet	17' Feet	40' Feet	55' Feet

Source: Google's data used with permission.

ISSUE #	DATE	DESCRIPTION
1	10/20/2023	SUBMITTED FOR APPROVAL
2	10/20/2023	REVISION 1 (UPDATED 10/10/23 W/ NEW CLOUD)

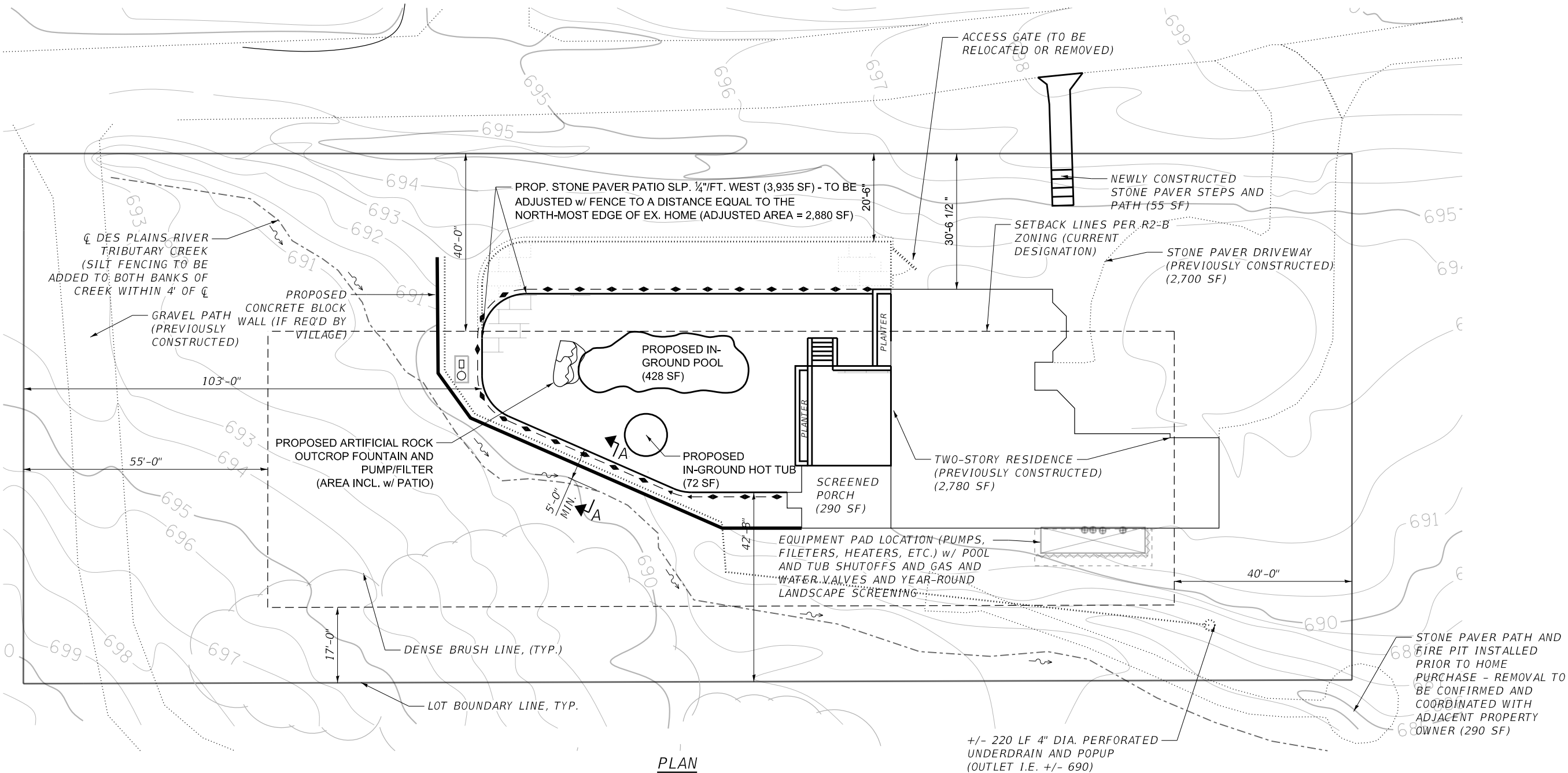
PREPARED BY WILLIAM BAKOS
229 GINGERBROOK LANE BARTLETT, IL 601
IL P.E. NO. 062071134

PROPOSED PLAN FOR PERMITTING
AT 15W627 89TH ST.
BURR RIDGE, IL
DUPAGE COUNTY

DWG BY	DATE	CHKD BY	SCALE	SHEET NO
WSB	10/20/2023	WM	1" = 25'	S-01

LEGAL DESCRIPTION

LOT 1, IN UBAN'S OAKDALE MANOR, A SUBDIVISION ON THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1931, AS DOCUMENT 316521, IN DUPAGE COUNTY, ILLINOIS.



PLAN

TOTAL LOT AREA (PER PROPERTY RECORDS) = 35,284 SF
±9,455 SQUARE FEET (<30% OF TOTAL LOT AREA COVERED) INDICATED
FOR PORTIONS OF IMPERVIOUS AREAS WITHIN THE PROPERTY LIMITS
ONLY

LEGEND

--- PERMANENT POOL SAFETY FENCING (5' H, BLACK PICKET ALUMINUM)

GENERAL NOTES

- ALL WORK SHALL BE DONE PER 2012 INTERNATIONAL RESIDENTIAL CODE, 2011 NATIONAL ELECTRIC CODE AND THE 2014 ILLINOIS PLUMBING CODE.
- LANDSCAPE RESTORATION WITH SOD OR SEED AND EROSION CONTROL BLANKET, WILL BE INSTALLED IF REQUIRED UPON CLOSING THE PERMIT.
- ANY EXCAVATED MATERIAL REMAINING, AFTER INSTALLATION OF POOL AND HOT TUB AND PATIO, WILL BE REMOVED FROM THE SITE BY THE CONTRACTOR PERFORMING THE WORK. FINISHED GRADING WILL FOLLOW THE CONTOURS OF THE EXISTING YARD.

7. Yard Requirements

a. Permitted Uses

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached dwelling	40 feet	17 feet	40 feet	55 feet

4	5/14/24	REVISED PER VILLAGE HEARING 5/2024
4	4/30/24	REVISED PER VILLAGE HEARING 3/2024
3	12/30/23	REVISION 2 (UPDATED 10/11/23 w/ REV. CLOUDS)
2	10/4/2023	REVISION 1 (UPDATED 10/11/23 w/ REV. CLOUDS)
1	8/30/2023	SUBMITTED FOR APPROVAL
ISSUE #	DATE	DESCRIPTION

PREPARED BY WILLIAM BAKOS
229 GINGERBROOK LANE BARTLETT, IL 60103
IL P.E. NO. 062071134

PROPOSED PLAN FOR PERMITTING
AT 15w627 89TH ST.
BURR RIDGE, IL
DUPAGE COUNTY

DWG BY	DATE	CHK'D BY	SCALE	SHEET NO.
WSB	8/30/2023	WM	1" = 25'	S-01



<p>PREPARED BY WILLIAM BAKOS 229 GINGERBROOK LANE BARTLETT, IL 60103 IL P.E. NO. 062071134</p>
<p>PROPOSED PLAN FOR PERMITTING AT 15w627 89TH ST. BURR RIDGE, IL DUPAGE COUNTY</p>

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or flood plain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or flood plain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

In the State of Illinois, any portion of a stream or watercourse that lies within the **floodway fringe** of a studied (AE) stream may have a state regulated floodway. The FIRM may not depict these state regulated floodways.

Floodways restricted by anthropogenic features such as bridges and culverts are drawn to reflect natural conditions and may not agree with the model computed widths listed in the Floodway Data table in the Flood Insurance Study report.

Multiple **topographic sources** may have been used in the delineation of Special Flood Hazard Areas. See Flood Insurance Study report for details on source resolution and geographic extent.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4, "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 16. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services, NOAA, NNGS12
National Geodetic Survey SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the Cook County Board of Commissioners. Color digital orthomages with a 6-inch pixel resolution were photogrammetrically compiled from aerial photography acquired during the leaf-off period of spring 2012.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The Special Flood Hazard Areas and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

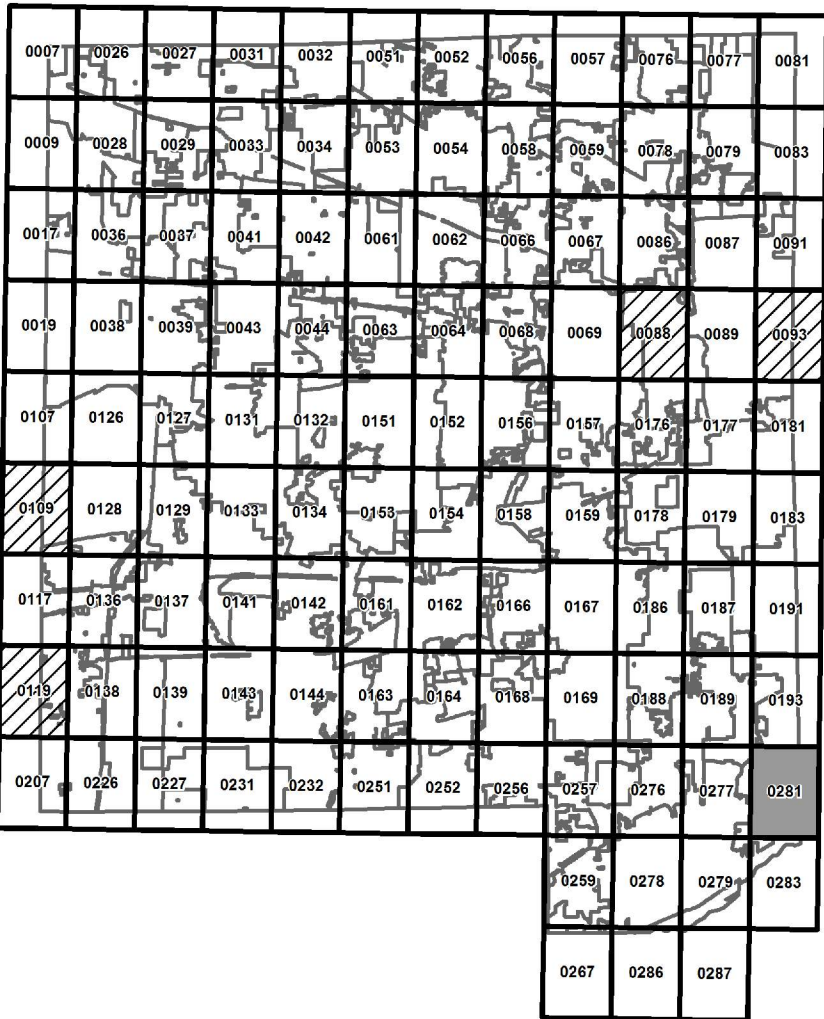
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the Map Service Center (MSC) website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nflp>.

PANEL INDEX



DuPage County
Unincorporated Areas
170197



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet*
(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A Cross section line

23 Transsect line

45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

488,000m N 1000-meter Universal Transverse Mercator grid values, zone 16

1585000 FT 5000-foot grid tick; Illinois State Plane East Coordinate System, 3776 zone (FIPSZONE 1201) Transverse Mercator

DXS510x Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

MAP REPOSITORIES

Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

DECEMBER 16, 2004

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

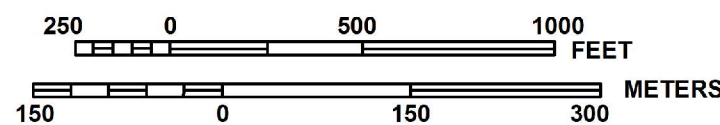
August 1, 2019 - to change Special Flood Hazard Areas, to add Base Flood Elevations, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NFP

PANEL 0281J

FIRM

**FLOOD INSURANCE RATE MAP
DU PAGE COUNTY,
ILLINOIS
AND INCORPORATED AREAS**

PANEL 281 OF 287

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BURR RIDGE, VILLAGE OF	170071	0281	J
DU PAGE COUNTY	170197	0281	J
WILLOWBROOK, VILLAGE OF	170222	0281	J

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



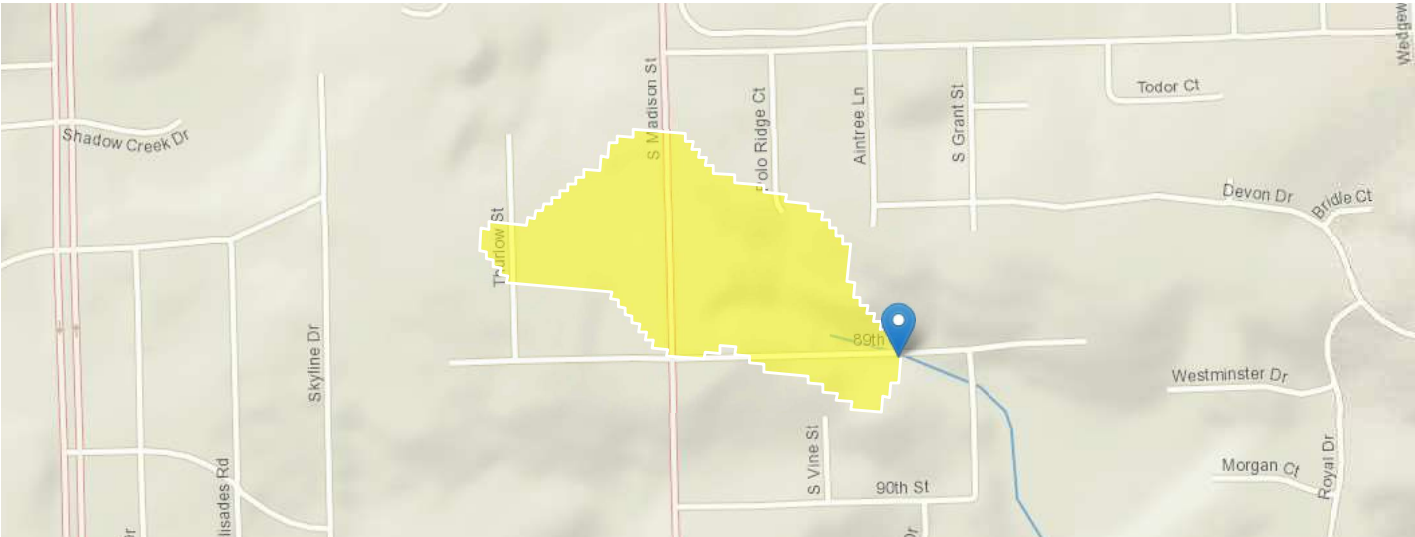
**MAP NUMBER
17043C0281J**

**MAP REVISED
AUGUST 1, 2019**

Federal Emergency Management Agency

StreamStats Report - ESHGY - 15w627 89th St. Burr Ridge, IL

Region ID: IL
Workspace ID: IL20240510163634407000
Clicked Point (Latitude, Longitude): 41.72708, -87.93060
Time: 2024-05-10 11:36:49 -0500



The following report displays the drainage basin statistics of the subject property. The subject property is located at the downstream end of the basin. The results indicate that the quite small basin is low risk for flooding and that the channel dimensions are considered quite small.

Collapse All

➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BASINPERIM	Perimeter of the drainage basin as defined in SIR 2004-5262	1.17	miles
CSL10_85	Change in elevation divided by length between points 10 and 85 percent of distance along main channel to basin divide - main channel method not known	140.53	feet per mi
DEMSLX100	Average slope of 10-meter DEM cells, using a vertical exaggeration factor of 100, computed using Slope tool in ArcMap	68.68	degrees
DRNAREA	Area that drains to a point on a stream	0.041	square miles
ELEVMAX	Maximum basin elevation	750	feet
FLC16DVLMH	Fraction of drainage area that is in low to high developed land use classes 22-24 from NLCD 2016	0.526	decimal fraction
FSSURGDC78	Fraction of land area that is in very poorly drained and unknown likely water drainage classes 7 and 8 from SSURGO	0	decimal fraction
LONG_CENT	Longitude Basin Centroid	87.933626	decimal degrees
MINBELEV	Minimum basin elevation	689	feet
RELIEF	Maximum - minimum elevation	61	feet
RELRELF	Basin relief divided by basin perimeter	52.25	feet per mi
STATSSLPWT	Area-weighted average of soil slopes of dominant component of STATSGO soil units	5	percent
TPISTATSGO	computed as 100*(percent sand) + 10*(percent silt) + (percent clay), using soil texture fractions from STATSGO	1673	percent
URBTHE2010	Fraction of drainage area that is in urban classes 7 to 10 from Theobald 2010	1	dimensionless

➤ Maximum Probable Flood Statistics

Maximum Probable Flood Statistics Parameters [Crippen Bue Region 6]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.041	square miles	0.1	10000

Maximum Probable Flood Statistics Disclaimers [Crippen Bue Region 6]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Maximum Probable Flood Statistics Flow Report [Crippen Bue Region 6]

Statistic	Value	Unit
Maximum Flood Crippen Bue Regional	416	ft^3/s

Maximum Probable Flood Statistics Citations

Crippen, J.R. and Bue, Conrad D.1977, Maximum Floodflows in the Conterminous United States, Geological Survey Water-Supply Paper 1887, 52p. (<https://pubs.usgs.gov/wsp/1887/report.pdf>)

➤ Bankfull Statistics

Bankfull Statistics Parameters [Interior Plains D Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.041	square miles	0.19305	59927.7393

Bankfull Statistics Parameters [Central Lowland P Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.041	square miles	0.200772	59927.66594

Bankfull Statistics Parameters [USA Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.041	square miles	0.07722	59927.7393

Bankfull Statistics Disclaimers [Interior Plains D Bieger 2015]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [Interior Plains D Bieger 2015]

Statistic	Value	Unit
Bieger_D_channel_width	3.82	ft
Bieger_D_channel_depth	0.812	ft
Bieger_D_channel_cross_sectional_area	4.78	ft^2

Bankfull Statistics Disclaimers [Central Lowland P Bieger 2015]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [Central Lowland P Bieger 2015]

Statistic	Value	Unit
Bieger_P_channel_width	4.56	ft
Bieger_P_channel_depth	1.08	ft
Bieger_P_channel_cross_sectional_area	4.79	ft^2

➤ Peak-Flow Statistics

Peak-Flow Statistics Parameters [IL Peakflow Region 2 ICT-23-014]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.041	square miles	0.07031	1352
FLC16DVLHM	Frac_Lo_Med_Hi_Developed_from_NLCD2016	0.526	decimal fraction	0.002045	0.9692
FSSURGDC78	Fraction_SSURGO_Drainage_Classes_7_and_8	0	decimal fraction	0	0.2506
RELRELF	Relative Relief	52.25	feet per mi	0.8122	35.97

Peak-Flow Statistics Disclaimers [IL Peakflow Region 2 ICT-23-014]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

INDICATIVE OF VERY SMALL AREA

INDICATIVE OF HIGHLY VARIABLE
ELEVATION CHANGES

Peak-Flow Statistics Flow Report [IL Peakflow Region 2 ICT-23-014]

Statistic	Value	Unit
50-percent AEP flood	13.5	ft ³ /s
20-percent AEP flood	26.4	ft ³ /s
10-percent AEP flood	37.5	ft ³ /s
4-percent AEP flood	54.7	ft ³ /s
2-percent AEP flood	69.5	ft ³ /s
1-percent AEP flood	86	ft ³ /s
0.5-percent AEP flood	104	ft ³ /s
0.2-percent AEP flood	131	ft ³ /s

Peak-Flow Statistics Citations

Over, T.M., Marti, M.K., O'Shea, P.S., Sharpe, J.B.2023, Estimating peak-flow quantiles for selected annual exceedance probabilities in Illinois (Report No. FHWA-ICT-23-014). Illinois Center for Transportation. (<https://doi.org/10.36501/0197-9191/23-019>)

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.20.0

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1

February 23, 2024

Village of Burr Ridge

Plan Commission

RE: 15W627 89th Street

PIN 10-01-102-006-0000

V-02-2024 Variance Request

Neighbor's Response

We as neighboring property owners strongly object to any unauthorized and unpermitted construction on the subject site.

We do not agree with the three variance requests made by the property owner, Mr. Curtis Eshghy, because the pool development was never permitted by the Village of Burr Ridge.

We also want to take this opportunity to list herein other issues and disturbances associated with the Owner's current use of the subject site:

The current pool development has two locations for pool equipment which includes pumping, filtration, and heating equipment. The pool equipment is running constantly, and it is noisy. It disturbs the adjacent residents while in their house and while they are in their yards. We want this annoying sound to be muffled.

During the construction of the pool the Owner's contractor built a haul path on the adjacent neighboring property to the south of the subject lot without that property owner's permission. We want this area restored to the prior condition.

The centerline of the creek that traverses the property appears to very close to the pool and adjacent patio. Because the pool was built without a permit we assume the 100 year flood plain area of the creek nor the DuPage County Stormwater Special Management Area regulations were taken into consideration when laying out the pool development. We are concerned about flooding of upstream and downstream properties due to the narrowing of the floodplain area on the subject property due to the pool development. We want verification that the pool development hasn't impacted the flood plain.

The increase of impervious area on site has significantly increased since the pool development was installed. Pervious vs. impervious lot area on the subject lot needs to be calculated to determine if it is conformance with local codes.

February 23, 2024

Village of Burr Ridge

Plan Commission

RE: 15W627 89th Street

PIN 10-01-102-006-0000

V-02-2024 Variance Request

Neighbor's Response

Page two of two

A gravel shoulder 5-6' wide on the south side of 89th Street has been added by the Owner to allow for parking by visitors to the property. At times vehicles are parked overnight in this gravel area where part of the vehicle is on the paved roadway and part is on the added gravel. When vehicles are parked there, they don't allow enough roadway width for trucks and snowplows on 89th Street to drive entirely on the pavement. At times vehicles must drive off the roadway to pass the parked cars. We want verification that the added gravel shoulder parking area and its use is in accordance with local codes.

In summary, we are concerned that the applicant, Mr. Curtis Eshgby, has not abided by the rules and regulations of our community.

We all request he make amends to get along with his neighbors and abide by the rules and regulations of our community so we can return to the peaceful neighborhood we had prior to his moving into the neighborhood.

Respectfully submitted,

Five Concerned Neighborhood Families.



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, March 4, 2024, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.**

PURPOSE OF HEARING

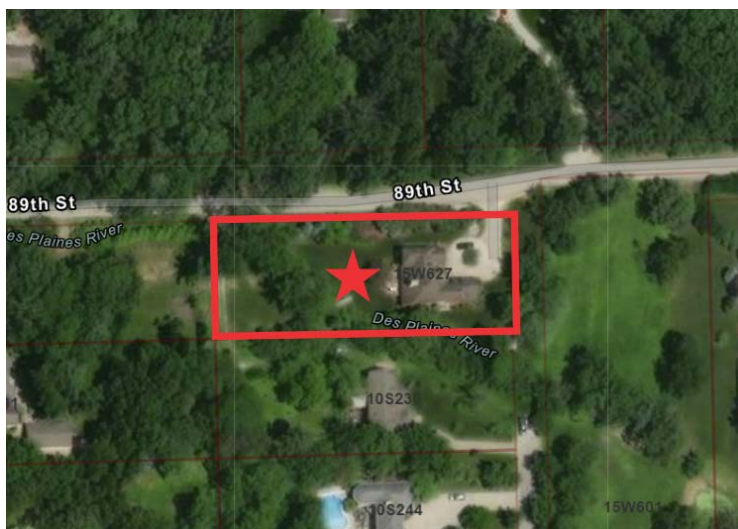
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Curtis Eshghy for three (3) variations from Zoning Ordinance Section IV.J, IV.I.34, and IV.H.4 to permit (1) a fence within the corner side yard setback, located 2' of the property line deviating from the 40' minimum regulation, (2) a patio within the corner side yard setback, and (3) a swimming pool within the corner side yard setback. The petition number and address of this petition is **V-02-2024: 15W627 89th Street** and the Permanent Real Estate Index Number is **10-01-102-006-0000.**

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 27, 2024. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

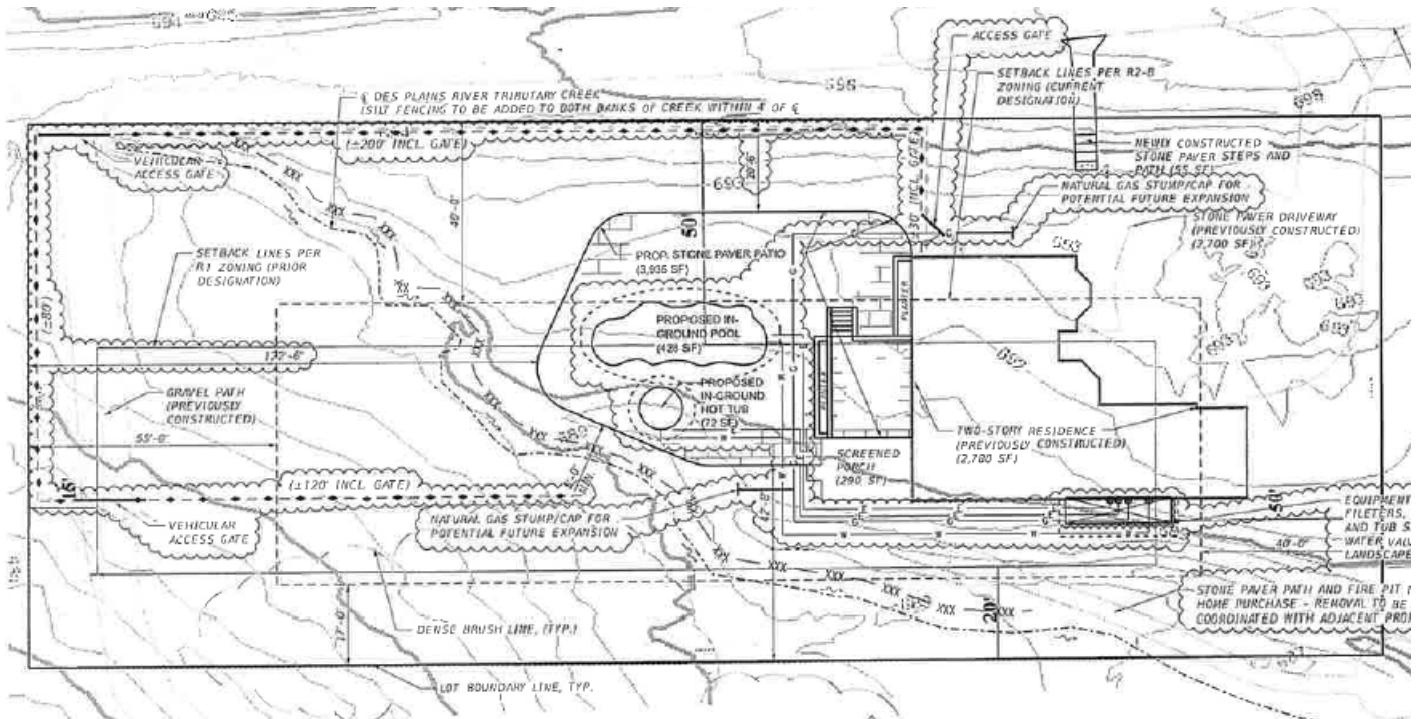
BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

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



The site is outlined in red



Proposed site plan of the fence, patio, and pool.

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

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

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

The Plan Commission meeting agenda packet will be posted the Thursday before the meeting and will be available on the website here:

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

Burr Ridge homepage – Government – Agendas & Minutes – Plan Commission & Zoning Board of Appeals

KOENIG TR, MARY ELLEN
1310 SLEEPY HOLLOW LN
DARIEN, IL 60561

SALVINO, KEVIN & COLLEEN
15W531 89TH ST
BURR RIDGE, IL 60521

STATE BANK OF COUNTRYSIDE
190 S LA SALLE APT. 1700
CHICAGO, IL 60603

PICKARD, GLENN & V GAHTAN
9040 TURNBERRY DR
BURR RIDGE, IL 60527

DUPONT, MICHAEL & PAULA
8810 GRANT ST
BURR RIDGE, IL 60521

CHIN, ALAN Y
530 DEVON DR
BURR RIDGE, IL 60527

PAYNE, RICHARD & DORIS
15W680 89TH ST
HINSDALE, IL 60521

FALCONE, SCOTT A
8877 S MADISON ST
BURR RIDGE, IL 60527

PAYNE, KENNETH &CHRISTINE
15W630 89TH ST
BURR RIDGE, IL 60527

THALAMARLA, MOHAN & SASI
15W599 89TH ST
BURR RIDGE, IL 60521

OEDZES, EDWARD & E C
10S125 MADISON ST
BURR RIDGE, IL 60527

ESHGHY, CURTIS
1233 NAPERVILLE DR
ROMEDEVILLE, IL 60446

CHITNIS, SANJIV & RASHMI
5 TURNBERRY CT
BURR RIDGE, IL 60527

HERATH, SAM
510 DEVON DR
BURR RIDGE, IL 60527

DOYLE, PATRICK
8814 AINTREE LN
BURR RIDGE, IL 60521

GREULICH, ROBERT C
10S135 MADISON ST
BURR RIDGE, IL 60521

PIZZUTO, JOSEPH
10S231 VINE ST
BURR RIDGE, IL 60527

KULKARNI TR, TAMMAJI & S
15W700 90TH ST
BURR RIDGE, IL 60521

DAVIS, RODNEY
10S244 GRANT ST
BURR RIDGE, IL 60527

TWARDOWSKI, JANUSZ
3 TURNBERRY CT
BURR RIDGE, IL 60521

PALMIOTTI, GIUSEPPE & N
15W510 91ST ST
BURR RIDGE, IL 60527

SURY, JOHN & LINDA
540 DEVON DR
BURR RIDGE, IL 60527

BOCKHOLDT, B & E CHMIEL
8811 S GRANT ST
BURR RIDGE, IL 60521

MUZZARELLI, ARNOLD & S A
15W660 90TH ST
BURR RIDGE, IL 60527

PLIOPIENE, DILARAM
10S230 GRANT ST
BURR RIDGE, IL 60527

STYKA, PAMELA J
15W731 90TH ST
BURR RIDGE, IL 60527

SCHOOL DISTRICT NO 180
15W451 91ST ST
BURR RIDGE, IL 60521

RAMZEY D LLC
620 DEVON DR
BURR RIDGE, IL 60527

RAMIREZ, FILEMON
9000 TURNBERRY DR
BURR RIDGE, IL 60527

WARE, KENNETH
10S265 S VINE ST
BURR RIDGE, IL 60527

KHAN, SUNNIE & S NAWAZ
9020 TURNBERRY DR
BURR RIDGE, IL 60527

FAWCETT, JOHN
8802 AINTREE LN
BURR RIDGE, IL 60521

STETTIN SR, PAUL & RITA
600 DEVON DR
BURR RIDGE, IL 60521

AKHRAS, ABDULBARI & FAYHA
9001 TURNBERRY DR
BURR RIDGE, IL 60521

TSIONES, JOHN
500 DEVON DR
BURR RIDGE, IL 60527

WEINBERGER, JOHN & JULIE
15W720 89TH ST
BURR RIDGE, IL 60527

MALININ, JERRY & MARGARET
15W730 90TH ST
BURR RIDGE, IL 60527

REBACZ, RALPH
930 S PENNSYLVANIA ST
DENVER, CO 80209

SCHLEHOFER, KARL J
10S260 GRANT ST
BURR RIDGE, IL 60521

DE GRAFF, RANDY & SUSAN
520 DEVON DR
BURR RIDGE, IL 60521

SUBBARAJU, NANDINI & T
577 N EMROY AVE
ELMHURST, IL 60126

MONCAYO, RUTH
15W560 91ST ST
HINSDALE, IL 60521

REDDY, GIRIDHER
5327 S KIMBARK AVE
CHICAGO, IL 60615

MALININ, MARGARET
15W730 90TH ST
BURR RIDGE, IL 60527

MURRAY, CHARLES & VIDA
10S245 MADISON ST
BURR RIDGE, IL 60527

KUDARI, MADHUSUDHAN & A
15W520 89TH ST
BURR RIDGE, IL 60527

THALAMARLA, MOHAN R &SASI
15W599 89TH ST
BURR RIDGE, IL 60527

OTTO, SANDRA V TR
15W760 89TH ST
BURR RIDGE, IL 60527

JACOBS, LOIS
5001 CAROLINE AVE
WESTERN SPRING, IL 60558

TICHY, IVAN & MICHELLE
8765 POLO RIDGE CT
BURR RIDGE, IL 60527

HRAJHOHA, STEPHEN J
15W696 90TH ST
BURR RIDGE, IL 60527

ZIEMBA, JOLANTA
4155 W 58TH PL
CHICAGO, IL 60629

DAUGIRDAS, JOHN & ONA
15W560 89TH ST
BURR RIDGE, IL 60527

PIZZUTO, JOSEPH A
10S231 VINE ST
BURR RIDGE, IL 60527

REDIEHS, RICHARD & P L
15W620 89TH ST
HINSDALE, IL 60521

ZOLNIERZOW, ZBIGNIEW
10S261 MADISON ST
BURR RIDGE, IL 60527

HAMMER, DUANE A & ROSE P
15W450 89TH ST
BURR RIDGE, IL 60527

FERGUSON, KIMBERLY H
610 DEVON DR
BURR RIDGE, IL 60521

HAMMER, DUANE A
15W450 89TH ST
BURR RIDGE, IL 60527

MC DERMOTT, WILLIAM D & K
8781 POLO RIDGE CT
BURR RIDGE, IL 60527

DODD, LOUIS P & ALMA L
8740 GRANT ST
BURR RIDGE, IL 60521

NITTI, JOHN & JANET TRS
521 DEVON DR
BURR RIDGE, IL 60521

COLONNA, BERNARD & S
8762 AINTREE LN
BURR RIDGE, IL 60527

WILSON, SCOTT & ELIZABETH
549 DEVON DR
BURR RIDGE, IL 60527

MANKARIOUS, MICHAEL
531 DEVON DR
BURR RIDGE, IL 60527

DREMONAS, JAMES P
8750 AINTREE LN
BURR RIDGE, IL 60527

RUIZ, FRANCISCO
8749 POLO RIDGE CT
BURR RIDGE, IL 60527

CHUGH, VINEET & NEENA
541 DEVON DR
BURR RIDGE, IL 60521

MC CORMACK, COLLEEN M
8750 S GRANT ST
BURR RIDGE, IL 60527

KOZLOWSKI, DUSTIN
8749 AINTREE LN
BURR RIDGE, IL 60527



**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:

15w627 89th St.

Property Owner or Petitioner:

Curtis Eshghy

(Print Name)

(Signature)

Feb 13, 2024 at 10:13:26 AM
15W627 89th St
Burr Ridge IL 60527
United States



Village of Burr Ridge

NOTICE

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

For further information,
please call or visit:

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

Ask for Information Re: ZC V-02-2024 3

Further details are available at:

www.burr-ridge.gov

(see Public Hearing/Plan
Commission Agenda)

ORDINANCE NO. 950

ORDINANCE AUTHORIZING PREANNEXATION AGREEMENT
(KOWALEWSKI - 15W627 89th STREET)

WHEREAS, the Corporate Authorities of the Village of Burr Ridge, Du Page and Cook Counties, Illinois, did hold a public hearing to consider a preannexation agreement for the future annexation of certain property not presently within the corporate limits of any municipality at such time as said property becomes contiguous to the Village of Burr Ridge, said Agreement being entitled "Preannexation Agreement (Kowalewski - 15W627 89th Street)" a true and correct copy of which is attached hereto and made a part hereof as **EXHIBIT A**; and

WHEREAS, the aforesaid public hearing was held pursuant to legal notice as required by law, and all persons desiring an opportunity to be heard were given such opportunity at said public hearing; and

WHEREAS, the Corporate Authorities of the Village of Burr Ridge, Du Page and Cook Counties, Illinois, have determined that it is in the best interests of said Village of Burr Ridge that said Agreement be entered into by the Village of Burr Ridge;

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

Section 1: That this President and Board of Trustees of the Village of Burr Ridge hereby find that it is in the best interests of the Village of Burr Ridge and its residents that the aforesaid "Preannexation Agreement (Kowalewski - 15W627 89th Street)" be entered into and executed by said Village of Burr Ridge, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT A**.

Section 2: That the President and Clerk of the Village of Burr Ridge, Du Page and Cook Counties, Illinois, are hereby authorized to execute for and on behalf of said Village the aforesaid Agreement.

Section 3: That this Ordinance shall take effect from and after its passage, approval and publication in the manner provided by law. That the Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 24th day of February, 2003, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES: 5 - Trustees Sodikoff, Pallat, Derma, Paveza and Rohner.

NAYS: 1 - Trustee Cizek.

ABSENT: 0 - None.

APPROVED this 24th day of February, 2003, by the President of the Village of Burr Ridge.



Village President

ATTEST:



Village Clerk

ORDINANCE NO.1145

ORDINANCE ANNEXING CERTAIN REAL ESTATE
(Esposito - 15W627 89th Street)

BE IT ORDAINED by the President and Board of Trustees of the Village of Burr Ridge, DuPage and Cook Counties, Illinois, as follows:

Section 1: That this President and Board of Trustees find as follows:

- (a) A petition has been filed with the Village Clerk and presented in proper form to the President and Board of Trustees of the Village of Burr Ridge, requesting that the territory described in Section 2 of this Ordinance be annexed to the Village of Burr Ridge, DuPage and Cook Counties, Illinois.
- (b) Said petition was signed by all of the owners of record of such territory and all electors who reside within said territory.
- (c) Such territory is not within the corporate limits of any municipality, but is contiguous to the Village of Burr Ridge, DuPage and Cook Counties, Illinois, a municipality existing under the laws of the State of Illinois.
- (d) That the Village of Burr Ridge, DuPage and Cook Counties, Illinois, does not provide either fire protection or public library services.
- (e) That notice of the proposed annexation has been given to the Cook County Highway Department.

Section 2: That the territory referred to by the Permanent Parcel Identification Number of 10-01-102-006, be and the same is hereby annexed to the Village of Burr Ridge, DuPage and Cook Counties, Illinois, all in conformance with and as shown on the plat of annexation of said territory prepared by a registered land surveyor of the State of Illinois, attached hereto and made a part hereof as Exhibit A.

Section 3: That the Village Clerk is hereby and herewith instructed to record with the Recorder of Deeds of DuPage County, Illinois, and to file with the County Clerk of DuPage County, Illinois;

- (a) a copy of this Ordinance certified as correct by the Clerk of said Village of Burr Ridge; and
- (b) a plat of the land included in this annexation, as required by law, said plat to be attached to the afore-said certified copy of this Ordinance.

Section 4: That this Ordinance shall be in full force and effect from and after its adoption and approval as required by law.

ADOPTED this 12th day of January, 2015, by a majority of the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:	6	-	Trustees Franzese, Grasso, Paveza, Bolos, Ruzak, Manieri
NAYS:	0	-	None
ABSENT:	0	-	None

APPROVED by the President of the Village of Burr Ridge on the 12th day of January, 2015.



Village President

ATTEST:



Village Clerk

PLAT OF ANNEXATION

TO
THE VILLAGE OF BURR RIDGE
OF

P.L.N. 10-01-102-006

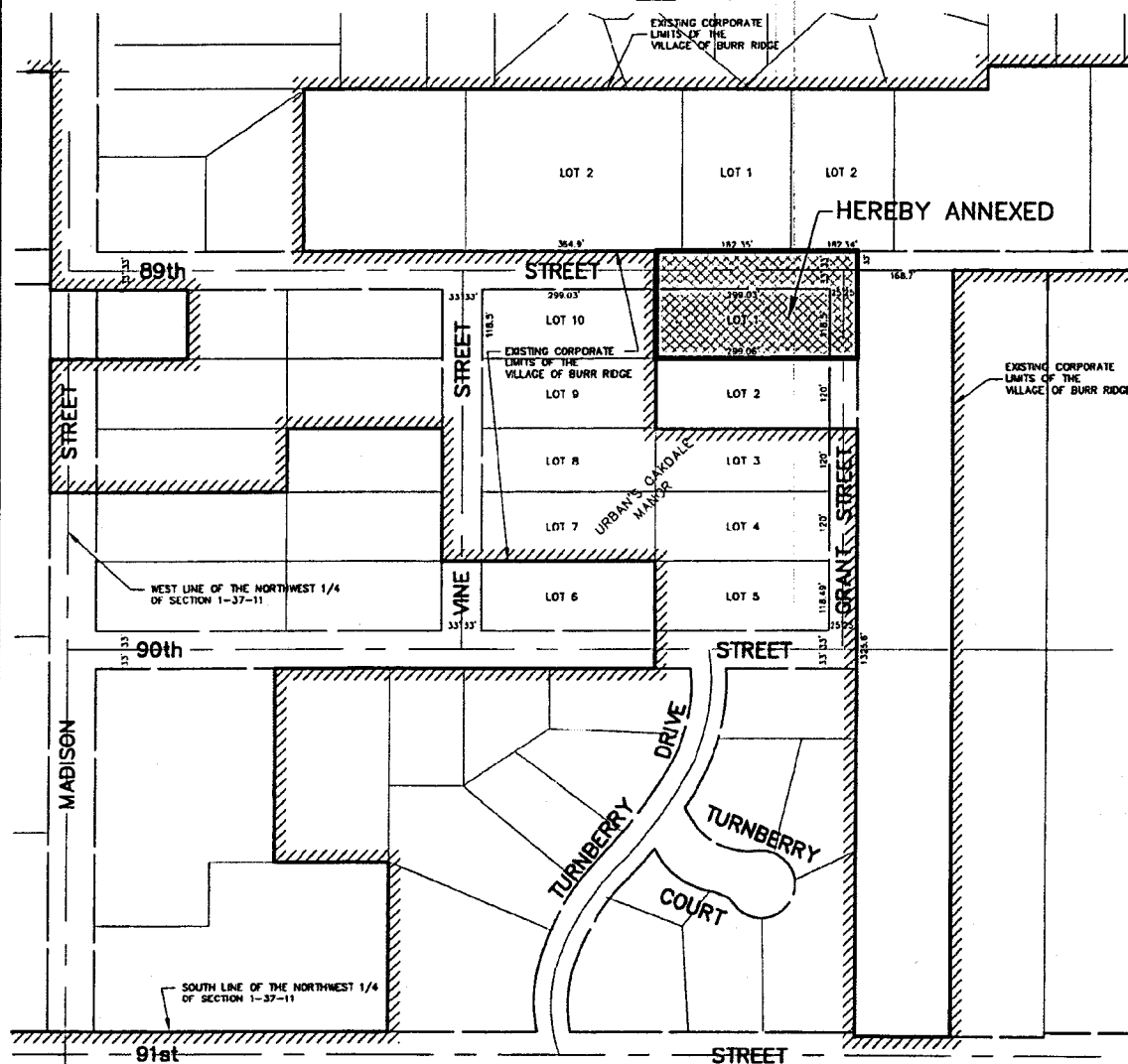
LOT 1 IN URBAN'S OAKDALE MANOR OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS:
15W527 89th STREET
BURR RIDGE, ILLINOIS 60527

THE NEW BOUNDARY OF THE AREA ANNEXED SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED.

SCALE: 1"=200'

ANNEXED AREA COMPRISES APPROXIMATELY 1.484 ACRES, MORE OR LESS



SURVEYORS CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I, JAMES L. CAINKAR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

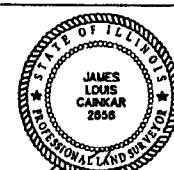
FURTHERMORE, I DESIGNATE THE VILLAGE OF BURR RIDGE TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED AT WILLOWBROOK, ILLINOIS, THIS 11th DAY OF DECEMBER A.D., 2014.

JAMES L. CAINKAR
ILLINOIS PROFESSIONAL LAND SURVEYOR
No. 2656
EXPIRES 11-30-16

AFTER RECORDING PLEASE RETURN TO:

THE VILLAGE OF BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE, ILLINOIS 60527



SIGNATURE

12-11-14
DATE

JAMES L. CAINKAR, P.E.
IL. P.L.S. NO. 2656
EXPIRES 11-30-2016

DATE: 12-11-14

PROJECT NO. 14497

SHEET 1 OF 1

ORDINANCE NO. A-834-06-23

AN ORDINANCE REZONING PROPERTY FROM R-1 SINGLE FAMILY RESIDENCE
DISTRICT TO R-2B SINGLE FAMILY RESIDENCE DISTRICT

(Z-01-2003: 15W627 89th Street - Krzysztof Kowalewski/Village of
Burr Ridge)

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

WHEREAS, said Plan Commission of this Village held a public hearing on the question of rezoning on January 6, 2003 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for rezoning, including its findings and recommendations, to this Mayor and Board of Trustees, and this Mayor and Board of Trustees has duly considered said report, findings, and recommendations.

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

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

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

- A. That the Petitioner for the rezoning of the property located at 15W627 89th Street, Burr Ridge, Illinois, was originally Krzysztof Kowalewski and is now the Village of Burr Ridge (hereinafter "Petitioner"). The Petitioner requests the rezoning of certain real property.
- B. The Village of Burr Ridge Comprehensive Plan recommends single-family residential uses for the subject property and the surrounding area and the R-2B District zoning is appropriate.
- C. The R-2B zoning district is compatible with the surrounding zoning in the area.
- D. The existing R-1 zoning district is not suitable for the property due to its lot size and lot width. The lot meets the minimum lot area requirement for the R-2B zoning district.

Section 3: That the property at 15W627 89th Street *is hereby*

rezoned from R-1 Single Family Residence District to R-2B Single-Family Residence District of the Burr Ridge Zoning Ordinance with the Permanent Real Estate Index Number of **10-01-102-006**:

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

PASSED this 26th day of June, 2023, by the Corporate Authorities
of the Village of Burr Ridge on a roll call vote as follows:

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

NAYS: 0 - None

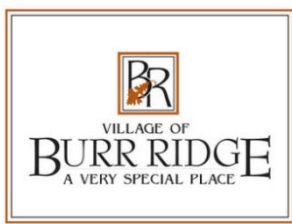
ABSENT: 0 - None

APPROVED by the Mayor of the Village of Burr Ridge on this 26th
day of June, 2023.

ATTEST:

Village Clerk

Mayor



Z-16-2023: Request to consider a text amendment to Section IV.J of the Zoning Ordinance for the regulations pertaining to fences in residential 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: December 4, 2023, February 5, February 19, April 1, & May 20, 2024

On November 13, 2023, the Board of Trustees directed the Plan Commission to hold a public hearing regarding fences in residential districts, specifically for corner lots and permitting fences in the practical rear yard of homes when the home faces the corner side yard.

On December 4, 2023, the Plan Commission held a public hearing on Z-16-2023, a request to consider a text amendment to Sections IV.J of the Zoning Ordinance for the regulations pertaining to fences in residential districts. The Plan Commission determined the research regarding architectural entrance structures and driveway gates (Z-15-2023) may benefit the discussion of fences in residential districts. On February 5, 2024 the Plan Commission continued the case and directed staff to prepare draft language. On February 19, 2024 the Plan Commission continued the case and directed staff to look into permitting the proposed text amendment language as a special use. Staff spoke with the Village Attorney who stated that a special use for fences on corner lots would be permitted but may not effectively resolve the matter of permitting a fence in the front or side yard of an adjacent home.

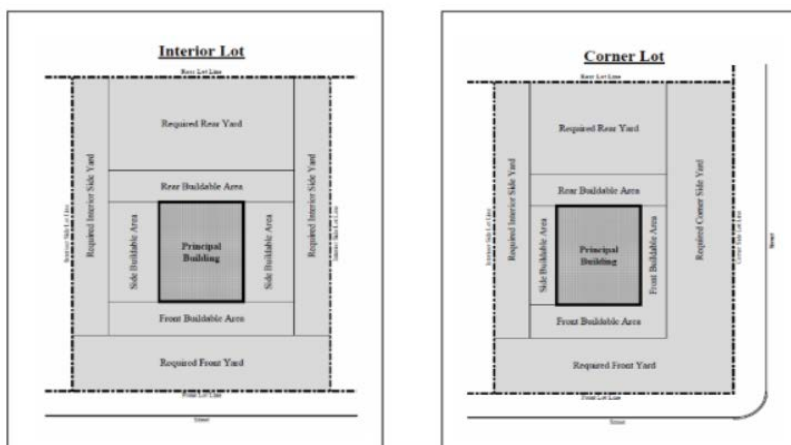


Illustration from the Zoning Ordinance showing the required yards and buildable areas for interior and corner lots. The Zoning Ordinance defines a front yard or front lot line as the one with the shortest distance.



Using a vacant corner parcel in the Village, above are examples where the front of the home faces the corner side yard (left) and the front yard (right) and where a fence would be permitted under current regulations (yellow outline).



Using a vacant corner parcel in the Village, above is an example where the front of the home faces the corner side yard and where a fence could be permitted if in actual rear yard of the home.

Current Regulations:

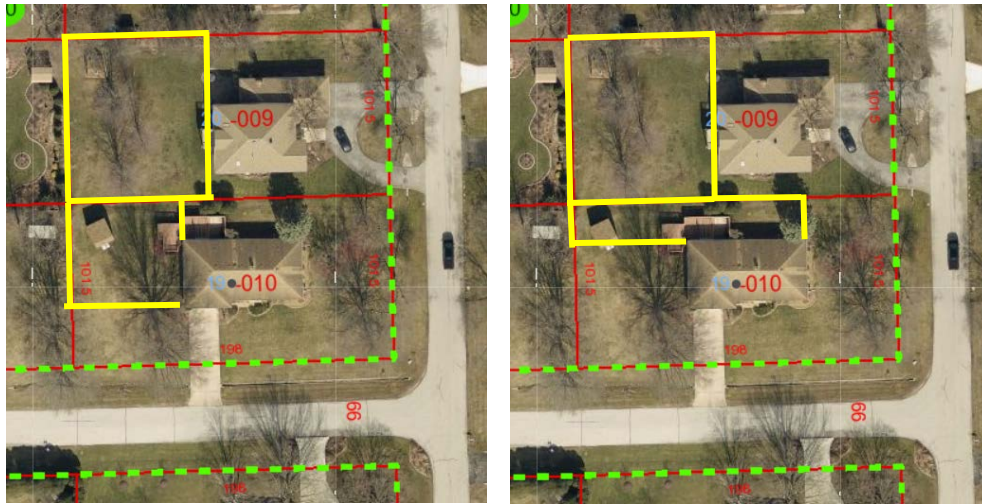
Section IV.J of the Zoning Ordinance regulates fences as detailed below, with the specific passage highlighted yellow.

Fences, Open -- in residence districts only

1. 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.
2. 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)
3. All fence posts and all supports must face the interior of the property on which it is located.

4. *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.*
5. *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.*

Based upon the discussion at the February 5th Plan Commission meeting, staff is providing the following diagrams illustrating a corner property and a neighboring interior lot. As was discussed February 19th, permitting a fence in the practical rear yard of the home on the corner lot potentially results in permitting a fence in the side yard of the adjacent interior lot. The Village Attorney stated that requiring a special use in these instances would not resolve the fact that a fence is in the interior side yard of the adjacent home.



Aerial images of a corner lot where the main entrance of the home faces the corner side yard and a neighboring interior lot. Left: Permitted fence locations for both properties under current regulations. Right: Permitted fence locations under the potential text amendment. The fence is in the rear yard of the home on the corner lot, but within the side yard of the interior lot.

Proposed Language:

At the April 1st Plan Commission meeting, the Commission discussed changing the requirement for fences on corner lots from a variation to a special use. The proposed text amendment language intends to alleviate some of the hardships homeowners face when installing a fence on a corner lot. Staff provided the proposed language in red below, adding the optional draft language to require special use approval for corner lots.

J. FENCES

Fences are permitted and may be obstructions in yards (for purposes of this Section the term "yards" shall not be limited to the required yards set forth in this Zoning Ordinance but also shall include all unobstructed open areas on a lot) or courts as regulated herein.

1. Fences, Open -- in residence districts only

1. 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.
2. 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) *Fences on corner lots that do not meet the aforementioned regulation, shall be considered as special uses and shall be subject to compliance with Section XIII.K of this Ordinance except as modified herein.*
3. All fence posts and all supports must face the interior of the property on which it is located.
4. 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.
5. 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.

Public Comment

Two public comments were received and are included as Exhibit B.

Findings of Fact

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

Attachments

- Exhibit A – Petitioner’s Materials
 - Application
 - Findings of Fact
- Exhibit B – Public Comment



VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

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

STATUS OF PETITIONER: Village of Burr Ridge/municipality

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

ADDRESS OF SUBJECT PROPERTY: N/A

PHONE: (630) 654-8181 x. 6100

EMAIL: jfarrell@burr-ridge.gov

PROPERTY OWNER: N/A

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

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

DESCRIPTION OF REQUEST:

Request to amend the regulations for residential fences in section IV.J of the Zoning Ordinance.

PROPERTY INFORMATION (to be completed by Village staff)

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

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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


Petitioner's signature

11/14/2023
Date of Filing



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

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

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

Section IV.J of the Zoning Ordinance details the regulations for fences in residential zoning districts. Fences are permitted behind the rear wall of the residence only. On a corner lot, a fence may be located in the corner side yard, but it must meet the minimum setback requirement for that zoning district. This regulation poses a challenge for corner properties where the front of the home faces the corner side yard, not the Zoning Ordinance defined front yard. In these instances, a fence is permitted only in a small corner of the property. This regulation could be clarified to allow for fences behind the rear wall of the residence regardless of what street the home faces, whether the front or the corner side yard.

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

The Zoning Ordinance currently contains regulations for fences in residential districts. Clarifying the location of where a fence could be permitted ensures that the fence is located in relation to the orientation of the home instead of the Zoning Ordinance definition of the front, rear, side, and corner side yards.

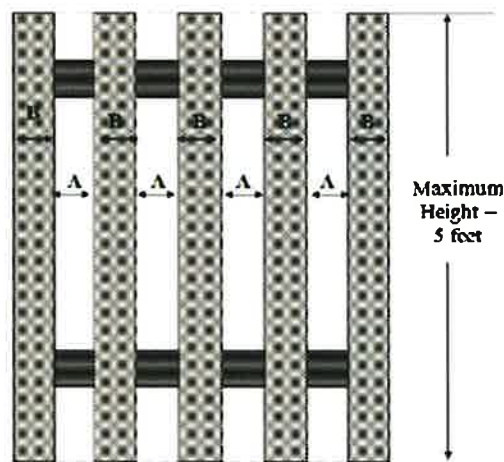
(Please transcribe or attach additional pages as necessary)

ZONING ORDINANCE LANGUAGE FOR FENCES - SECTION IV.J

Fences, Open -- in residence districts only

1. 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.
2. 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)

Figure IV.J.1.e Graphic Definition of Open Fence



“A” must be equal to or greater than “B”

3. All fence posts and all supports must face the interior of the property on which it is located.
4. 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.
5. 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.

**MEMORANDUM IN SUPPORT OF TEXT AMENDMENT TO Z-16-2023
CONCERNING RESIDENTIAL FENCES**

TO: Ella Stern

FROM: Robert Haley. 8461 Carlisle Ct. Burr, Ridge, IL 60527

RE: Resident Support for Z-16-2023: Request to consider a text amendment to Section IV.J of the Zoning Ordinance for the regulations pertaining to fences in residential districts.

I am writing in support of the proposed change to the Zoning Ordinance on residential fences.

My wife and I have resided in Cambridge Estates at 8461 Carlisle Ct., Burr Ridge, IL 60527 since 1983. We live on a corner lot affected by the proposed amendment.

Semantics make discussing the location of yards and fences a bit confusing. The Ordinance governing corner lots identifies the **FRONT** as the short linear dimension of the lot at the street. This then locates the **FRONT YARD, BACK YARD** and **SIDE YARDS**. It places corner lots in a unique and disadvantaged situation concerning fences. The Ordinance wording locating the yards differs from the way people traditionally use and describe their property. In common usage, most people use the term “front yard” to describe the area between the main entrance of the house and the street it faces, the “back yard” for the area to the “rear” of the house and the “side yards” for the remaining two lot areas. Indeed, this matches the way the Ordinance treats non-corner houses. (I will capitalize and bold **FRONT, BACK** and **SIDE YARDS** when using them as defined in the Ordinance. I’ll use quotes when using colloquial references.).

Village corner lot houses are very often built with the main entrance of the house facing the street paralleling the long dimension of the lot. Therefore, the Ordinance defines the land commonly called the “front” of the house between its main entrance and the street as a **SIDE YARD**. The area commonly called the “rear” or “back” of the house is also designated a **SIDE YARD**. Because the Ordinance does not allow fences in **SIDE YARDS**, corner lot owners cannot erect a fence in the area behind the commonly referenced “rear” or “back” wall of their houses, the wall on which such houses have a door leading into the yard.

For illustrative purposes, I'm attaching an overhead photo of three corner lot houses in Cambridge Estates, all facing Camelot Dr. North is to the top of the photo. The main entry doors to all three face North toward Camelot. (For unknown reasons, the center house has a Carlisle Ct. address but the other two have Camelot addresses.). Because the houses face the long dimension of the lots, the Ordinance places one **SIDE YARD** between their North, main entry, doors and Camelot and the other between the South entry doors and South lot line, colloquially, the "front" and "back" yards. None of the houses has a doorway leading to or from their **FRONT** or **BACK YARDS**, to the East and West, as defined by the Ordinance. Driving around the Village one can see other corner lot houses have this same anomaly. Unlike non-corner lots in the Village, corner lot homeowners are not able to fence the area behind the commonly named "rear" or "back" wall because it is a **SIDE YARD**. This is the area where a patio is located, a grill is kept and dogs can be safely let out in both bad and good weather.

Allowing corner lot homeowners to erect a fence behind the wall in which their "rear" or "back" doorway is typically located will give them the same access to a useable fenced yard as neighbors on non-corner lots.

The proposed Ordinance modification will not burden adjacent homeowners. The **FRONT YARDS** and main entrance doors of neighboring houses face the street, not the **SIDE YARDS** of the corner lot houses. Neighbors' traditional "rear" or "back" doors face their own **BACK YARDS**. Neighbors' walls facing the corner lot houses' **SIDE YARDS** are often windowless or with few windows, so the fence will be neither a visual obstruction nor an impediment to the neighbor mowing the lawn or tending to the yard. Currently allowed **BACK YARD** fences are visible to corner lot neighbors and can extend to and along their own lot line. Fences along a **SIDE YARD** behind a corner lot home would be the least visible of all.

At the February 5, 2024 Commission hearing proposed language drafted by the Staff was discussed, but not accepted. The Staff did not propose alternative language at the February 19, 2024 hearing.

I drafted language below which adds the ability of a corner lot homeowner to erect a fence in the **SIDE YARD** behind the "rear" or "back" of the house. It uses the terms "front" and "rear," which are already present in the paragraph. The last sentence in the paragraph is unchanged. It continues the prohibition against fences being built in the **SIDE YARD** between the "front" of a corner house and the street.

The current Ordinance language is the first below. It is followed by the language proposed by the Staff on February 4, 2024. My proposed Draft follows that. It should not affect setbacks because the **SIDE YARD** fence is not allowed to go past the **FRONT** wall of the corner lot's principal building. The proposed language changes by the Staff and in my Draft are in red, bold italics.

Current Language:

2. 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)

Staff Proposed Language February 5, 2024 Hearing Packet

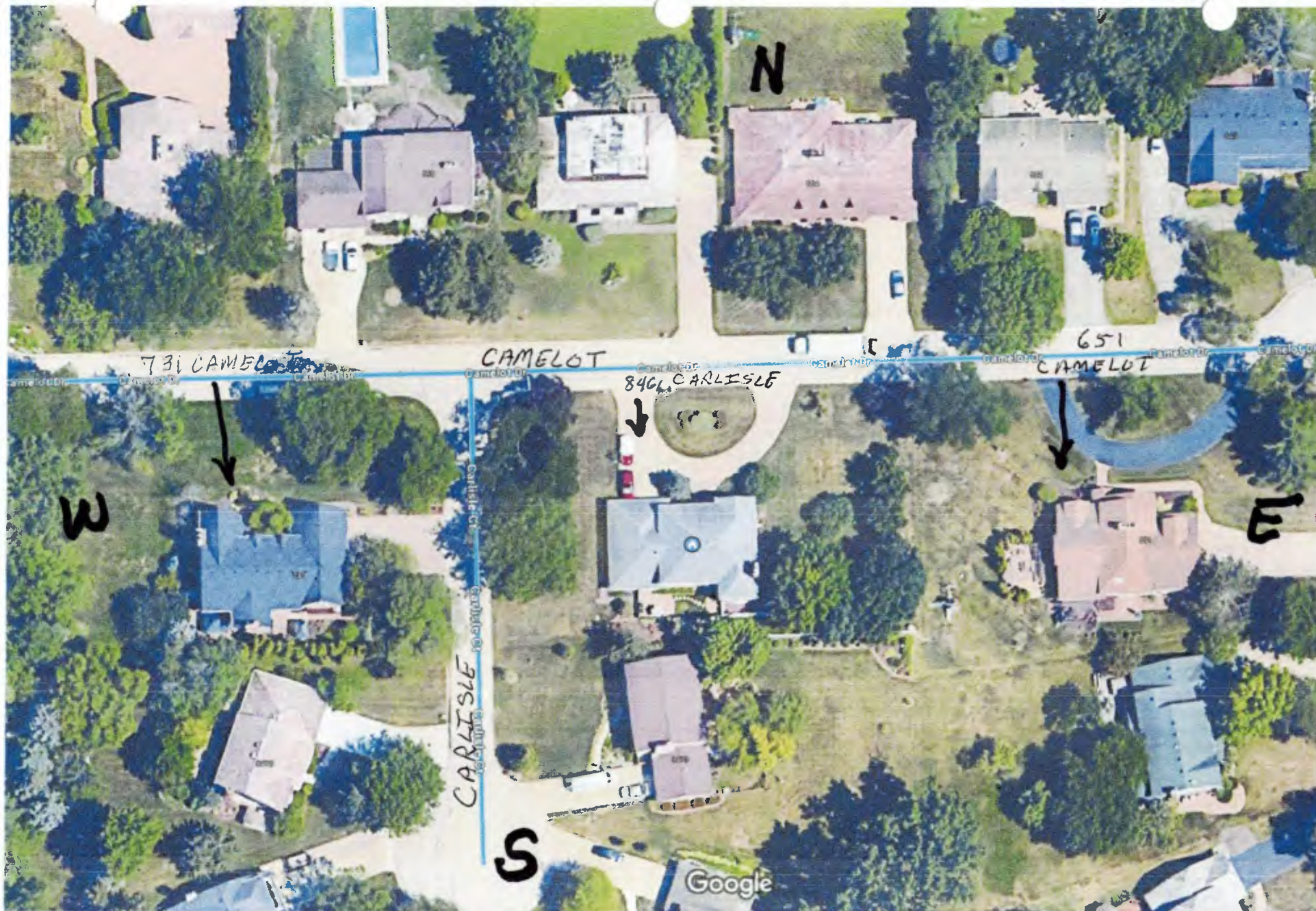
2. Such fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots as follows: ***where the true front or main entrance of the home faces the front yard***, such fences shall extend not nearer to the corner side lot line than the required corner side yard setback; ***where the true front or main entrance of the home faces the corner side yard, such fences shall extend not nearer to the front lot line than the wall of the home closest to that lot line.***

Robert Haley Proposed Language.

2. 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, on corner lots where a door of the principal building faces a side yard, fences may extend beyond the rear wall, but no further than the front wall of the principal building.*** However, on ***such*** corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback.

Thank you for your consideration,

Robert Haley



Distributed by
Robert Haley,
8461 Carlisle Ct.,
at 4/1/24 PC
mtg. - JF



03/27/2024 13:43

Fence Amendment:

A building permit is required for the installation of any fence. Fences along arterials as defined by the Village of Burr Ridge Comprehensive Plan shall be allowed with a maximum height of 60 inches for backyards, and a maximum height of 48 inches for front and side yards. Fences along arterials must be at least 50 percent open.



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 and May 20, 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.

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>5A-9-3: OR&I OFFICE, RESEARCH AND LIGHT INDUSTRY DISTRICT:</p> <p>5A-9-3-3: PERMITTED USES:</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>5A-9-4: I-1 GENERAL INDUSTRIAL DISTRICT:</p> <p>5A-9-4-3: PERMITTED USES:</p> <p>Warehousing, storage (including ministorage) and distribution facilities. General manufacturing and wholesaling. Glass products production and sales. Heavy machinery production. Light machinery production.</p> <p>5A-13-1: DEFINITIONS:</p> <p>WHOLESALE: 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>12-206: Definitions:</p> <p>Wholesale Trade: 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>DIVISION 14. B-3 SERVICE BUSINESS DISTRICT Sec. 42-572. Special uses. (4) Wholesale establishments with storage of merchandise;</p> <p>DIVISION 15. B-4 SERVICE DISTRICT 42-604. Special uses. Special uses as allowed in a B-1, B-2 and B-3 district</p> <p>DIVISION 16. B-5 BUSINESS DISTRICT Sec. 42-640. Prohibited uses. (5) Wholesale uses</p> <p>DIVISION 17. B-6 BUSINESS DISTRICT Sec. 42-638. Permitted uses. (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>Sec. 42-668. Site and structure provisions. (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 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>§ 156.088 B-4 BUSINESS PARK. (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>156.087 B-3 GENERAL RETAIL.</p>

	<p>(C) Special uses. The following uses may be allowed by special use in accordance with the provisions § 156.024:</p> <p>(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.</p> <p>(41) Warehouse/distribution centers.</p> <p><i>(found no definition for “warehouse” or “warehousing” in the Zoning Ordinance)</i></p>
Oakbrook	<p>13-10: OFFICE-RESEARCH-ASSEMBLY DISTRICT</p> <p>13-10-1: PROHIBITED USES:</p> <ul style="list-style-type: none"> - 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. <p>13-10-2: USES ENCLOSED:</p> <ul style="list-style-type: none"> - 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 <p>ORA1 OFFICE_RESEARCH-ASSEMBLY DISTRICT</p> <p>13-10A-1: PERMITTED USES:</p> <ul style="list-style-type: none"> - 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. - 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. <p>ORA2 OFFICE_RESEARCH-ASSEMBLY DISTRICT</p> <p>13-10B-1: PERMITTED USES:</p>

	<ul style="list-style-type: none"> - 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. <p>13-2-2: DEFINITIONS: 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>9-3-5: PERMITTED, SPECIAL, AND TEMPORARY USES: M-1 LIGHT MANUFACTURING DISTRICT Artisan Manufacturing Light Manufacturing, Assembly, Fabrication Warehouse, Distribution/Storage</p> <p>9-4: USE-SPECIFIC STANDARDS 9-4-09: INDUSTRIAL USES: (A) Artisan Manufacturing: 1. Gross floor area shall not exceed five thousand (5,000) square feet. 2. Outdoor storage shall be prohibited. 3. Outdoor operations or activities may be approved with a Temporary Use Permit. 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. 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. 6. Manufacturing areas are encouraged to be visible from retail areas. 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. (B) Building Material, Machinery, And Equipment Rental, Sales, And Service: 1. A Type B transition area, as detailed in Section 9-5-02(H)(3), shall be required along lot lines adjacent to any parcel in a nonresidential district. 2. A Type D transition area, as detailed in Section 9-5-02(H)(3), shall be required along lot lines adjacent to any parcel in a residential I Institutional Zoning District. 3. Metal and/or vinyl siding is prohibited. Exterior building cladding materials shall be brick, stone, or decorative masonry only. 3. Outdoor storage and/or activity is prohibited. (Ord. 23-0-05, 1-23-2023)</p> <p>9-11-21: “W” DEFINITIONS: WAREHOUSE, DISTRIBUTION/STORAGE: Structures, or part thereof, or area used principally for the storage or distribution of goods and merchandise to</p>

	<p>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>9-11-11: “L” DEFINITIONS: 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>CHAPTER 7A L-1 LIGHT INDUSTRIAL DISTRICT 9A-7A-3: PERMITTED USES Warehouses and storage facilities. Wholesale establishments.</p> <p>CHAPTER 7B HEAVY INDUSTRIAL DISTRICT 9A-7B-3: PERMITTED USES Any use permitted in the L-I Light Industrial District Self-Storage Facilities Warehouses 9A-7B-4: SPECIAL USES Any special uses as authorized as a special use in the L-1 Light Industrial District. (Ord. 2019-O-34)</p> <p>9A-1-1: DEFINITIONS 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>37-1001: - I-1 LIGHT INDUSTRIAL DISTRICT. 37-1001.1: - PERMITTED USES. 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. Warehousing, storage, and distribution facilities not including motor freight terminals. 37-1001.2: - CONDITIONAL USES. Wholesale establishments.</p> <p>37-1002: - I-2 GENERAL INDUSTRIAL DISTRICT. 37-1002.1: - PERMITTED USES. 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. Light machinery production. Warehousing, storage and distribution facilities, not including a motor freight terminal, need not be enclosed.</p>

	37-302: - DEFINITIONS. Warehouse: A building or structure or part thereof, used principally for the storage of goods and merchandise.
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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 6th 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.

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."

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 49% 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.
 - n. **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

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

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

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

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

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

This message, including attachments, is covered by the Electronic Communication Privacy Act, 18 U.S.C., sections 2510-2521, is CONFIDENTIAL and also may be protected by ATTORNEY/CLIENT PRIVILEGE. If you believe you received this e-mail in error, do not read it. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. If the reader of this message is not the intended recipient, I did not intend to waive and do not waive any privileges or confidentiality of this message or the attachments. Please reply to the sender that you have received the message in error, then delete it. Thank you for considering the environmental impact of printing emails.

From: Turano, Lisa <lturano@turano.com>

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

To: Gary Grasso <ggrasso@burr-ridge.gov>

Cc: Tony Schiappa <tschiappa@burr-ridge.gov>; guyfranzese@aol.com; Janine Farrell <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
To: [Ella Stern](#)
Subject: Comment for May 6 Plan Commission
Date: Tuesday, April 30, 2024 9:13:19 AM

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

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

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
Subject: "CNH:Bridge Objections & Recommendations"
Date: Wednesday, May 15, 2024 2:39:09 PM

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
Subject: "Deerfield/Bridge Industrial - Warehouse types and traffic analysis"
Date: Wednesday, May 15, 2024 2:50:12 PM
Attachments: [420Objector20SupplementInfoTrafficRptJohn20Nawn060123.pdf](#)

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



513 CENTRAL AVENUE, SUITE 400
HIGHLAND PARK, IL 60035-3264
(847) 579-6943

DAVID@BECKERGURIAN.COM
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

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 (10th 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 (11th 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 (11th 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 (11th 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^h 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 (11th 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 (11th 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 (11th 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 (11th Edition) as follows in the table below.

LAND USE CODE ---->	Existing	150	154	155-nonsort	155-sort	156
AVERAGE WEEKDAY		1816	1575	2076	7245	5209
Enter		908	788	1083	3623	2604
Exit		908	787	1083	3622	2605
AM PEAK	216	159	90	169	979	788
Enter	200	122	69	137	793	394
Exit	16	37	21	32	186	394
PM PEAK	179	161	113	180	1350	720
Enter	15	45	32	70	527	490
Exit	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
AVERAGE WEEKDAY	615	248	259	214	653
Enter	307	124	129	107	326
Exit	308	124	130	107	327
AM PEAK	34	23	23	23	101
Enter	13	11	11	11	51
Exit	21	12	12	12	50
PM PEAK	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 (11th 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 (5th 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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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 - Czop 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*



VILLAGE OF BURR RIDGE

MEMORANDUM

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

FROM: Ella Stern, Planner

DATE: May 20, 2024

RE: Board Report

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on May 13, 2024.

- **Z-02-2024: 78 Burr Ridge Parkway (Pattis Sunrise Café)**
 - The Board approved an Ordinance approving a temporary special use request for outdoor dining at restaurant over 4,000 sq. ft. with the sale of alcoholic beverages pursuant to County Line Square PUD Ordinance #A-834-19-21 and to amend an existing special use Ordinance #A-834-06-21. This special use will expire in May 2025. The petitioner may apply for a new special use to renew the request.
 - The Plan Commissions recommendation was unanimous approval for a special use request for outdoor dining at restaurant over 4,000 sq. ft. with the sale of alcoholic beverages pursuant to County Line Square PUD Ordinance #A-834-19-21 and to amend an existing special use Ordinance #A-834-06-21.
 - At the March 25, 2024 meeting, the Board of Trustees directed staff to prepare an Ordinance approving the special use amendment and special use request for a restaurant over 4,000 sq. ft. to include outdoor dining.
 - At the April 8, 2024 Board meeting, the Ordinance was continued until May 13, 2024 pending the outcome of adjudication concerning roof leaks at County Line Square on May 6, 2024. At this meeting, a request was made for staff to confirm if the owner of Patti's 3 Sunrise Café, Mike Garber, has an ownership interest in the County Line Square development. Staff contacted the legal counsel for Mr. Garber, Jim DeBruyn, who has confirmed that he did not have an ownership interest in the larger County Line Square property.

05/06/2024

Permits Applied for April 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JENG-24-082	04/01/2024	8401 Clyndervan Rd	Steven & Debra Morgen & Debra (708) 369-1095 simmorgen@gmail.com	Engineering Permit
JPAT-24-077	04/01/2024	9450 Fallingwater Dr E	A Touch of Green Inc.	Patio
JPAT-24-094	04/01/2024	8737 Aintree Ln	Rolling Landscapes, Inc. Matt Culligan (630) 243-9400 matt@rollinglandscapes.com	Patio
JRAL-24-076	04/01/2024	6451 S. Elm Street	Greg Sage (815) 790-6531 sageconstruction411@hotmail.com	Residential Alteration
JRAL-24-079	04/01/2024	11301 72nd St	All Roads Asphalt (847) 595-2255 stanleyelvis22@gmail.com	Right-of-Way
JRDB-24-097	04/01/2024	8436 Clyndervan Rd	Tuff Shed (847) 558-2590 vsantizo@tuffshed.com	Residential Detached Building
JENG-24-078	04/02/2024	7600 Wolf Rd	St Helena's Episcopal Church LINDA (708) 606-6507	Engineering Permit
JPAT-24-085	04/02/2024	6927 FIELDSTONE DR	Arne's Paving LLC Sonia Mayorga (630) 551-2561 sonia@arnesbrickpaving.com	Patio
JPPL-24-086	04/02/2024	9441 Fallingwater Dr W	Danna Pools Inc (630) 595-7665 dannapools@gmail.com	Pool

05/06/2024

Permits Applied for April 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-24-098	04/02/2024	403 Kenmare Dr	Irish Castle Paving (708) 599-0844	Right-of-Way
JRSF-24-099	04/02/2024	1 SHENANDOAH CT	Ms Nancy Partipilo (630) 321-0151	Residential New Single Family
JELV-24-081	04/03/2024	1333 BURR RIDGE PKWY	Fujitech America Inc	Elevator
JPS-24-083	04/03/2024	1000 Burr Ridge Parkway	Integrity Sign Company (708) 478-2700 karen@integritysigncompany.com	Sign
JRAL-24-080	04/03/2024	5 CIRCLE RIDGE CT	Olivia Carlin (630) 522-3024 ocarlin@espocorp.com	Right-of-Way
JRAL-24-096	04/03/2024	Elm St	ComEd (800) 334-7661	Right-of-Way
JRES-24-095	04/04/2024	7860 Dana Way	KRZYSTOF KOWALEWSKI (630) 915-4085 KOVACON@YAHOO.COM	Residential Miscellaneous
JRPE-24-101	04/04/2024	405 Ambriance	Pro Air Heating Cooling & Electrical (630) 641-5489 proservice@proairhce.com	Res Electrical Permit
JDEK-24-102	04/05/2024	9299 Fallingwater Dr East	Golden Nail Builders (773) 248-4953 office@gnbuilders.us	Deck

05/06/2024

Permits Applied for April 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPAT-24-104	04/05/2024	9299 Fallingwater Dr East	Golden Nail Builders (773) 248-4953 office@gnbuilders.us	Patio
JRAL-24-103	04/05/2024	9299 Fallingwater Dr East	Golden Nail Builders (773) 248-4953 office@gnbuilders.us	Residential Alteration
JPF-24-105	04/08/2024	9001 Royal Dr	Paramount Fence (847) 628-5502	Fence Permit
JPS-24-106	04/08/2024	304 Burr Ridge Pkwy	Sign Artist Inc	Sign
JRAL-24-100	04/08/2024	302 Burr Ridge Club Dr	Dave Knecht Commercial, LLC	Residential Alteration
JRES-24-108	04/08/2024	115 CIRCLE RIDGE DR	BHURJI & LALI SINGH (630) 323-3775 LALIMSINGH@GMAIL.COM	Residential Miscellaneous
JRAD-24-107	04/09/2024	8720 Grant St	Bradford & Kent Builders (630) 969-8585 fernando@bradfordandkent.com	Residential Addition
JRAL-24-068	04/09/2024	6 Pepper Mill Ct	Irish Castle Paving (708) 599-0844	Right-of-Way
JPAT-24-110	04/11/2024	11231 W 77th St	Rankovic,Dejan (773) 633-9222 rankovic_dejnn@yahoo.com	Patio

05/06/2024

Permits Applied for April 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRAL-24-112	04/11/2024	7717 Ridgewood Ln	Bradford & Kent Builders (630) 969-8585 fernando@bradfordandkent.com	Residential Alteration
JRES-24-111	04/11/2024	11311 W 74th St	MATHEW JECHA CASSIE MALLADY (815) 258-3271 CMALLADY@GMAIL.COM	Residential Miscellaneous
JRPE-24-113	04/12/2024	7511 Drew Ave	Electric One (708) 642-1824 donc@electric1.net	Res Electrical Permit
JPAT-24-114	04/15/2024	11320 W 73rd Pl	Bryan Zabala (312) 721-0835 zblpermits@permits.com	Patio
JPF-24-116	04/15/2024	11650 GERMAN CHURCH R	Castelli Construction, Inc. (630) 816-8343 brad@castelliconstruction.com	Fence Permit
JRDB-24-115	04/15/2024	7450 FOREST HILL RD	Ivan Halic (630) 523-4445 ivekhalic@gmail.com	Residential Detached Building
JRES-24-118	04/15/2024	15W047 60th St	King's Landscape Design (630) 323-3757	Residential Miscellaneous
JRES-24-120	04/15/2024	1 Deer Path Trl	Sunpower Corp (815) 814-8294 ilpermit@sunpowercorp.com	Residential Miscellaneous
JCA-24-121	04/16/2024	7020 High Grove Blvd	William Geisler (630) 382-3318 wgeisler@themxgroup.com	Com Alteration

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Permits Applied for April 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRDB-24-117	04/16/2024	16W328 95th Pl	Stronghold Maintenance Co, (331) 643-7467 erick@strongholdmaintenance.com	Residential Detached Building
JPF-24-122	04/17/2024	125 TOWER DRIVE	Warfield, Demond (630) 734-5142 demond.warfield@railslibraries.org	Fence Permit
JPS-24-119	04/18/2024	540 Village Center Dr.	M and Em's cfuller@mandems.com	Sign
JRAL-24-123	04/18/2024	801 Ambriance	Classic General Contractors (773) 539-7446 ashley@aschoeneman.com	Residential Alteration
JRAL-24-125	04/19/2024	16 Dougshire Ct	AJD Concrete Construction Corp (630) 956-1380 ajdestimating@gmail.com	Right-of-Way
JRES-24-124	04/19/2024	16 Dougshire Ct	AJD Concrete Construction Corp (630) 956-1380 ajdestimating@gmail.com	Residential Miscellaneous
JRAL-24-126	04/23/2024	8436 Clynderven Rd	LaMontia Enterprises, Inc (630) 968-0140 dalamontia@comcast.net	Right-of-Way
JRAL-24-128	04/23/2024	15w 341 62ND ST	Clint Sheufelt (224) 326-0570 clint@mach1pd.com	Residential Alteration
JRAL-24-130	04/23/2024	5 Arcadia Ct	MCNAUGHTON BROS. CONSTRUCTION (630) 885-2965 william@mcnaughtonbrothers.com	Residential Alteration

05/06/2024

Permits Applied for April 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JRES-24-127	04/23/2024	8436 Clyndervan Rd	Dominic LaMontia (630) 968-0140 dalamontia@comcast.net	Residential Miscellaneous
JRES-24-129	04/23/2024	121 CARRIAGE WAY DR	United General Concrete, Inc (708) 743-5058 ugconcrete@gmail.com	Residential Miscellaneous
JPF-24-131	04/24/2024	15W047 60th St	America's Backyard (815) 834-1200 info@americasbackyard.com	Fence Permit
JCMSC-24-134	04/25/2024	601 BURR RIDGE PKWY	Advantage Paving Solutions (708) 478-7284	Commercial Miscellaneous
JRAL-24-132	04/25/2024	121 CARRIAGE WAY DR	Tom & Elaine Layden & Elaine (708) 829-7770 laydens1@yahoo.com	Right-of-Way
JRDB-24-133	04/25/2024	8413 PARK AVE	Mr & Mrs Patrick Tumpane (630) 325-7886	Residential Detached Building
JCA-24-136	04/29/2024	16W561 S Frontage Rd	Industrial - Commercial Services Inc bkarney@go-ics.com	Com Alteration
JCMSC-24-135	04/29/2024	1000 Burr Ridge Parkway	O'Hare Mechanical (847) 437-1919 andrew@oharemechanical.com	Commercial Miscellaneous
JGEN-24-138	04/29/2024	6520 S. Elm St.	John Broucek (815) 693-5153 jbroucek@doraziocp.com	Generator

05/06/2024

Permits Applied for April 2024



Permit Number	Date Applied	Property Address	Applicant Name & Contact Info	Description
JPPL-24-136	04/29/2024	8720 Grant St	Aqua Pools, Inc. (708) 301-9400 mking@aquapoolsonline.com	Pool
JRAL-24-137	04/29/2024	9011 Enclave Dr	Robert R. Andreas & Sons Inc. (708) 863-5735 andreasoffice37@gmail.com	Right-of-Way
TOTAL:	56			



Permits Issued April 2024

05/07/2024

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Jolanta Ziemba	JRSF-23-428	04/23/2024	10S 245 Vine St	Residential New Single Family	540,000	2,588
Melvin Plumbing Services Inc.	JRPP-23-249	04/02/2024	11423 75th St	Res Plumbing Permit		
Electric One	JRPE-24-113	04/26/2024	7511 Drew Ave	Res Electrical Permit	1,800	
Pro Air Heating Cooling & Electri	JRPE-24-101	04/23/2024	405 Ambriance	Res Electrical Permit	1,796	
Drew Patel	JRPE-24-041	04/12/2024	15W351 87th St	Res Electrical Permit	25,000	
MATHEW JECHA CASSIE MA	JRES-24-111	04/22/2024	11311 W 74th St	Residential Miscellaneous	3,500	
Jim and Rhonda Gaw	JRES-24-109	04/19/2024	8738 Aintree Ln	Residential Miscellaneous	5,200	
BHURJI & LALI SINGH	JRES-24-108	04/26/2024	115 CIRCLE RIDGE DR	Residential Miscellaneous	30,000	180
Pamela Self Landscape Architectu	JRES-24-092	04/22/2024	8737 JOHNSTON RD	Residential Miscellaneous	65,000	
Sifuentes Construction Inc	JRES-24-088	04/10/2024	7340 Park Ave	Residential Miscellaneous	10,000	
Ace Constructors LLC	JRES-24-062	04/22/2024	8410 Arrowhead Farm Dr	Residential Miscellaneous	7,000	
Sifuentes Construction & Landscap	JRES-24-048	04/09/2024	8219 Garfield Ave	Residential Miscellaneous	9,000	24
Scott General Contracting	JRES-24-036	04/23/2024	Fallingwater Dr	Residential Miscellaneous	100,000	391
Secret Forest Builders LLC	JRES-23-269	04/12/2024	1161 Secret Forest Dr	Residential Miscellaneous	850,000	4,152
Stronghold Maintenance Co,	JRDB-24-117	04/25/2024	16W328 95th Pl	Residential Detached Building	6,865	160
Tuff Shed	JRDB-24-097	04/22/2024	8436 Clynderven Rd	Residential Detached Building	5,000	120
Irish Castle Paving	JRAL-24-098	04/23/2024	403 Kenmare Dr	Right-of-Way	5,500	
ComEd	JRAL-24-096	04/10/2024	Elm St	Right-of-Way		
LaMantia Enterprises, Inc.	JRAL-24-093	04/16/2024	6300 WILDWOOD LN	Right-of-Way	10,000	

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

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

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



Permits Issued April 2024

05/07/2024

Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Olivia Carlin	JRAL-24-080	04/10/2024	5 CIRCLE RIDGE CT	Right-of-Way	2,829	
All Roads Asphalt	JRAL-24-079	04/01/2024	11301 72nd St	Right-of-Way	5,150	
Greg Sage	JRAL-24-076	04/01/2024	6451 S. Elm Street	Residential Alteration	272,557	421
Lifeway Mobility	JRAL-24-070	04/10/2024	15W351 87th St	Residential Alteration	46,900	
Irish Castle Paving	JRAL-24-068	04/09/2024	6 Pepper Mill Ct	Right-of-Way	7,000	
Stonecrest, Ltd.	JRAD-24-053	04/23/2024	10S512 Glenn Dr	Residential Addition	313,472	
Liaqat Ali	JRAD-23-452	04/09/2024	132 Ashton Dr	Residential Addition	75,000	
Sign Artist Inc	JPS-24-106	04/26/2024	304 Burr Ridge Pkwy	Sign	4,000	16
Danna Pools Inc	JPPL-24-086	04/16/2024	9441 Fallingwater Dr W	Pool	150,000	
Paramount Fence	JPF-24-105	04/15/2024	9001 Royal Dr	Fence Permit	16,992	
Anabel Immordino	JPF-24-090	04/22/2024	6750 County Line Ln	Fence Permit	10,000	
Baleigh Salvino	JPF-24-074	04/11/2024	145 Glenmora Dr	Fence Permit	9,000	
Colleen Laconte	JPF-23-438	04/24/2024	15W765 80th St	Fence Permit	5,000	
Bryan Zabala	JPAT-24-114	04/30/2024	11320 W 73rd Pl	Patio	13,500	
Rankovic,Dejan	JPAT-24-110	04/22/2024	11231 W 77th St	Patio	11,500	
Rolling Landscapes, Inc. Matt Cul	JPAT-24-094	04/16/2024	8737 Aintree Ln	Patio	44,740	
Arne's Paving LLC Sonia Mayorg	JPAT-24-085	04/22/2024	6927 FIELDSTONE DR	Patio	26,000	
A Touch of Green Inc.	JPAT-24-077	04/25/2024	9450 Fallingwater Dr E	Patio	69,630	85
Montano's Landscaping	JPAT-24-065	04/09/2024	1017 Laurie Ln	Patio	33,000	

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

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

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

05/07/2024

Permits Issued April 2024



Permit Applicant	Permit Number	Date Issued	Property Address	Description	Value	Sq. Feet
Angel Ramirez	JPAT-24-044	04/18/2024	11300 79TH ST	Patio	100,000	
SK & MB Design Inc	JPAT-24-043	04/11/2024	15W351 87th St	Patio	10,000	540
SK & MB Design Inc	JPAT-24-042	04/11/2024	15W351 87th St	Patio	10,000	91
Dave Knecht Homes LLC	JPAT-22-241	04/17/2024	6300 Elm St	Patio	60,000	
Steven & Debra Morgen & Debra	JENG-24-082	04/16/2024	8401 Clynderven Rd	Engineering Permit	6,110	
Fujitech America Inc	JELV-24-081	04/12/2024	1333 BURR RIDGE PKWY	Elevator	37,800	
Schindler Elevator	JELV-24-064	04/09/2024	7500 Willow Springs Road	Elevator	69,422	
Cantore Construction	JDS-24-066	04/09/2024	262 Shore Ct	Demolition Structure	18,612	
Rohner, Richard E & Amy L & A	JDS-24-060	04/05/2024	331 79th St	Demolition Structure	500,000	
One Stop Shop Property Solutions	JDEK-24-091	04/12/2024	4 Arcadia Ct	Deck	25,500	
The Deck Guys	JDEK-24-071	04/17/2024	15W537 87th St	Deck	19,500	320
Guillermo Rivera	JDEK-23-441	04/12/2024	15W551 83rd St	Deck	15,000	
TOTAL:	50					

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

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

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

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					
	[]	[]	[]	[]	
JUNE					
	[]	[]	[]	[]	
JULY					
	[]	[]	[]	[]	
AUGUST					
	[]	[]	[]	[]	
SEPTEMBER					
	[]	[]	[]	[]	
OCTOBER					
	[]	[]	[]	[]	
NOVEMBER					
	[]	[]	[]	[]	
DECEMBER					
	[]	[]	[]	[]	
2024 TOTAL	\$2,790,000	\$2,281,538	\$0	\$489,879	\$5,561,417
	[3]	[17]	[0]	[3]	

Occupancy Certificate List

CofO	Status	Issued To	Location	Category	Issued
OF24003	Issued	Bar Poca Madre	735 Village Center Drive	Com, Alteration	04/02/2024
OF24004	Issued	Grozich, Glenn	105 Kraml Drive	Res, New Home	04/02/2024
OF24005	Issued	Premier Early Childhood	6880 North Frontage Rd, Suite 100	Com, Alteration	04/09/2024

Total Occupancy Certificates: 3