



**REGULAR MEETING  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
SEPTEMBER 16, 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 AUGUST 19, 2024 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**A. Z-09-2024: 15W722 91<sup>st</sup> Street (Siddiqui/Siddiqi); Re-zoning and Findings of Fact**

Requests a re-zoning upon annexation of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-3 Residential District.

**B. Z-10-2024: 15W744 91<sup>st</sup> Street (Siddiqui/Khan); Re-zoning and Findings of Fact**

Requests a re-zoning upon annexation of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-3 Residential District.

**C. Z-13-2024: 15W431 59<sup>th</sup> Street (Ray Graham Association); Special Use and Findings of Fact**

Request for a special use approval as per Section VI.F.2.c of the Burr Ridge Zoning Ordinance and an amendment to Ordinances A-454-10-85, A-834-24-98, A-834-14-03, A-834-11-05, A-834-21-06, and A-834-24-12 to permit two accessory buildings at the subject property.

**D. Z-08-2024: Zoning Ordinance Amendment for Manufacturing District (Village of Burr Ridge); Text Amendment and Findings of Fact [CONTINUED FROM JULY 15, 2024]**

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

**IV. CORRESPONDENCE**

**A. Board Reports**

August 26, and September 9, 2024

**B. Building Reports**

None.

**V. OTHER CONSIDERATIONS**

**A. PC-11-2024: 15W770 90<sup>th</sup> Street (Construction Solutions, LLC) Extraterritorial Review of Variations**

Review of a DuPage County request for three variations to permit a subdivision, DuPage County Zoning Case ZONING-24-000059.

**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**

**September 23 Village Board**

Cancelled.

**October 7 Plan Commission**

**A. Z-14-2024: 8737 Johnston Road (Agrawal); Special Use and Findings of Fact**

Request for a special use from Zoning Ordinance Section IV.J for a fence on a corner lot to permit a fence within a corner side yard setback.

**B. Z-10-2023: 212 Burr Ridge Parkway (Jonny Cabs); Special Use Amendment and Findings of Fact [CONTINUED FROM NOVEMBER 20, DECEMBER 18, 2023, FEBRUARY 5, APRIL 15, JUNE 3, JULY 1, & AUGUST 19, 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.

**C. Z-12-2023: 114 Burr Ridge Parkway (Capri Express); Special Use Amendment and Findings of Fact [CONTINUED FROM DECEMBER 4, DECEMBER 18, 2023, FEBRUARY 5, APRIL 15, JUNE 3, JULY 1, & AUGUST 19, 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.

**October 14 Village Board**

Commissioner McCollan is the scheduled representative.

**October 21 Plan Commission**

**A. Z-11-2024: 8223 Windsor Court (Sebaihi/Shukairy); Special Use and Findings of Fact**

**[REMANDED FROM SEPTEMBER 9, 2023 BOARD OF TRUSTEES]**

Requests for a special use from Zoning Ordinance Section IV.J for a fence on a corner lot to permit (1) a fence within a corner side yard setback, and (2) a fence in the interior side yard.

**VIII. ADJOURNMENT**

**VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**MINUTES FOR REGULAR MEETING OF AUGUST 19, 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 Trzupsek.

**ROLL CALL** was noted as follows:

**PRESENT:** 5 – Irwin, Petrich, Broline, Stratis, and Trzupsek

**ABSENT:** 3 – Parrella, McCollian, and Morton

Planner Ella Stern was present.

**II. APPROVAL OF PRIOR MEETING MINUTES – JULY 15, 2024**

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

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Irwin, Petrich, Broline, Stratis, and Trzupsek

**NAYS:** 0 – None

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

**III. PUBLIC HEARINGS**

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

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

Chairman Trzupsek stated the petitioner requested to continue the public hearing to the October 7, 2024, Plan Commission meeting.

**MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to continue the public hearing for case Z-10-2023 to the October 7, 2024 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Petrich, Irwin, Broline, and Trzupsek

**NAYS:** 0 – None



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

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

Chairman Trzupek stated the petitioner requested to continue the public hearing to the October 7, 2024, Plan Commission meeting.

**MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to continue the public hearing for case Z-12-2023 to the October 7, 2024 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Petrich, Irwin, Broline, and Trzupek

**NAYS:** 0 – None

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

**C. Z-05-2024: 340 Shore Drive (Factor75); Special Use and Findings of Fact [CONTINUED FROM MAY 20, JUNE 17, JULY 1, & JULY 15, 2024]**

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the petitioner requested a special use for outdoor storage and a fence in a non-residential district. Stern noted the special use request was heard by the Plan Commission on May 20, 2024. Stern stated that on May 20, 2024, the Commission continued case Z-05-2024 and requested the petitioner return with a detailed site plan showing the location of equipment, distinguishing the items, and a description of the outdoor storage. Stern noted that the Commission requested staff review previous outdoor storage requests. Stern stated that the petitioner provided an updated site plan with the outdoor equipment specified. Stern showed the site plan in the presentation. Stern noted that the petitioner additionally requested a fence along the rear yard and interior side yard to screen the outdoor equipment. Stern stated the petitioner had updated the fence since the previous public hearing to a 6-foot-tall, 50% open, cedar fence. Stern stated that staff reviewed previous zoning cases related to outdoor storage between 2015 and 2024 and found no requests for outdoor storage submitted in 2015, 2016, 2017, 2018, 2019, and 2021. Stern noted that in the years that outdoor storage requests were submitted, staff found that each of the five requests was approved with the installation of a fence. Stern noted that staff found four special use requests for outdoor storage related to storage, sales, rentals, or equipment services for automobiles. Stern stated that the area in the rear yard has approximately nine parking spaces that the petitioner intended to use for outdoor storage, and to the front of the outdoor storage, there were 16 parking spaces provided onsite. Stern noted that Factor 75 had shared parking leases with adjacent properties and companies, which provided approximately 171 parking spaces for the Factor75 employees, and that Factor75 had adequate parking spaces per Village Code with their

shared parking agreements. Stern stated that within the Hinsdale Industrial Park area, staff found fences that were black metal and 50 percent open. Stern noted that the fences appeared to exceed the 5-foot height limitation. Stern stated in 1992, the subject property received a variation to permit a chain-link, fenced-in area to the rear of the building. Stern noted the four recommended conditions if the Commission wished to recommend approval.

Chairman Trzupsek questioned the number of dumpsters in the requested outdoor storage area and the trash enclosure regulations.

Stern noted that a dumpster must be fully screened and enclosed. Stern stated that there was no height limitation. Stern noted that the request for outdoor storage included both dumpsters and operational equipment.

Tim Foley, the attorney for Factor75, addressed a concern raised by Commissioner Petrich during the previous public hearing regarding the volume of people arriving and leaving the site simultaneously. Foley noted that Factor75 has implemented a staggered shift system since 2018, where shifts end on the hour and begin on the half-hour to reduce congestion. Foley stated he had consulted with the Village staff, the architect, and the facilities manager to address the concerns raised by various Commissioners, specifically regarding the dumpster and outdoor storage area. Foley noted the rear yard was primarily grass, with limited paved space in the southwest corner. Foley stated that due to the nature of the business, there was significant waste, with pickups occurring three times a week to ensure the waste did not sit for more than two nights. Foley noted that it was impractical to enclose all nine dumpsters since the code only required one dumpster enclosure. Foley noted that they had reduced the size of the outdoor storage area to the paved area in the southwest corner, with the fence line adjusted accordingly. Foley stated that the rear yard remained a green space and, there were no entrances or roll-up doors at the back of the building. Foley noted that Commissioner Irwin expressed concerns about the definition of outdoor storage. Foley noted that it would not be practical or desirable for the Village to require the paving of the rear yard solely to relocate the dumpsters and outdoor storage directly behind the building. Foley noted that the petitioner did not create the existing conditions on the property.

Commissioner Irwin inquired about the vote count and minutes regarding the 411 Heathrow Court outdoor storage request. Foley noted that the 411 Heathrow Court approval was a 5-0 vote count. Commissioner Irwin noted that considering the characterization of the true front of the building, the outdoor storage was in the interior side yard. Stern showed the 411 Heathrow Court staff report on the screen. The Commission discussed the outdoor storage location approved for 411 Heathrow Court. Commissioner Irwin raised concerns regarding the amount of outdoor storage and parking. Commissioner Irwin inquired whether the neighboring properties leasing parking spaces to Factor75 had adequate parking spaces.

Foley noted that storing the freezers outside was a standard procedure for all Factor75 and Hello Fresh facilities throughout the United States and Europe. Foley stated the

freezers were for staging purposes and were outside two days a week.

Commissioner Petrich stated he had visited the site the previous day, where he toured the facility and with the senior staff members. Commissioner Petrich noted that the operations appeared well-managed, with a strong focus on cleanliness and sanitation. Commissioner Petrich stated that neither the sanitation officer nor the two individuals in charge that day were aware of the seafood coolers. Foley noted there may have been a difference in terminology, but that Factor75 requested the seafood coolers as part of the special use request. Commissioner Petrich stated that there were two semi-truck trailers in the front-loading docks parked short-term that were running on diesel. Commissioner Petrich suggested the petitioners install a metal fence rather than a wooden one due to the nature of the operations. Foley noted that the petitioner would support installing a metal fence.

Commissioner Broline supported Commissioner Petrich's recommendation regarding a metal fence, noting that a metal fence may be easier to clean. Commissioner Broline stated that 6' fences in height were common in the area but was unsure if the outdoor equipment would exceed the fence height. Foley noted that the petitioners understood the height limitations and that the outdoor storage would not exceed the height of the fence. Commissioner Broline inquired about the parking relationship with Factor75 and the parking leases. Foley noted that Factor75 had three parking leases filed with staff and would be updated as necessary.

Commissioner Stratis supported Commissioner Petrich's recommendation regarding a metal fence. Commissioner Stratis noted that there was a single loading area in the side yard that had existed for a long time. Commissioner Stratis stated that he would not want to enforce a requirement to relocate the loading dock to the back of the building, recognizing the difficulties that would entail, which he identified as a hardship. Commissioner Stratis raised concerns regarding the parking situation, stating he would support the variance with the condition that staff confirm that the properties leasing to Factor75 still meet the Village Code parking space requirement. Commissioner Stratis inquired whether the area would be lit and equipped with cameras. Foley noted that the area would be lit but was unaware if the area would be equipped with cameras.

Commissioner Petrich noted that Factor75 had 24-hour security and key cards.

Chairman Trzupsek stated that he supported the proposal and appreciated the reduction in the outdoor storage area. Chairman Trzupsek supported a condition to confirm the parking use. Chairman Trzupsek inquired why the seafood coolers needed to be stored outside. Foley noted that the seafood coolers were on pallets to be staged outside for pick up the following day. Chairman Trzupsek stated that the box truck and pallets were outdoor storage, but he believed the dumpsters should be in a trash enclosure. Chairman Trzupsek inquired about the spacing of the dumpsters. Foley noted the dumpsters were staggered to navigate the area with a forklift and pallet jack. Foley stated that the gate would swing open to accommodate the truck that picked up the dumpsters. Foley stated that when he initially met with staff, he raised the issue of the trash and outdoor storage

enclosures and proposed a solution based on the code and based on the code, the trash enclosure and outdoor storage must be fully enclosed on all four sides, although one side could be abutted against the building.

Stern noted that the dumpster must be fully enclosed and will confirm whether the fence must be solid or if it could be 50% open.

Chairman Trzupsek supported the request contingent upon staff confirming the parking situation and dumpster enclosure regulations.

Commissioner Petrich observed that the two dumpsters located south of the site were compost dumpsters and fully enclosed. Commissioner Petrich noted that the coolers operated on diesel, which he believed was why they needed to be stored outside. Commissioner Irwin inquired about the contents behind the chain-link fence. Stern confirmed that it was the corrugated recycling system. Commissioner Irwin discussed the items stored outside based on Google aerial imagery. Stern showed the Google aerial imagery.

Commissioner Stratis noted that the standard parking requirement for office buildings was four stalls per thousand square feet. Commissioner Stratis stated that a facility with 170 parking spaces if tenants ceased leasing their parking spaces, would equate to a need for 40,000 square feet of office space. Commissioner Stratis noted the parking requirement for industrial use was around two or three stalls per thousand square feet, requiring 60,000 square feet of industrial space. Commissioner Stratis expressed concerns regarding the parking situation. Foley noted that the petitioner would seek alternative parking options if tenants ceased leasing their parking spaces.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Petrich to close the public hearing for Z-05-2024.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Broline, Petrich, Irwin, Stratis, and Trzupsek

**NAYS:** 0 – None

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

The Commission discussed continuing the case. The Commission discussed potential conditions regarding the parking situation and dumpster enclosures.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Petrich to approve the special use request 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, with 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 fifty percent open, steel or iron fence, 6' in height and located in the rear yard and interior side yard, is permitted.
5. All outdoor storage, except for the box truck, is not to exceed 6' in height.
6. The dumpsters must comply with the trash enclosure regulations.
7. Staff must confirm that the properties leasing to Factor75 comply with the Village Code parking space requirements.
8. If conditions five and/or six do not meet the requirements, the petition must be returned to the Plan Commission.

**ROLL CALL VOTE** was as follows:

**AYES:** 4 – Stratis, Petrich, Broline, and Trzupek

**NAYS:** 1 – Irwin

**MOTION CARRIED** by a vote of 4-1.

Stern noted that the recommendation would be presented at the September 9, 2024, Village Board meeting.

**D. Z-11-2024: 8223 Windsor Court (Sebaihi/Shukairy); Special Use and Findings of Fact**

Chairman Trzupek introduced the case and asked for a summary. Stern stated the petitioners requested a special use for a fence on a corner lot to permit a fence within a corner side yard setback and a fence in the interior side yard. Stern stated the property was zoned R-4 PUD in the Braemoor Estates Subdivision. Stern noted one public comment was received, supporting the special use request. Stern showed an aerial view of the property. Stern noted that Windsor Court was the front property line, and 83rd Street, served as the corner side yard. Stern stated in 1989, the parcel received approval for a corner side yard setback of 30 feet rather than the required 40 feet (Ordinance #A-454-4-89). Stern stated that the petitioners requested a variance for a 9-foot setback on the corner side yard, deviating from the required 30-foot minimum regulation. Stern stated that the petitioners sought approval for the fence on the north side of the home to extend approximately 2 feet into the interior side yard to accommodate an existing air conditioning unit located at the rear wall of the residence. Stern showed an illustration of the proposed fence. Stern showed an image of the site plan, noting the proposed fence setback location. Stern presented an illustration showing where a fence would be permitted under current regulations.

Chairman Trzupsek stated that when discussing fences on corner lots during the text amendment public hearing, no significant changes were made to the requirements because a side lot for one property might be considered a front yard for another. Chairman Trzupsek stated the amendment changed from requiring a variation based on hardship to a special use application. Chairman Trzupsek invited the petitioner to provide any additional comments.

Lin Sebaihi and Abdul-Rahman Shukairy, the petitioners, stated that they requested a special use for the benefit of their two young children. Shukairy noted that there was a high amount of traffic on 83rd Street, throughout the day, and emphasized that additional security and peace of mind were important. Shukairy noted there were a significant amount of trees along the corner side yard.

Chairman Trzupsek inquired about the bump-out shown on the site plan proposal. Sebaihi noted that the bump-out was to accommodate a raised garden bed within the fenced area. Sebaihi confirmed they sought a 9' corner side yard setback. Stern showed images of the property with a string 9' from the corner side yard setback, provided by the petitioner in the staff report packet. Shukairy noted they could relocate the raised garden bed 12' from the corner side yard setback.

Chairman Trzupsek stated that the fence should align with the face of the home, 30 feet from the property line. Chairman Trzupsek noted the site plan showed the proposed fence approximately 9' from the property line. Chairman Trzupsek stated that if a recommendation was made regarding the case, one of the conditions mentioned in the staff report packet noted that the fence must substantially comply with the submitted plan, but suggested an exact measurement be noted.

Sebaihi noted they intended to plant additional trees.

Commissioner Stratis stated that, based on the facts, he did not object to the 9' corner side yard setback for the fence on the south side of the property. Commissioner Stratis agreed with Chairman Trzupsek regarding the preference for a reduction in the relief requested. Commissioner Stratis inquired whether the fence could be on the east side of the air conditioning units.

Sebaihi noted there was no specific reason for the fence to enclose the air conditioning units. Sebaihi stated that the fence could be located along the rear wall of the home, to avoid enclosing the air conditioning units.

Commissioner Stratis noted that air conditioning units were not aesthetic but may be screened with landscaping. Commissioner Stratis stated that the fence should comply with the interior side yard regulations.

Commissioner Broline supported Commissioner Stratis' suggestion to place the fence behind the rear wall of the home to avoid enclosing the air conditioning units. Commissioner Broline noted that a fence in the interior side yard would make it difficult

to service the air conditioning unit. Commissioner Broline inquired whether the setback distance would differ if 83rd Street were considered the front yard. Stern stated the front yard setback would be 30'. Commissioner Broline noted that the proposed 9-foot corner side yard setback for the fence would be significantly closer to the road than other homes along 83rd Street.

Stern showed images of the corner side yard from the road. Sebaihi noted that the trees covered the entire corner side yard.

Commissioner Petrich shared the same concerns as Commissioner Broline. Commissioner Petrich suggested the fence should not extend beyond the south face of the home. Commissioner Petrich expressed concern that the proposed fence line, extending towards 83rd Street, did not align with the text amendment regarding fences on corner lots, which intended to ensure that fences were appropriately placed based on a practical front or back yard. Commissioner Petrich noted that the goal of the text amendment was not to allow fences closer to the road. Commissioner Petrich noted the fence on the north side of the property could extend to the property line. Commissioner Petrich referenced a recent zoning case where a recommendation for a corner lot fence was not allowed to extend past the wall of the home facing the corner side yard.

Sebaihi noted that a fence aligned with the south wall of the home would appear unattractive and a portion of the backyard space would be unusable. Commissioner Petrich stated that the Village's standard was not to place fences closer to the road on corner lots.

Chairman Trzupsek noted that, in the previous case, the fence was not allowed to extend past the face of the house, which was further into the setback by about 10 feet more than permitted. Chairman Trzupsek noted the current case had a setback and a tree line. Chairman Trzupsek stated that the fence would extend outwards towards the road. Chairman Trzupsek stated that if the property were an interior lot, the setback would be different. Chairman Trzupsek suggested finding a balance between positioning the fence too close to the road and ensuring it covers the usable yard without extending beyond the tree line.

Commissioner Petrich stated that a corner lot was less favorable to the owner, though some relief was granted when the practical front yard differed from the actual front yard. Commissioner Petrich noted he believed the intent was not to move the fence beyond the wall of a home towards the road. Chairman Trzupsek noted fences on corner lots were on a case-by-case basis.

Shukairy inquired about the recent text amendment regarding fences on corner lots. Chairman Trzupsek explained the discussions and outcome of the text amendment regarding fences on corner lots. Chairman Trzupsek noted Commissioner Petrich was correct regarding the Plan Commission typically not permitting a fence to extend beyond the wall of the home facing the road. Chairman Trzupsek stated that the tree line would screen the proposed fence. Commissioner Petrich supported the existing landscaping but raised concerns regarding other residents planting additional landscaping to encompass a

larger fence area.

Sebaihi noted other fences in the area extending past the wall of the home towards the road. Sebaihi stated that the proposed fence was 35' away from the curb.

Commissioner Irwin stated that he understood the petitioner's rationale for placing the fence in the proposed location. Commissioner Irwin noted he supported the modification to the Zoning Ordinance that allows such requests to be reviewed under a special use. Commissioner Irwin stated after reviewing the Findings of Fact required for a special use application, all the requirements were met. Commissioner Irwin expressed support for the proposed fence.

Chairman Trzupsek stated support for the fence extending to the practical limit of the yard and before the landscaping buffer along 83rd Street. Chairman Trzupsek recognized concerns regarding the fence extending into what might be considered the front yard. Chairman Trzupsek supported Commissioner Stratis' suggestion to place the fence behind the rear wall of the home to avoid enclosing the air conditioning units.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Broline to close the public hearing for Z-11-2024.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Stratis, Broline, Petrich, Irwin, and Trzupsek

**NAYS:** 0 – None

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

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Petrich to deny the request for a special use from Zoning Ordinance Section IV.J for a fence on a corner lot to permit (1) a fence within a corner side yard setback, and (2) a fence in the interior side yard.

**ROLL CALL VOTE** was as follows:

**AYES:** 2 – Broline and Petrich

**NAYS:** 3 – Irwin, Stratis, and Trzupsek

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

Commissioner Irwin noted that one reason for supporting the request was the significant amount of landscaping present on the property.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to approve case Z-11-2024, a request for a special use from Zoning Ordinance Section IV.J for a fence on a corner lot to permit (1) a fence within a corner side yard



setback, and (2) a fence in the interior side yard, with the following conditions and Findings of Fact:

1. The fence shall substantially comply with the plans submitted by the petitioners and included as Exhibit A.
2. The fence shall be permitted to be located no less than 9 ft. from the southern property line.
3. The fence shall be behind the rear wall of the home (eastern wall), behind the air conditioning unit.
4. The property must maintain the landscaping as currently depicted in Exhibit B.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Irwin, Stratis, and Trzuppek

**NAYS:** 2 – Broline and Petrich

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

Stern noted that the failed motions would be presented at the August 26, 2024, Village Board meeting.

**E. Z-11-2024: 8461 Carlisle Court (Haley); Special Use and Findings of Fact**

Chairman Trzuppek introduced the case and asked for a summary. Stern stated the petitioners requested a special use from Zoning Ordinance Section IV.J for a fence on a corner lot to permit a fence within the interior side yard. Stern stated that the property was zoned R-3 in the Cambridge Estates Subdivision. Stern showed an aerial image of the property with the property lines. Stern noted that Carlisle Court was the front property line and Camelot Drive served as the corner side yard. Stern noted that the architectural entrance of the home faced the corner side yard, and the south side of the home was the architectural “rear.” Stern showed a zoomed-out aerial of the property. Stern stated that the petitioners requested a fence in the interior side yard. Stern stated that the proposed fence was located approximately 50 feet from the front yard property line, thereby in compliance with the 30-foot front yard setback requirement, but it was not behind the rear wall (east) of the home. Stern noted that the fence encroached into the interior side yard (south) of the home. Stern showed an illustration of the proposed fence. Stern showed an image of the site plan, noting the proposed fence setback location. Stern presented an illustration showing where a fence would be permitted under current regulations.

Chairman Trzuppek confirmed the location of the proposed fence.

Robert Haley, the petitioner, stated the request was to place the fence in what was considered the practical rear yard behind the rear wall of the house where the rear door was located. Haley briefly outlined the reasons for the request, as detailed in the petition. Haley noted that the request would align corner lot homeowners with other residents in the Village who have fences behind their homes. Haley stated the proposal did not impact

the health, morals, or safety of the community, as the fence would be within the backyard and not extend to the property line.

Commissioner Broline noted that the property was directly adjacent to his property and supported the request.

Commissioner Irwin stated that the request exemplifies why the Commission amended the Zoning Ordinance regarding fences on corner lots. Commissioner Irwin appreciated that the request considered the neighbors and proposed a respectful fence setback. Commissioner Irwin expressed support for the request.

Chairman Trzupek agreed with Commissioner Irwin.

Commissioner Petrich agreed with the Commissioners.

Commissioner Broline agreed with the Commissioners.

Commissioner Stratis agreed with the Commissioners. Commissioner Stratis inquired whether the fence had been installed. Haley noted there was a fence previously in that location, but had since been removed.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Irwin to close the public hearing for Z-12-2024.

**ROLL CALL VOTE** was as follows:

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

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

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Broline to approve case Z-12-2024, a request for a special use from Zoning Ordinance Section IV.J for a fence on a corner lot to permit a fence in the interior side yard, with the following conditions and Findings of Fact:

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

**ROLL CALL VOTE** was as follows:

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

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

Stern noted that the recommendation would be presented at the August 26, 2024, Village Board meeting.

Chairman Trzupek stated that Commissioner Broline had disclosed that he was an adjacent neighbor and supported the request. Chairman Trzupek noted the importance of transparency to avoid any potential issues regarding his participation. Chairman Trzupek noted that with four votes remaining, there should be no concerns.

#### **IV. CORRESPONDENCE**

Chairman Trzupek inquired about the discussion at the July 22, 2024, Village Board meeting regarding the outdoor dining text amendment, specifically concerning the request to review the availability of Business District funds to cover the cost of outdoor dining enclosures.

Commissioner Petrich noted that he was the Plan Commission representative at the July 22, 2024, Village Board meeting. Commissioner Petrich noted that the request involved reviewing the surplus from the additional 1% tax to potentially fund the costs for the enclosures.

#### **V. OTHER CONSIDERATIONS**

Stern noted that the DuPage County zoning petition for a variation request concerning the property at the corner of Madison Street and 90th Street for a subdivision was previously withdrawn but has since been refiled with DuPage County. Stern suggested that the Plan Commission consider directing staff to send a letter to DuPage County requesting a continuation of the case to allow for review by the Plan Commission.

The Commission supported staff's recommendation to send a letter to DuPage County requesting a continuation.

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

There were no public comments.

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

Commissioner Stratis noted that he would not be able to attend the August 26, 2024, Village Board meeting or the September 16, 2024, Plan Commission meeting.

Commissioner Broline stated that he would be able to attend the August 26, 2024, Village Board meeting.

Stern noted the Plan Commission items scheduled for the August 26, 2024, Village Board meeting.

**VIII. ADJOURNMENT**

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commission Petrich to adjourn the meeting at 8:26 p.m.

**ROLL CALL VOTE** was as follows:

**AYES:** 5 – Irwin, Petrich, Broline, Stratis, and Trzupek

**NAYS:** 0 – None

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

**Respectfully Submitted:**

\_\_\_\_\_  
Ella Stern  
Planner



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

**Z-09-2024: 15W722 91<sup>st</sup> Street (Siddiqui/Siddiqui); Requests re-zoning upon annexation of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-3 Residential District.**

**HEARING:**

September 16, 2024

**TO:**

Plan Commission  
Greg Trzupke, Chairman

**FROM:**

Ella Stern, Planner

**PETITIONER:**

Mathieson House, LLC, D/B/A M House

**PETITIONER STATUS:**

Representative and developer for Property Owner

**PROPERTY OWNER:**

Zainab Siddiqui and Rayyan Siddiqui

**ATTORNEY:**

Eric Prechtel of Rosanova & Whitaker

**EXISTING ZONING:**

R-1 Residential (unincorporated DuPage County)

**LAND USE PLAN:**

Recommends Single-Family Residential Uses

**EXISTING LAND USE:**

Vacant / unimproved

**SITE AREA:**

42,288 SF / 0.92 Acres

**SUBDIVISION:**

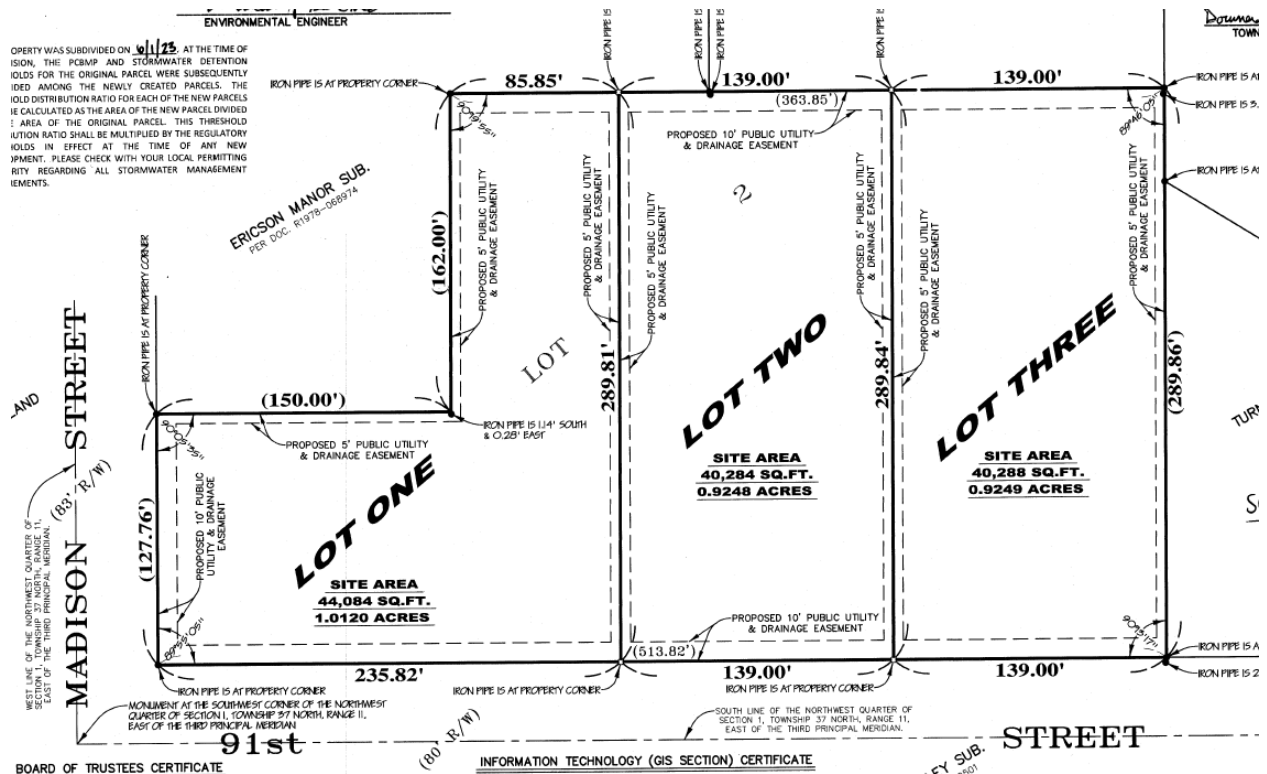
Musa's Subdivision



# Staff Report and Summary

Z-09-2024: 15W722 91<sup>st</sup> Street (Siddiqui/Siddiqi); Re-Zoning upon annexation and Findings of Fact

Z-09-2024 and Z-10-2024 are companion cases which are the same requests but concern two separate parcels under separate ownership. The staff reports will contain the same basic summary. The petitioner is acting on behalf of the property owner of 15W722 91<sup>st</sup> Street, a 42,288 square foot property located near the northeast corner of the Madison Street and 91<sup>st</sup> Street intersection. This property was part of the larger parcel which extended from the intersection to the Turnberry Subdivision, and which was recently divided into three lots within DuPage County. Musa's Subdivision was recorded in 2023 (document #R2023-033657). The petitioner has petitioned for annexation and is scheduled for consideration by the Village Board on October 14, 2024. Only Lots 2 and 3 of Musa's Subdivision are requesting annexation and rezoning. The subject property will be zoned R-1 Residential upon annexation into the Village of Burr Ridge and is seeking to re-zone to R-3 Residential. R-1 requires a minimum lot area of 5 acres and minimum lot width of 220 ft. which the property does not meet. Properties in the R-3 Residential District must have at least 20,000 square feet and 100 feet of lot width at the street frontage; the subject property complies with both requirements.

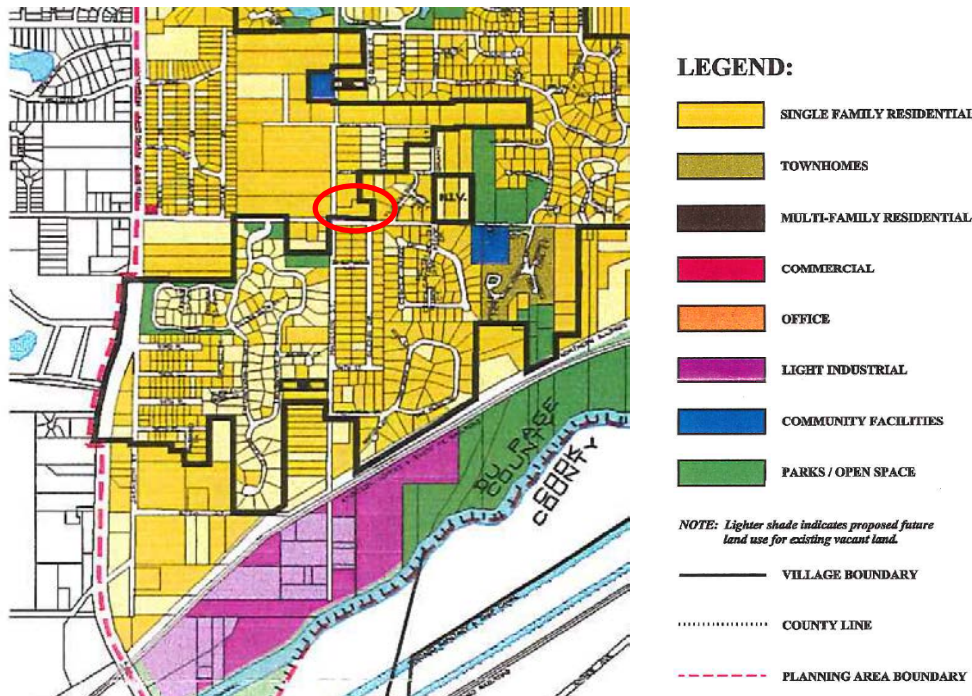


Musa's Subdivision. Lot 2 (Z-10-2024, 15W744 91<sup>st</sup> St.) and Lot 3 (Z-09-2024, 15W722 91<sup>st</sup> St.) are petitioning for annexation and rezoning.

## Compliance with the Comprehensive Plan

The Comprehensive Plan recommends single family residential uses for the parcel and for the surrounding area. The Comprehensive Plan states that lot sizes "are encouraged to be 30,000 square feet or larger." While the property was divided within DuPage County, the lot size is greater than 30,000 sq. ft. The subject property is vacant, and the petitioner seeks to build a single-family residence in the near future. The permitted uses in both R-1 and R-3 are the same.





*Comprehensive Plan Future Land Use Map with the site circled in red.*

**Compatibility with Surrounding Zoning and Development**

In addition to the Comprehensive Plan, a key factor in determining zoning for a property is the surrounding pattern of zoning and development. While the property meets the minimum lot area and width requirements for R-2A (40,000 sq. ft. and 130 ft.), the nearest R-2A properties are located about a quarter-mile away to the east. The closest R-2B (30,000 sq. ft. lot area minimum and 125 ft. lot width minimum) zoned properties are located north of 90<sup>th</sup> Street, about 600 ft. away. The subject property is surrounded on the east and south sides by properties zoned R-3 Residential of a similar size and development pattern. To the north and west of the property, the properties are zoned R-1 Residential. The Turnberry of Burr Ridge Subdivision is directly to the east and zoned R-3 Residential. The Devon Ridge and Space Valley Subdivision is directly across 91st Street to the south and zoned R-3 Single Family Residence.



*Zoning map of the area with neighboring subdivisions. The property is marked with a red star.*

## Staff Report and Summary

Z-09-2024: 15W722 91<sup>st</sup> Street (Siddiqui/Siddiqi); Re-Zoning upon annexation and Findings of Fact

### **Public Hearing History**

**PC-02-2022:** The Plan Commission performed an extraterritorial review of the amended request to rezone with variations and create a three-lot subdivision located at 10S381 Madison Street. The proposed subdivision complied with the Village's Subdivision Ordinance regulations as shown in the Plat dated January 27, 2022. The Plan Commission/Zoning Board of Appeals did not object to the amended request of R-2 zoning with variations. The Board of Trustees approved the extraterritorial Final Plat of Musa's Subdivision on April 10, 2023. Resolution R-08-23 is attached as Exhibit B. The Resolution stipulated that Lots 2 and 3 will be required to connect to the Village's water system upon development.

### **Public Comment**

Four public comments were received and are 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.

### **Appendix**

Exhibit A - Petitioner's Materials and Public Notifications

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

Exhibit B – Resolution R-08-23





# 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): Mathieson House, LLC, D/B/A M House

STATUS OF PETITIONER: Developer

PETITIONER'S ADDRESS: 710 E. Ogden Ave., #250, Naperville, IL 60563

ADDRESS OF SUBJECT PROPERTY: A - 15W744 W. 91st St., Burr Ridge, IL 60527 and B - 15W722 W. 91st St., Burr Ridge, IL 60527

PHONE: Attorney - Eric Prechtel - 630-355-4600 ext. 106

EMAIL: eric@rw-attorneys.com

PROPERTY OWNER: A - Omar Siddiqui and Sana Khan and B - Zainab Siddiqui and Rayyan Siddiqui

A - 460 Prince Valiant Ln., Bourbonnais, IL 60914 Chicago, IL 60616  
PROPERTY OWNER'S ADDRESS: B - 1629 S. Prairie Ave., Unit 908, PHONE: \_\_\_\_\_

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

#### DESCRIPTION OF REQUEST:

Requesting Annexation and rezoning to R-3 upon annexation pursuant to attached Petition for Land Use Entitlements.

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

PROPERTY ACREAGE/SQ FOOTAGE: 0.92 acres/ 40,288 SF EXISTING ZONING: R-1 Upon Annexation

EXISTING USE/IMPROVEMENTS: Vacant

SUBDIVISION: Musa's Subdivision

PIN(S) # 10-01-103-017

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.

\_\_\_\_\_, as attorney for Petitioner.

6/19/2024

Petitioner's Signature

Date of Filing

STATE OF ILLINOIS )  
 )  
COUNTY OF DUPAGE )  
 )  
VILLAGE OF BURR RIDGE )

**PETITION TO THE BURR RIDGE VILLAGE BOARD AND PLAN COMMISSION  
FOR LAND USE ENTITLEMENTS**

**THE UNDERSIGNED** Petitioner, Mathieson House, LLC, D/B/A M House, an Illinois limited liability company (“Petitioner”) respectfully petitions the Village of Burr Ridge (“Village”), upon annexation of the properties legally described on Exhibit A and Exhibit B (together, the “Subject Property”) and pursuant to separate petitions for annexation submitted by the record owners of the Property, to: (i) rezone (map amendment) the Property in the Village’s R-3 Single-Family Residence District; and (ii) approve such other relief from the Burr Ridge Zoning Ordinance (the “Code”) as may be deemed necessary and appropriate to develop the Property.

In support of this Petition, the Petitioner represents to the Village as follows:

1. The owners of the property legally described on Exhibit A are Omar Siddiqui and Sana Khan (“Owner A”).
2. The owners of the property legally described on Exhibit B are Zainab Siddiqui and Rayyan Siddiqui (“Owner B”).
3. Owner A and Owner B filed separate petitions for annexation with the Village of Burr Ridge to annex the Subject Property to the Village of Burr Ridge.
4. The Petitioner is the developer of the Subject Property who has been hired by the Owner A and Owner B to construct single-family homes on the two (2) lots comprising the Subject Property.
5. The Subject Property is currently zoned R-1 in unincorporated DuPage County and

consists of two (2) lots totaling approximately 1.84 acres (each lot is approximately 0.92 acres).

6. The existing land uses surrounding the Property are as follows:
  - a. North: R-1 Single Family Residence
  - b. East: R-3 Single Family Residence
  - c. South: R-3 Single Family Residence
  - d. West: Unincorporated DuPage County – R-1 Single Family Residential

### **APPROVAL OF REZONING TO R-3**

Upon annexation of the Subject Property to the Village of Burr Ridge, Petitioner respectfully requests that the Subject Property be zoned R-3, single-family residence district. Pursuant to Section XIII.J.3 of the Code, the rezoning request is appropriate based on the following findings of fact:

- a. Existing uses of property within the general area of the property in question; and*

The requested zoning is consistent with both the proposed use of the Subject Property and the existing residential use of the properties in the area. Adjacent incorporated properties to the north are zoned R-1, to the east and south are zoned R-3. The adjacent properties to the west, not yet incorporated to the Village of Burr Ridge, are zoned R-1 for residential use in DuPage County.

- b. The zoning classification(s) of property within the general area of the property in question; and*

Adjacent incorporated properties to the north are zoned R-1, to the east and south are zoned R-3. The adjacent properties to the west, not yet incorporated to the Village of Burr Ridge, are zoned R-1 for residential use in DuPage County. The majority of the properties in the larger vicinity are zoned R-3.

- c. The suitability of the property in question to the uses permitted under the existing zoning classification; and*

Pursuant to Section V.C. in the Code, land annexed to the Village shall be automatically classified in the R-1 Single-Family Residence District until otherwise classified by amendment. The existing zoning classification of the Property is R-1 in unincorporated DuPage County. Owner A and Owner B submitted separate petitions for annexation to the Village of Burr Ridge, and upon annexation, Petitioner requests the Subject Property be zoned R-3, which is consistent with the existing zoning designations for nearby and adjacent properties that have been incorporated to the Village of Burr Ridge. The Subject Property has never been utilized under a Village of Burr Ridge zoning designation as the Subject Property is zoned R-1 in unincorporated DuPage County and upon annexation to the Village, the Petitioner requests a zoning designation of R-3 for the Subject Property.

*d. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and*

The trend of development in the area of the Subject Property has been and continues to be single-family residential. Upon annexation to the Village, the requested zoning is consistent with the nearby adjacent properties, the majority of which are zoned R-3 in the Village of Burr Ridge. Further, the requested zoning will permit the development of new custom homes in keeping with the trend of development in the neighborhood.

*e. The impact upon the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended.*

The comprehensive plan of the Village designates the Subject Property's future land use as "single family residential". Among the applicable zoning districts for single-family residential designated properties is R-3 zoning and the primary use is noted as single-family detached homes. Accordingly, the request is consistent with the Village's comprehensive plan and promotes the

public health, safety, comfort, convenience and general welfare by upholding the future land use goals set forth by the Village. As mentioned above, zoning the Subject Property R-3 is consistent with the single-family residential character of the neighborhood. The surrounding properties that remain unincorporated are zoned for residential use in DuPage County. All surrounding properties are intended for single-family residential homes, which is the very use for which Owner A and Powner B plan to utilize the Subject Property.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner respectfully requests the Village Board and Plan Commission take the necessary steps to, upon annexation of the Property: (i) rezone (map amendment) the Subject Property in the Village’s R-3 Single-Family Residence District; and (ii) such other relief from the Burr Ridge Zoning Ordinance as may be deemed necessary and appropriate to develop the Property.

**RESPECTFULLY SUBMITTED** this 19<sup>th</sup> day of June, 2024.

PETITIONER:

Mathieson House, LLC, D/B/A M House, an Illinois limited liability company

By:



\_\_\_\_\_  
ROSANOVA & WHITAKER, LTD.  
ATTORNEY FOR PETITIONER

**EXHIBIT B**  
**LEGAL DESCRIPTION – LOT 3**

LOT 3 IN MUSA’S SUBDIVISION, A RESUBDIVISION OF LOT 2 IN ERICKSON MANOR SUBDIVISION OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 100.0 FEET AND EXCEPT THE NORTH 333.0 FEET OF THE WEST 332.0 FEET AND EXCEPT THE SOUTH 162.0 FEET OF THE NORTH 495.0 FEET OF THE WEST 200 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1978 AS DOCUMENT R78-68974, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS:           15W722 West 91st St., Burr Ridge, IL 60527

PIN:                               10-01-103-017

May 31, 2024

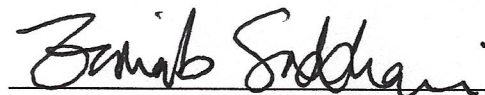
Village of Burr Ridge  
Attn: Janine Farrell, AICP  
Community Development Director  
7660 County Line Road  
Burr Ridge, IL 60527


**Re: *Owner's Authorization and Consent to allow Mathieson House, LLC, an Illinois Limited Liability Company d/b/a M House to Apply to the Village of Burr Ridge***

Dear Ms. Farrell,

Zainab Siddiqui and Rayyan Siddiqui ("Owners") are the Owners of approximately .9249 acres of vacant property located at 15W722 West 91<sup>st</sup> St., DuPage County, unincorporated Burr Ridge, Illinois (the "Property"). Please accept this correspondence as the Owners' consent to permit Mathieson House, LLC, an Illinois limited liability company d/b/a M House ("M House"), and M House's legal counsel, the law firm of Rosanova & Whitaker, Ltd., to apply to the Village of Burr Ridge for concept plan review, annexation, rezoning, land use entitlements, and other relief necessary for Owners' intended development of the Property.

Sincerely,

  
\_\_\_\_\_  
Zainab Siddiqui

  
\_\_\_\_\_  
Rayyan Siddiqui

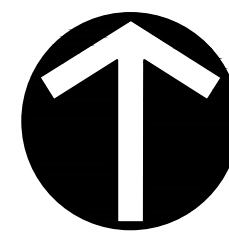
**EXHIBIT A**

LOT 3 IN MUSA'S SUBDIVISION, A RESUBDIVISION OF LOT 2 IN ERICKSON MANOR SUBDIVISION OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 100.0 FEET AND EXCEPT THE NORTH 333.0 FEET OF THE WEST 332.0 FEET AND EXCEPT THE SOUTH 162.0 FEET OF THE NORTH 495.0 FEET OF THE WEST 200 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1978 AS DOCUMENT R78-68974, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:**

10-01-103-017





NORTH

BASIS OF BEARINGS:  
NSRS (2011)  
ILLINOIS STATE PLANE  
- EAST ZONE

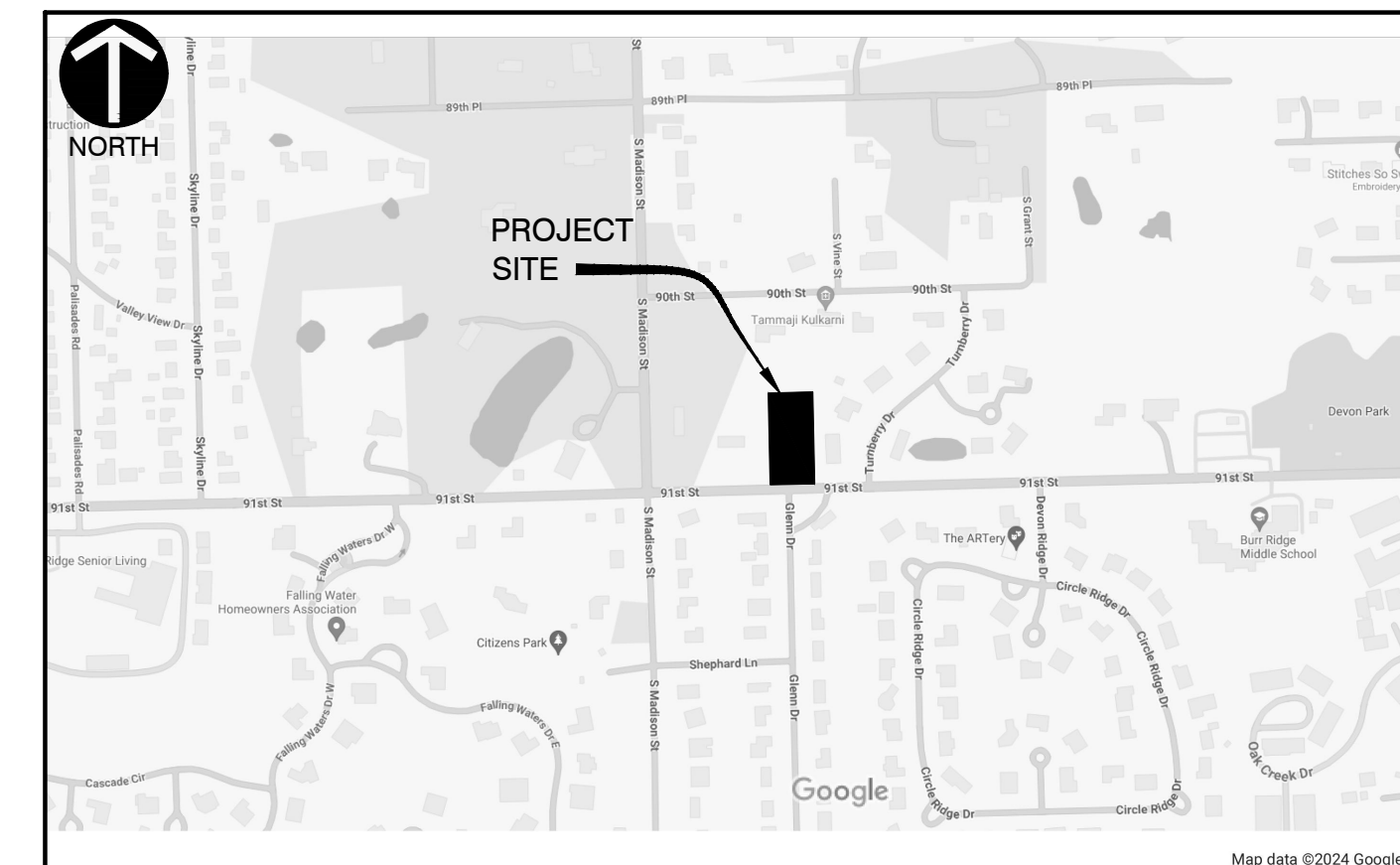
# PLAT OF ANNEXATION TO THE VILLAGE OF BURR RIDGE 15W722 91ST STREET

PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF  
THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 10-01-103-017  
ADDRESS: 15W722 91ST STREET  
BURR RIDGE, ILLINOIS 60527

THIS PLAT HAS BEEN SUBMITTED FOR  
AND RETURN TO:  
NAME: VILLAGE OF BURR RIDGE  
7660 COUNTY LINE ROAD  
BURR RIDGE, IL 60527

LOCATION MAP  
NOT TO SCALE



AREA SUMMARY	
GROSS LOT AREA:	40,291 S.F. (0.925 ACRES)
R.O.W. AREA:	0 S.F. (0.000 ACRES)
TOTAL ANNEXATION AREA:	40,291 S.F. (0.925 ACRES)

### LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	RIGHT-OF-WAY CENTERLINE
	EXISTING EASEMENT
	EXISTING BURR RIDGE CORPORATE LIMITS
	ANNEXATION BOUNDARY
	MONUMENTATION FOUND
	RECORD DIMENSION
	MEASURED DIMENSION

### SURVEYOR'S NOTES:

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON NSRS 2011 ILLINOIS STATE PLANE - EAST ZONE, VRS OBSERVATIONS.
- THERE ARE NO HABITABLE STRUCTURES WITH NO ELECTORS ON THE PROPERTY ANNEXED HEREBY.
- LEGAL PER RECORDED DEED, DOCUMENT NO. R2024-022264.

### BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THE TERRITORY DESCRIBED IN THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE PART OF THE VILLAGE OF BURR RIDGE, ILLINOIS BY:

ORDINANCE NUMBER \_\_\_\_\_

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_.

BY: \_\_\_\_\_ PRESIDENT

ATTEST: \_\_\_\_\_ VILLAGE CLERK

### DUPAGE COUNTY RECORDER'S CERTIFICATE

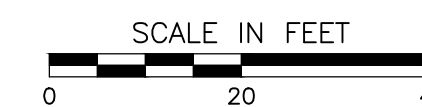
STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THIS INSTRUMENT \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS



(C) COPYRIGHT 2024 CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ALL RIGHTS RESERVED

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF MARION }

I, TERRY D. WRIGHT, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM FIELD SURVEYS AND EXISTING PUBLIC RECORDS FOR THE PURPOSE OF ANNEXING THE FOLLOWING DESCRIBED PROPERTY TO THE VILLAGE OF BURR RIDGE.

LOT 3 IN MUSA'S SUBDIVISION, A RESUBDIVISION OF LOT 2 IN ERICKSON MANOR SUBDIVISION OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 100.0 FEET AND EXCEPT THE NORTH 333.0 FEET OF THE WEST 332.0 FEET AND EXCEPT THE SOUTH 162.0 FEET OF THE NORTH 495.0 FEET OF THE WEST 200 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1978 AS DOCUMENT R78-68974, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, A.D., 20\_\_\_\_\_.

TERRY D. WRIGHT  
PROFESSIONAL LAND SURVEYOR NUMBER 35.004007  
LICENSE EXPIRES NOVEMBER 30, 2024  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
530 E. OHIO STREET, SUITE G  
INDIANAPOLIS, IN 46204  
PH. 317.655.7777

\*HAND SIGNATURE ON FILE

### REVISION RECORD

NO	DATE	DESCRIPTION



Civil & Environmental  
Consultants, Inc.

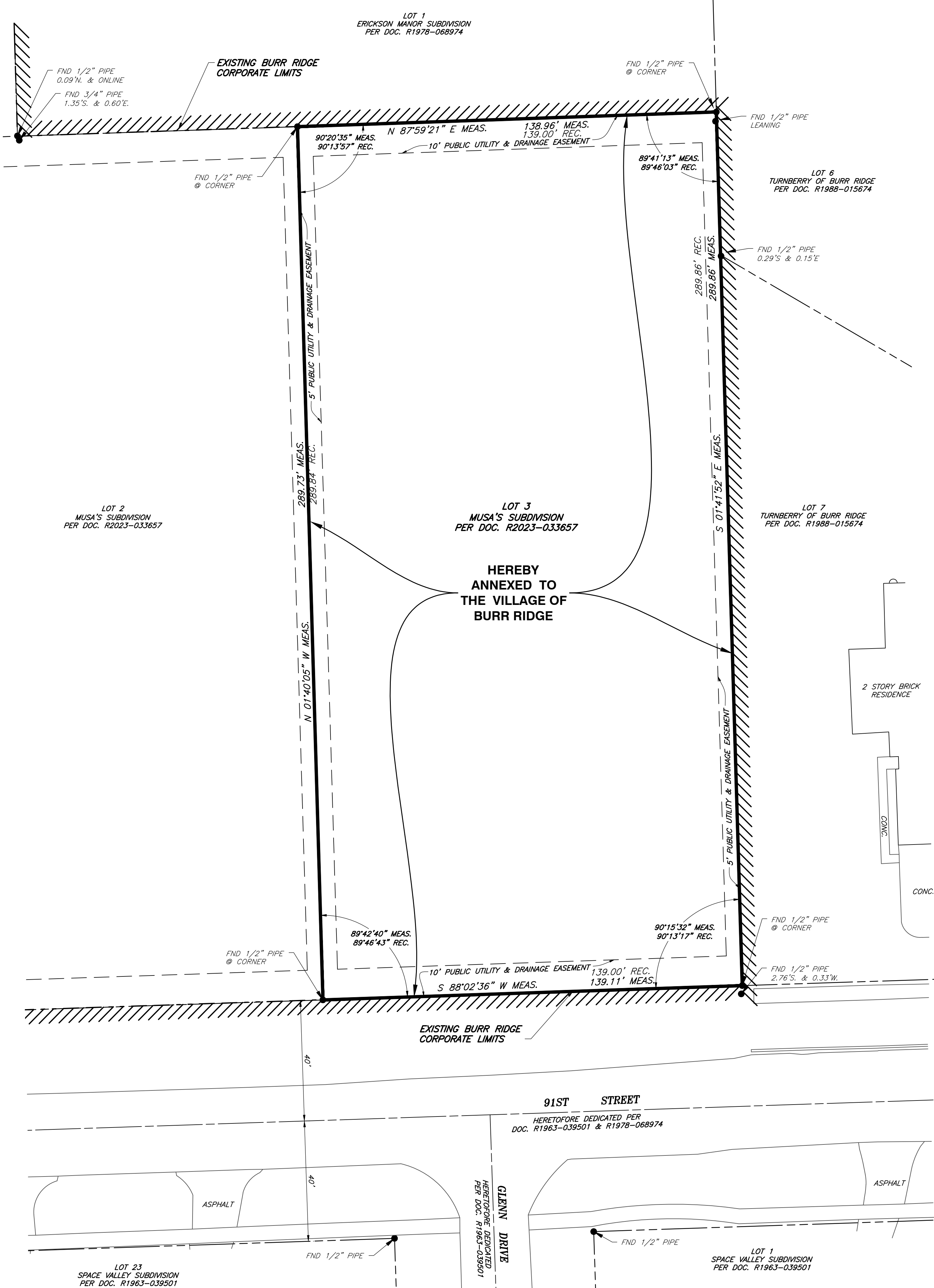
1230 East Diehl Road  
Suite 200  
Naperville, IL 60563  
Ph: 630.963.6026  
www.cecinc.com

PREPARED FOR:  
**M HOUSE 828 LLC**  
710 E. OGDEN AVENUE, SUITE 250  
NAPERVILLE, ILLINOIS 60563

DRAWN BY: SRH | CHECKED BY: MAJ | APPROVED BY: \*TDW  
DATE: JUNE 3, 2024 | DWG SCALE: 1"=20' | PROJECT NO: 342-689.0002

PLAT OF ANNEXATION  
TO THE VILLAGE OF BURR RIDGE  
15W722 91ST STREET  
BURR RIDGE, ILLINOIS 60527

DRAWING NO.:  
**SV-02**  
SHEET 1 OF 1



P:\140-0201\142-6891\Summary\Draw\1426891-5102-LOT3 ANNEXATION.DWG, L5/16/18/2024 - mhwj - L5/ 6/18/2024 1:41 PM



**VILLAGE OF BURR RIDGE  
PLAN COMMISSION AND  
ZONING BOARD OF APPEALS**

**CONSENT TO INSTALL PUBLIC NOTICE SIGN ON PROPERTY  
WHICH IS THE SUBJECT OF A PUBLIC HEARING**

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:

15W722 West 91st St., Burr Ridge, IL

Property Owner or Petitioner:

Eric Prechtel, attorney for Petitioner

(Print Name)

(Signature)



Aug 27, 2024 at 12:45:48 PM

91st St

Burr Ridge IL 60527

United States

**NOTICE**  
There will be a public hearing to consider zoning changes or approvals for this property.  
For further information, please call or visit:  
Burr Ridge Village Hall  
7660 County Line Road  
(630)654-8181, Extension  
Ask for information Re: Z-09-2024  
Further details are available at:  
[www.burr-ridge.gov](http://www.burr-ridge.gov)  
Public Hearing/Plan Commission Agenda





## **LEGAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, September 16, 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 Zainab Siddiqui and Rayyan Siddiqui for a re-zoning upon annexation of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-3 Residential District. The petition number and address of this petition is **Z-09-2024: 15W722 91<sup>st</sup> Street** and the Permanent Real Estate Index Number is **10-01-103-017-0000.**

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, September 10, 2024. All public comment may be emailed to Planner Ella Stern ([estern@burr-ridge.gov](mailto:estern@burr-ridge.gov)) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

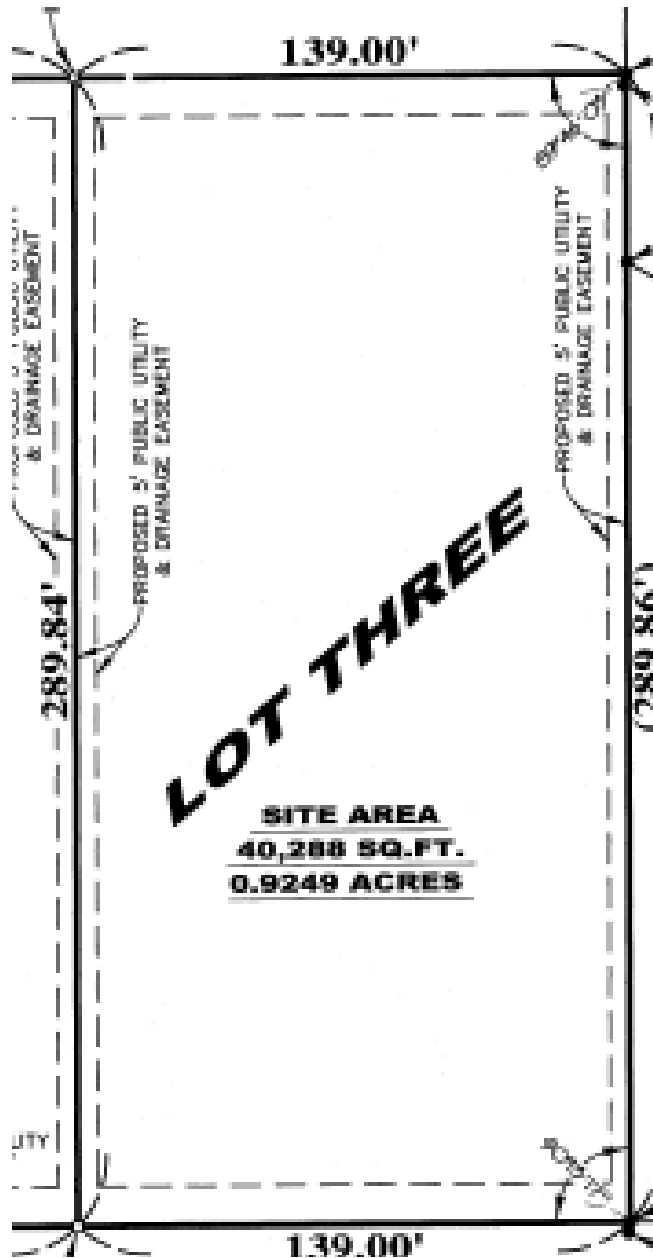
**Greg Trzupke, Chairman**

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



*The site is outlined in red*

[www.burr-ridge.gov](http://www.burr-ridge.gov)  
630.654.8181



*Plat of Survey of the parcel.*

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

[https://www.burr-ridge.gov/government/boards\\_committees\\_commissions/plan\\_commissions\\_zoning\\_board\\_of\\_appeals/index.php](https://www.burr-ridge.gov/government/boards_committees_commissions/plan_commissions_zoning_board_of_appeals/index.php)

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

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

[https://www.burr-ridge.gov/government/boards\\_committees\\_commissions/plan\\_commissions\\_zoning\\_board\\_of\\_appeals/agendas\\_minutes.php](https://www.burr-ridge.gov/government/boards_committees_commissions/plan_commissions_zoning_board_of_appeals/agendas_minutes.php)

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

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

MALACHUK, RONALD & S  
10S424 GLENN DR  
BURR RIDGE, IL 60521

KHAN, ARIF & SHIRIN  
108 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

GIANAKAS, CONNIE P  
4 TURNBERRY CT  
BURR RIDGE, IL 60521

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

HICKEY, PATRICK & MARY  
112 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

YETURU, SUDHAKAR & MANGALA  
2 DEVON RIDGE CT  
BURR RIDGE, IL 60521

RODRIGUEZ, OSCAR & VIRNA  
9150 MADISON ST  
BURR RIDGE, IL 60527

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

WAHOOD, SABA  
104 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

MADAY, DAVID & DAWN  
10S445 GLENN DR  
BURR RIDGE, IL 60521

MUSA, GEORGE & MEYSOON  
8200 FORESTVIEW DR  
ORLAND PARK, IL 60462

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

SAVENOK, ANDREY P  
46 DANADA SQUARE APT. 4135  
WHEATON, IL 60189

ABID, MOHAMMED & AFSHAN  
10S425 MADISON ST  
BURR RIDGE, IL 60521

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

EBERT SR, LOUIS A  
70683 WAYNE ST  
UNION, MI 49130

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

PATEL, SUHAS & JAGRUTI  
1445 SOMERFIELD DR  
BOLINGBROOK, IL 60490

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

NARSOLIS, FREDK & MYLA  
9060 TURNBERRY DR  
BURR RIDGE, IL 60527

State Bank Of Countryside  
190 S La Salle  
Chicago, IL 60521

FAGAN III, ROBERT T  
10S461 GLENN DR  
BURR RIDGE, IL 60527

BAHADUR, R & B MEHROTRA  
9253 FALLING WATER DR  
BURR RIDGE, IL 60527

LAU, JOSEPH K & KATHERINE  
9100 DEVON RIDGE DR  
BURR RIDGE, IL 60521

CONNELL, JOHN H & MARY M  
15W770 SHEPHARD LN  
BURR RIDGE, IL 60521

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

DELLARIA, MARY JO  
10S440 GLENN DR  
BURR RIDGE, IL 60527

JESSUP, JAMES & WANDA  
10S479 GLENN DR  
BURR RIDGE, IL 60527

KUCZATY, ALEKSANDER & K  
16W031 91ST ST  
BURR RIDGE, IL 60527

LEON, DANIEL  
16W122 91ST ST  
BURR RIDGE, IL 60527

ZUNO, JACQUELINE C  
9075 TURNBERRY DR  
BURR RIDGE, IL 60527

MAJUMDAR & CHAKRABARTI  
113 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

MEANS, JEFF  
8900 S MADISON ST  
BURR RIDGE, IL 60527

SINGH, LALI  
115 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

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

SINGH, RAHUL & BINDIA  
16W072 91ST ST  
BURR RIDGE, IL 60521

RAMIREZ, FILEMON  
9000 TURNBERRY DR  
BURR RIDGE, IL 60527

GAIBU, LILIAN  
10S450 MADISON ST  
BURR RIDGE, IL 60527

HIGGINS JR, DONALD & P H  
10S452 GLENN DR  
BURR RIDGE, IL 60527

YAP, PHILIP U & ROBERTA C  
3016 DAFOE TERRACE  
THE VILLAGES, FL 32163

NIECIUNSKI, MATTHEW  
10S431 GLENN DR  
BURR RIDGE, IL 60527

BHATIA, SANJAY A  
4 DEVON RIDGE CT  
BURR RIDGE, IL 60527

TWARDOWSKI, JANUSZ  
3 TURNBERRY CT  
BURR RIDGE, IL 60521

HRUBY, MARIA & ALAN  
10S455 MADISON ST  
BURR RIDGE, IL 60521

TOTH, NICHOLAS & BARBARA  
10S512 GLENN DR  
BURR RIDGE, IL 60527

JOHNSON, RICHARD & KAREN  
15W755 SHEPHERD DR  
BURR RIDGE, IL 60521

STOIA, LAZAR & LIDIA  
16W071 91ST ST  
BURR RIDGE, IL 60521

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

WOJNICKI, S & MELINDA  
9080 TURNBERRY DR  
BURR RIDGE, IL 60527

SHEIKH, SALAMAT & I  
10S444 MADISON ST  
BURR RIDGE, IL 60527

DE DORE, JACK & SHERIE  
10S420 GLENN DR  
BURR RIDGE, IL 60527

HOLECEK, MARK  
5201 FAIRWAY OAKS DR  
WINDERMERE, FL 34786

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

MOIDUDDIN, SHAKIR  
106 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

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

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

STEELS, BRETT  
114 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

PRZEWOZNIK, D  
10S501 GLENN DR  
HINSDALE, IL 60521

KARDYS, DENNIS P  
10S513 MADISON ST  
BURR RIDGE, IL 60521

VALINCIUS, LAISVUNAS  
10S371 MADISON ST  
BURR RIDGE, IL 60527

SHARIFF, SAKINA  
10S411 MADISON ST  
BURR RIDGE, IL 60527

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

HARRIS BK HINSDALE  
116 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

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

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

RAMAMURTHY, SUBRAMANIAN  
9108 DEVON RIDGE DR  
BURR RIDGE, IL 60527

CHICAGO TITLE 8002371940  
10 S LA SALLE ST APT. 2750  
CHICAGO, IL 60603

REBACZ, RALPH  
930 S PENNSYLVANIA ST  
DENVER, CO 80209

GABRIEL, PAUL & NEVEEN  
10S515 GLENN DR  
BURR RIDGE, IL 60527

REDDY, GIRIDHER  
5327 S KIMBARK AVE  
CHICAGO, IL 60615

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

FALLING WATER HOA  
9105 FALLING WATER DR  
BURR RIDGE, IL 60527

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

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

SIPEK, DAVID A  
10S415 GLENN DR  
BURR RIDGE, IL 60527

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

SHARMA, KAILASH & SHAKUN  
6 TURNBERRY CT  
BURR RIDGE, IL 60521

VENCE, JAGA  
8626 JOHNSTON RD  
BURR RIDGE, IL 60527

JOBANPUTRA, KETAN & SMITA  
9191 FALLINGWATERS DR  
BURR RIDGE, IL 60527

SIMMONS, JENNIFER R  
15W750 SHEPHARD LN  
BURR RIDGE, IL 60521

JACOBS, LOIS  
5001 CAROLINE AVE  
WESTERN SPRING, IL 60558

PATEL, KANCHAN P & GITA  
102 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

MEECE, TIMOTHY & KRISTINE  
110 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

NKENGLA, CHO  
10S441 MADISON ST  
BURR RIDGE, IL 60527



**From:** [Eric Narsolis](#)  
**To:** [Ella Stern](#)  
**Cc:** [Myla Narsolis](#)  
**Subject:** Re-zoning hearing (Z-09-2024: 15W722 91st Street)  
**Date:** Wednesday, September 4, 2024 7:43:44 AM

---

Ms. Stern,

I received the legal notice of a public hearing for the subject property. I will be out of town on September 16 and unable to attend.

I oppose this re-zoning from the R-1 to the R-3 residential district. This will create water run-offs on my property. The house location may be too close to my home and my neighbor's home.

Please feel free to reach out if you have any questions or need clarification.

Thanks,  
Eric

Frederick (Eric) Narsolis  
Cell 630 391 1628

**From:** [Mary jo Dellaria](#)  
**To:** [Ella Stern](#)  
**Subject:** 91 st street zoning  
**Date:** Wednesday, September 4, 2024 5:27:20 PM

---

My name is Mary Jo Dellaria and I live on Glenn Drive in Burr ridge and I am very much against multiple homes being built on the lots near Madison and 91st St. If you need more information from me, please let me know. I'll be happy to give it to you.  
Sent from my iPhone

**From:** [Jennifer Bachman](#)  
**To:** [Ella Stern](#)  
**Subject:** Hearing on 9/16/24, Re: Re-Zoning of Lot, PIN 10-01-103-017-0000  
**Date:** Friday, September 6, 2024 11:07:15 AM

---

Dear Ms. Stern,

I hope this message finds you well.

As a 39 year resident in Burr Ridge, and a realtor for 16 years, I am writing to express concerns regarding the proposed rezoning of the property in our area (near 91st Street & Glenn Drive) from R-1 to R-3. The current R-1 zoning is consistent with all the other lots in the neighborhood, and I believe that changing this to R-3 could have several negative impacts.

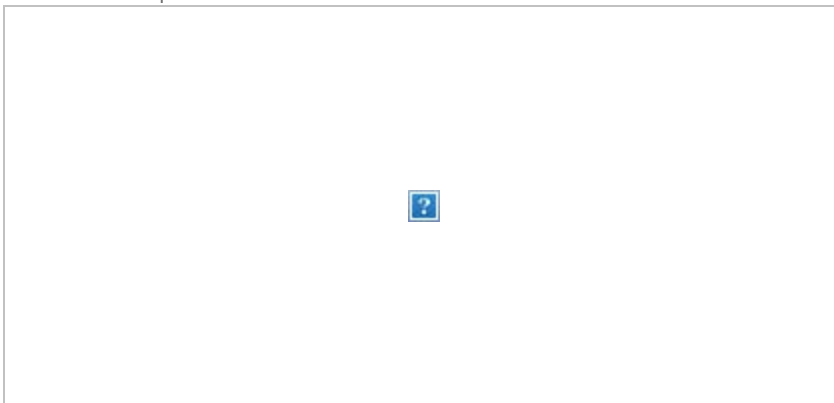
Rezoning to R-3 could potentially alter the character of our community, leading to increased density and changes that may affect the overall neighborhood. We are particularly concerned about potential impacts on property values, community safety, and the residential nature that defines our neighborhood.

I urge the Village of Burr Ridge to carefully consider these factors and the possible long-term consequences of such a zoning change on our community.

Thank you for your attention to this matter. I appreciate your understanding and consideration.

Best regards,

**Jennifer Bachman**  
**Real Estate Broker**  
**BAIRD & WARNER**  
318 W. BURLINGTON AVE.  
LA GRANGE IL 60525  
630.666.9879 | Mobile  
708.491-4155 | Office



- CREN-Certified Real Estate Negotiator
- CTC-Certified Staging Consultant
- SFR-Short Sales & Foreclosure Resource
- BPOR-Broker Price Opinion Resource

LRS-Leading Relocation Specialist

[Click Here for Private & Active Listings Search App!](#)

[CLICK HERE TO VISIT MY WEBSITE!](#)

[CHECK OUT MY REVIEWS ON ZILLOW!](#)

**From:** [Sherie DeDore](#)  
**To:** [Ella Stern](#)  
**Subject:** Petition Z-09-2024: 15W722 91st Street  
**Date:** Friday, September 6, 2024 12:39:42 PM  
**Attachments:** [2024\\_09\\_06\\_11\\_40\\_39.pdf](#)

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Dear Ms. Stern and Members of the Zoning Committee:

As members of the Burr Ridge community, concerned citizens and as residents of a home at 10S420 Glenn Drive, my husband and myself would like to voice our strong objection to this petition to change the zoning of 15W744 91st St from R-1 to R-3. The granting of this petition would negatively affect the character of this neighborhood of single family homes, endanger the safety of both citizens and nearby passers by, and would also endanger the delicate balance of water drainage in the surrounding area of Burr Ridge.

We were present at and provided comments to the Zoning Committee of DuPage County, in which the then owner of the property at 91st and Madison, George Musa, was granted a rezoning from R-1 to R-2. This zoning change was for one lot of close to 3 acres. This lot was a portion of that original lot and was created after the matter was heard. This allowed the one lot for a single home (R-1) to be rezoned to R-2, which resulted in 3 lots including this one and the one at 15 W722 91st St, all making up Musa's subdivision. Initially, Mr. Musa asked for rezoning to R-3 but after objections were expressed to the Zoning Committee, the owner changed it to a request to change it to R-2, with an exemption for the size of the lots, which was narrower than allowed under R-2 for this lot and the other similar lot in which the current owner is also seeking to change the zoning. This rezoning request was allowed by the DuPage County Zoning Committee after a hearing in which surrounding neighbors expressed their concerns, including the author of this email. Mr. Musa represented that he was going to build a home and reside at the L shaped lot at the corner of 91st and Madison but very shortly thereafter, all three lots, including this one, were put up for sale. These misrepresentations were a factor in the granting of the zoning change allowed by DuPage County.

Based upon the nature of the lots and single family homes in the Burr Ridge community close to this lot, rezoning it to R-3 which would allow up to six homes on this lot, would not be in character with the area. (See the attachment which is a portion of a GIS map.) In fact, the original request for a change to R-3 in DuPage County would only have allowed a total of six homes on the entire property of several acres, which now encompasses three separate lots, including this one which is only .92 acres. This zoning change requested by Omar Siddiqui and Sana Khan would allow six homes on a property approximately a third of the size of the original rezoned property. Despite the allegations of the petitioner that there are surrounding areas that are zoned R-3, the size of the lots on which the single family homes sit is close to 1/2 acre each. Of additional concern is the fact that the lot's only street access is 91st St., a single lane 30 mph road with heavy traffic already. Multiple homes on this lot would increase the number of safety issues on 91st St.

In addition, more than one home on a lot of less than an acre would result in flooding in the surrounding area. During the spring months, the ground around the existing homes is oversaturated with moisture. Later in the summer when the ground is dry, the rain runs off and floods yards and overloads the sewer system. Just a few weeks ago, the water flooded the streets near 91st in Devon Ridge with the water up to windows and porches there, and caused flooding in backyards and homes on Glenn. If multiple homes were built on this lot, the result would be an extreme overload of the existing sewer system and would result in catastrophic

flooding in the surrounding neighborhood.

Furthermore, the petition contains no specifics as to the number of and type of multiple homes that would be created on this lot, the size of the homes, how the homes would access 91st Street, nor any other specifics of what they plan to build on this lot. They seek a blanket rezoning to allow multiple dwellings without giving the community and this Committee any specifics as to what they are planning. Without this, the Committee is being asked to approve a change without knowing specifically how this would affect the current residents of Burr Ridge.

As this property was just recently part of a rezoning in DuPage County which only allowed a lot 3 times the size of this lot to be rezoned to R-2, resulting in the creation of this lot as R-1, it is unreasonable to now rezone this .92 acre lot to R-3. With all due respect, we request that the Burr Ridge Zoning Committee deny this petition to change the zoning of this lot from R-1 to R-3.

Respectfully,  
Sherie and Jack DeDore  
10S420 Glenn Drive

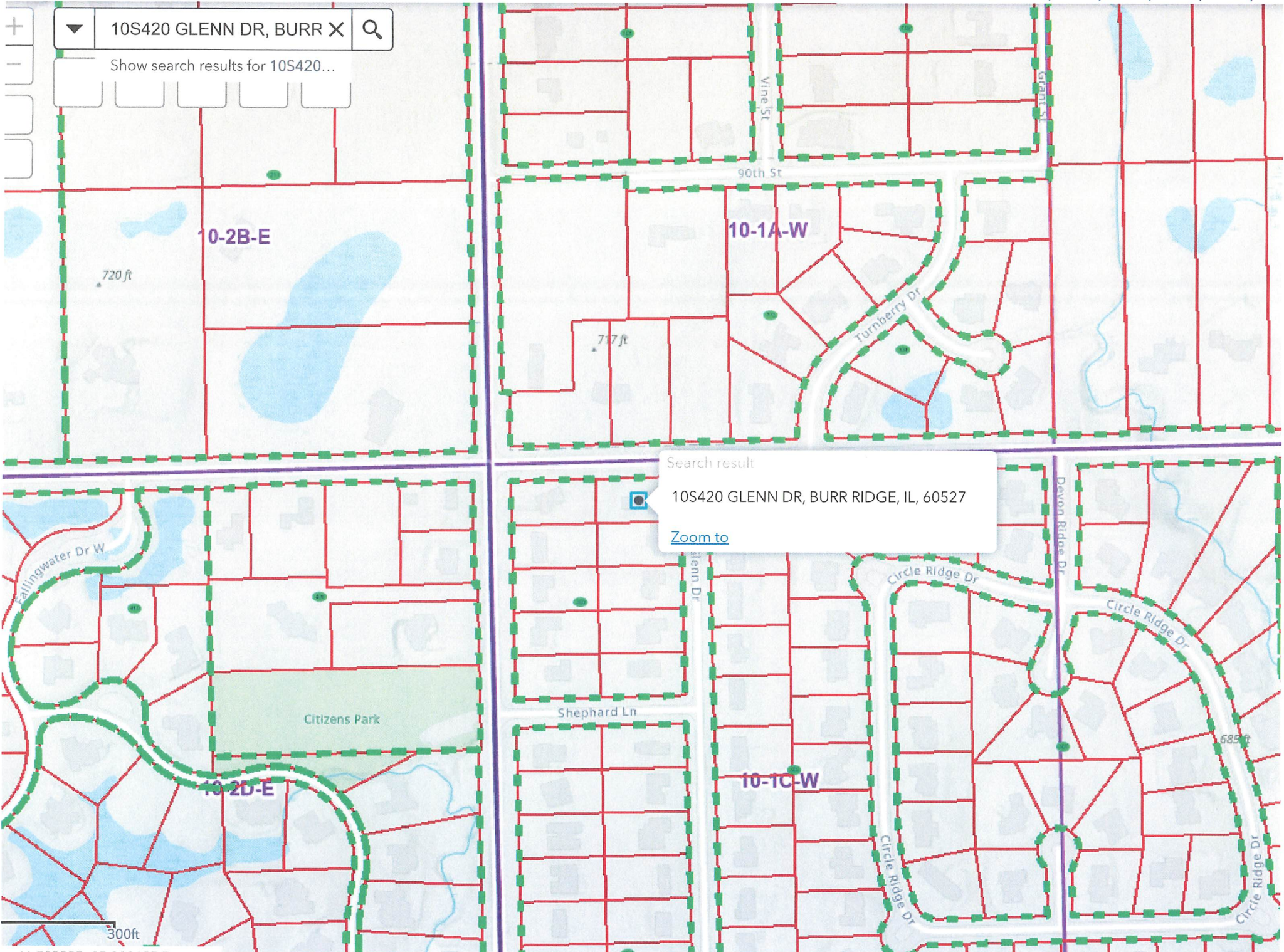
Attachment





▼ 10S420 GLENN DR, BURR X 🔍

Show search results for 10S420...



720 ft

77 ft

685 ft

300ft

Search result

10S420 GLENN DR, BURR RIDGE, IL, 60527

[Zoom to](#)

10-2B-E

10-1A-W

10-2D-E

10-1C-W

Citizens Park

Fallingwater Dr W

Vine St

Grant St

90th St

Turnberry Dr

Fallingwater Dr W

Shepard Ln

Glenn Dr

Circle Ridge Dr

Devon Ridge Dr

Circle Ridge Dr

Circle Ridge Dr

Circle Ridge Dr

RESOLUTION NO. R-08-23

RESOLUTION APPROVING EXTRATERRITORIAL FINAL PLAT  
MUSA'S SUBDIVISION  
(DUPAGE COUNTY - 10S381 MADISON STREET)

---

**WHEREAS**, the property referenced herein is unincorporated but is within the Village's planning jurisdiction as defined by the Burr Ridge Subdivision Ordinance; and

**WHEREAS**, Burr Ridge Subdivision Ordinance Section VIII.G.1 stipulates that subdivisions containing lots less than one-acre in area and located within one and one-half miles of the corporate limits of the Village must be served by a public water system if there is a practical connection to the water supply system. Lots two and three of Musa's Subdivision shall be required to connect to the Village of Burr Ridge water system upon development; and

**Whereas**, construction of streets, stormwater facilities, landscaping, sanitary sewers, water mains, or other subdivision improvements within the subdivision are neither proposed nor required at this time by the Village, Township, or County;

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

**Section 1:** The Village Clerk and Village Engineer are hereby authorized to sign the plat of subdivision "Musa's Subdivision" (hereinafter referred to as the "Subdivision" or the "Subdivision Plat"), prepared December 9, 2021, substantially in the form as **Exhibit A** attached hereto and made a part hereof.



**Section 2:** This Resolution shall be in full force and effect upon its adoption and approval as required by law.

**PASSED** this 10<sup>th</sup> day of April, 2023, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

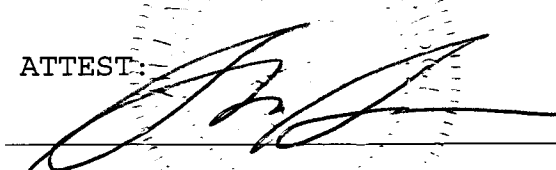
**AYES:** 5 - Trustees Mital, Schiappa, Paveza, Snyder, Smith

**NAYS:** 0 - None

**ABSENT:** 1 - Trustee Franzese

**APPROVED** by the Mayor of the Village of Burr Ridge on this 10<sup>th</sup> day of April, 2023.

ATTEST:

  
\_\_\_\_\_  
Village Clerk

  
\_\_\_\_\_  
Mayor





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

**Z-10-2024: 15W744 91<sup>st</sup> Street (Siddiqui/Khan); Requests re-zoning upon annexation of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-3 Residential District.**

**HEARING:**

September 16, 2024

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Ella Stern, Planner

**PETITIONER:**

Mathieson House, LLC, D/B/A M House

**PETITIONER STATUS:**

Representative and developer for Property Owner

**PROPERTY OWNER:**

Zainab Siddiqui and Rayyan Siddiqi

**ATTORNEY:**

Eric Prechtel of Rosanova & Whitaker

**EXISTING ZONING:**

R-1 Residential (unincorporated DuPage County)

**LAND USE PLAN:**

Recommends Single-Family Residential Uses

**EXISTING LAND USE:**

Vacant / unimproved

**SITE AREA:**

42,284 SF / 0.92 Acres

**SUBDIVISION:**

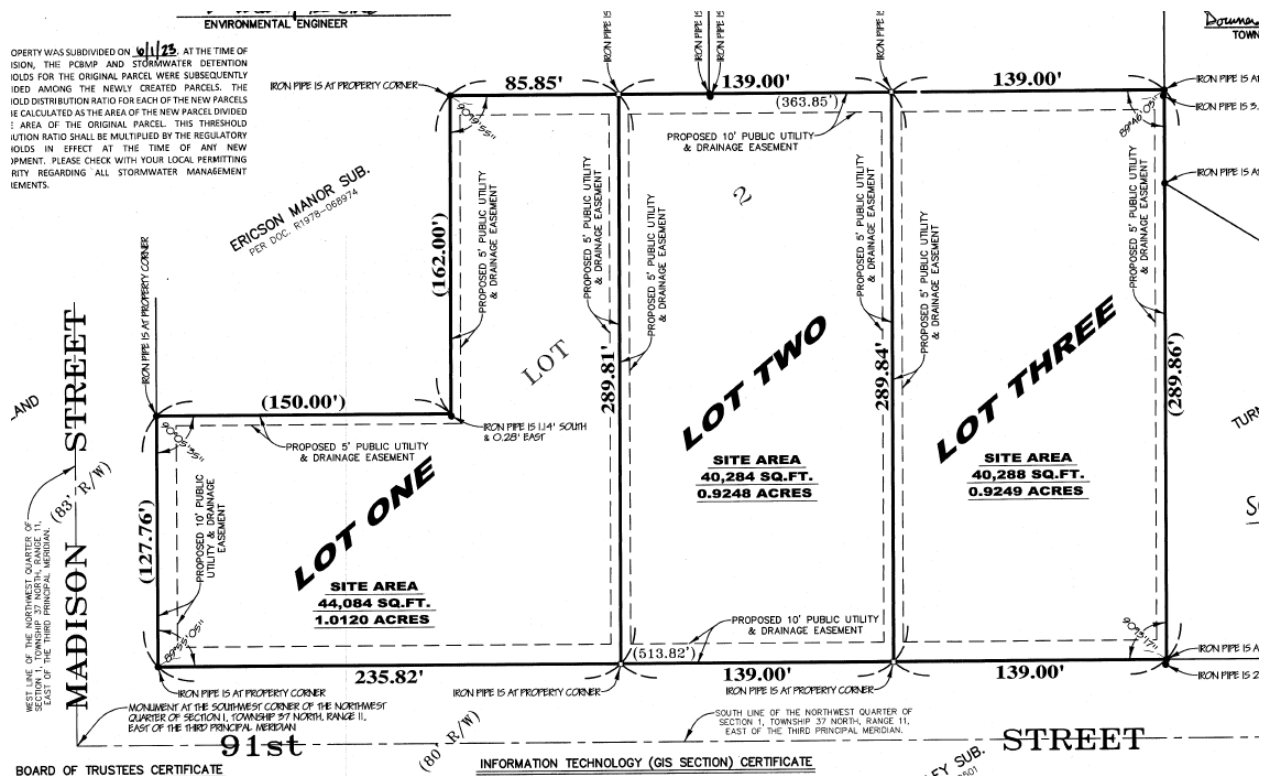
Musa's Subdivision



# Staff Report and Summary

Z-10-2024: 15W744 91<sup>st</sup> Street (Siddiqui/Khan); Re-Zoning upon annexation and Findings of Fact

Z-09-2024 and Z-10-2024 are companion cases which are the same requests but concern two separate parcels under separate ownership. The staff reports will contain the same basic summary. The petitioner is acting on behalf of the property owner of 15W744 91<sup>st</sup> Street, a 42,284 square foot property located near the northeast corner of the Madison Street and 91<sup>st</sup> Street intersection. This property was part of the larger parcel which extended from the intersection to the Turnberry Subdivision, and which was recently divided into three lots within DuPage County. Musa's Subdivision was recorded in 2023 (document #R2023-033657). The petitioner has petitioned for annexation and is scheduled for consideration by the Village Board on October 14, 2024. Only Lots 2 and 3 of Musa's Subdivision are requesting annexation and rezoning. The subject property will be zoned R-1 Residential upon annexation into the Village of Burr Ridge and is seeking to re-zone to R-3 Residential. R-1 requires a minimum lot area of 5 acres and minimum lot width of 220 ft. which the property does not meet. Properties in the R-3 Residential District must have at least 20,000 square feet and 100 feet of lot width at the street frontage; the subject property complies with both requirements.

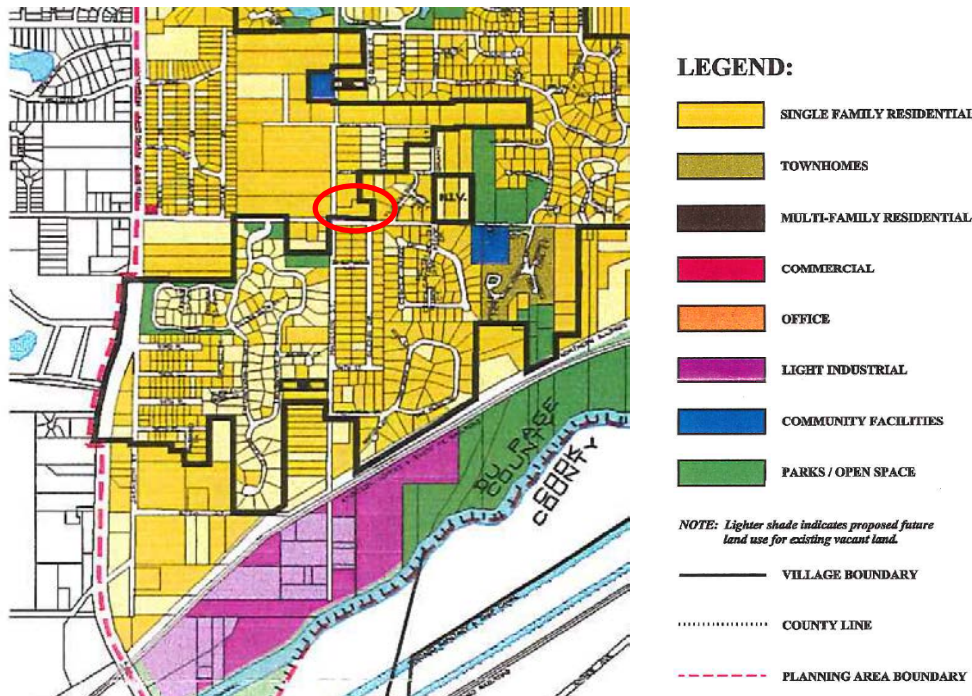


Musa's Subdivision. Lot 2 (Z-10-2024, 15W744 91<sup>st</sup> St.) and Lot 3 (Z-09-2024, 15W722 91<sup>st</sup> St.) are petitioning for annexation and rezoning.

## Compliance with the Comprehensive Plan

The Comprehensive Plan recommends single family residential uses for the parcel and for the surrounding area. The Comprehensive Plan states that lot sizes "are encouraged to be 30,000 square feet or larger." While the property was divided within DuPage County, the lot size is greater than 30,000 sq. ft. The subject property is vacant, and the petitioner seeks to build a single-family residence in the near future. The permitted uses in both R-1 and R-3 are the same.





*Comprehensive Plan Future Land Use Map with the site circled in red.*

**Compatibility with Surrounding Zoning and Development**

In addition to the Comprehensive Plan, a key factor in determining zoning for a property is the surrounding pattern of zoning and development. While the property meets the minimum lot area and width requirements for R-2A (40,000 sq. ft. and 130 ft.), the nearest R-2A properties are located about a quarter-mile away to the east. The closest R-2B (30,000 sq. ft. lot area minimum and 125 ft. lot width minimum) zoned properties are located north of 90<sup>th</sup> Street, about 600 ft. away. The subject property is surrounded on the east and south sides by properties zoned R-3 Residential of a similar size and development pattern. To the north and west of the property, the properties are zoned R-1 Residential. The Turnberry of Burr Ridge Subdivision is directly to the east and zoned R-3 Residential. The Devon Ridge and Space Valley Subdivision is directly across 91st Street to the south and zoned R-3 Single Family Residence.



*Zoning map of the area with neighboring subdivisions. The property is marked with a red star.*

## Staff Report and Summary

Z-10-2024: 15W744 91<sup>st</sup> Street (Siddiqui/Khan); Re-Zoning upon annexation and Findings of Fact

### **Public Hearing History**

**PC-02-2022:** The Plan Commission performed an extraterritorial review of the amended request to rezone with variations and create a three-lot subdivision located at 10S381 Madison Street. The proposed subdivision complied with the Village's Subdivision Ordinance regulations as shown in the Plat dated January 27, 2022. The Plan Commission/Zoning Board of Appeals did not object to the amended request of R-2 zoning with variations. The Board of Trustees approved the extraterritorial Final Plat of Musa's Subdivision on April 10, 2023. Resolution R-08-23 is attached as Exhibit B. The Resolution stipulated that Lots 2 and 3 will be required to connect to the Village's water system upon development. Appeals did not object to the amended request of R-2 zoning with variations.

### **Public Comment**

Two public comments were received and are 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.

### **Appendix**

Exhibit A - Petitioner's Materials and Public Notifications

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

Exhibit B – Resolution R-08-23



# 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): Mathieson House, LLC, D/B/A M House

STATUS OF PETITIONER: Developer

PETITIONER'S ADDRESS: 710 E. Ogden Ave., #250, Naperville, IL 60563

ADDRESS OF SUBJECT PROPERTY: A - 15W744 W. 91st St., Burr Ridge, IL 60527 and B - 15W722 W. 91st St., Burr Ridge, IL 60527

PHONE: Attorney - Eric Prechtel - 630-355-4600 ext. 106

EMAIL: eric@rw-attorneys.com

PROPERTY OWNER: A - Omar Siddiqui and Sana Khan and B - Zainab Siddiqui and Rayyan Siddiqui

A - 460 Prince Valiant Ln., Bourbonnais, IL 60914 Chicago, IL 60616  
PROPERTY OWNER'S ADDRESS: B - 1629 S. Prairie Ave., Unit 908, PHONE: \_\_\_\_\_

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

#### DESCRIPTION OF REQUEST:

Requesting Annexation and rezoning to R-3 upon annexation pursuant to attached Petition for Land Use Entitlements.

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

PROPERTY ACREAGE/SQ FOOTAGE: 0.92 acres / 40,284 SF EXISTING ZONING: R-1 Upon Annexation

EXISTING USE/IMPROVEMENTS: Vacant

SUBDIVISION: Musa's Subdivision

PIN(S) # 10-01-103-016

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.

\_\_\_\_\_, as attorney for Petitioner.

6/19/2024

Petitioner's Signature

Date of Filing



**VILLAGE OF BURR RIDGE  
PLAN COMMISSION AND  
ZONING BOARD OF APPEALS**

**CONSENT TO INSTALL PUBLIC NOTICE SIGN ON PROPERTY  
WHICH IS THE SUBJECT OF A PUBLIC HEARING**

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:

15W744 West 91st St., Burr Ridge, IL

Property Owner or Petitioner:

Eric Preditel, attorney for Petitioner

(Print Name)

(Signature)



STATE OF ILLINOIS )  
 )  
COUNTY OF DUPAGE )  
 )  
VILLAGE OF BURR RIDGE )

**PETITION TO THE BURR RIDGE VILLAGE BOARD AND PLAN COMMISSION  
FOR LAND USE ENTITLEMENTS**

**THE UNDERSIGNED** Petitioner, Mathieson House, LLC, D/B/A M House, an Illinois limited liability company (“Petitioner”) respectfully petitions the Village of Burr Ridge (“Village”), upon annexation of the properties legally described on Exhibit A and Exhibit B (together, the “Subject Property”) and pursuant to separate petitions for annexation submitted by the record owners of the Property, to: (i) rezone (map amendment) the Property in the Village’s R-3 Single-Family Residence District; and (ii) approve such other relief from the Burr Ridge Zoning Ordinance (the “Code”) as may be deemed necessary and appropriate to develop the Property.

In support of this Petition, the Petitioner represents to the Village as follows:

1. The owners of the property legally described on Exhibit A are Omar Siddiqui and Sana Khan (“Owner A”).
2. The owners of the property legally described on Exhibit B are Zainab Siddiqui and Rayyan Siddiqui (“Owner B”).
3. Owner A and Owner B filed separate petitions for annexation with the Village of Burr Ridge to annex the Subject Property to the Village of Burr Ridge.
4. The Petitioner is the developer of the Subject Property who has been hired by the Owner A and Owner B to construct single-family homes on the two (2) lots comprising the Subject Property.
5. The Subject Property is currently zoned R-1 in unincorporated DuPage County and

consists of two (2) lots totaling approximately 1.84 acres (each lot is approximately 0.92 acres).

6. The existing land uses surrounding the Property are as follows:
  - a. North: R-1 Single Family Residence
  - b. East: R-3 Single Family Residence
  - c. South: R-3 Single Family Residence
  - d. West: Unincorporated DuPage County – R-1 Single Family Residential

### **APPROVAL OF REZONING TO R-3**

Upon annexation of the Subject Property to the Village of Burr Ridge, Petitioner respectfully requests that the Subject Property be zoned R-3, single-family residence district. Pursuant to Section XIII.J.3 of the Code, the rezoning request is appropriate based on the following findings of fact:

- a. Existing uses of property within the general area of the property in question; and*

The requested zoning is consistent with both the proposed use of the Subject Property and the existing residential use of the properties in the area. Adjacent incorporated properties to the north are zoned R-1, to the east and south are zoned R-3. The adjacent properties to the west, not yet incorporated to the Village of Burr Ridge, are zoned R-1 for residential use in DuPage County.

- b. The zoning classification(s) of property within the general area of the property in question; and*

Adjacent incorporated properties to the north are zoned R-1, to the east and south are zoned R-3. The adjacent properties to the west, not yet incorporated to the Village of Burr Ridge, are zoned R-1 for residential use in DuPage County. The majority of the properties in the larger vicinity are zoned R-3.

- c. The suitability of the property in question to the uses permitted under the existing zoning classification; and*

Pursuant to Section V.C. in the Code, land annexed to the Village shall be automatically classified in the R-1 Single-Family Residence District until otherwise classified by amendment. The existing zoning classification of the Property is R-1 in unincorporated DuPage County. Owner A and Owner B submitted separate petitions for annexation to the Village of Burr Ridge, and upon annexation, Petitioner requests the Subject Property be zoned R-3, which is consistent with the existing zoning designations for nearby and adjacent properties that have been incorporated to the Village of Burr Ridge. The Subject Property has never been utilized under a Village of Burr Ridge zoning designation as the Subject Property is zoned R-1 in unincorporated DuPage County and upon annexation to the Village, the Petitioner requests a zoning designation of R-3 for the Subject Property.

*d. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and*

The trend of development in the area of the Subject Property has been and continues to be single-family residential. Upon annexation to the Village, the requested zoning is consistent with the nearby adjacent properties, the majority of which are zoned R-3 in the Village of Burr Ridge. Further, the requested zoning will permit the development of new custom homes in keeping with the trend of development in the neighborhood.

*e. The impact upon the objectives of the Official Comprehensive Plan of the Village of Burr Ridge, as amended.*

The comprehensive plan of the Village designates the Subject Property's future land use as "single family residential". Among the applicable zoning districts for single-family residential designated properties is R-3 zoning and the primary use is noted as single-family detached homes. Accordingly, the request is consistent with the Village's comprehensive plan and promotes the

public health, safety, comfort, convenience and general welfare by upholding the future land use goals set forth by the Village. As mentioned above, zoning the Subject Property R-3 is consistent with the single-family residential character of the neighborhood. The surrounding properties that remain unincorporated are zoned for residential use in DuPage County. All surrounding properties are intended for single-family residential homes, which is the very use for which Owner A and Powner B plan to utilize the Subject Property.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner respectfully requests the Village Board and Plan Commission take the necessary steps to, upon annexation of the Property: (i) rezone (map amendment) the Subject Property in the Village’s R-3 Single-Family Residence District; and (ii) such other relief from the Burr Ridge Zoning Ordinance as may be deemed necessary and appropriate to develop the Property.

**RESPECTFULLY SUBMITTED** this 19<sup>th</sup> day of June, 2024.

PETITIONER:

Mathieson House, LLC, D/B/A M House, an Illinois limited liability company

By:



\_\_\_\_\_  
ROSANOVA & WHITAKER, LTD.  
ATTORNEY FOR PETITIONER

**EXHIBIT A**  
**LEGAL DESCRIPTION – LOT 2**

LOT 2 IN MUSA'S SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN ERICKSON MANOR SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 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, (EXCEPT THE EAST 100.0 FEET AND EXCEPT THE NORTH 333.0 FEET OF THE WEST 332.0 FEET AND EXCEPT THE SOUTH 162.0 FEET OF THE NORTH 495.0 FEET OF THE WEST 200 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1978 AS DOCUMENT R78-68974, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS:           15W744 WEST 91ST ST., BURR RIDGE, IL 60527

PIN:                               10-01-103-016

May 31, 2024

Village of Burr Ridge  
Attn: Janine Farrell, AICP  
Community Development Director  
7660 County Line Road  
Burr Ridge, IL 60527


**Re: *Owner's Authorization and Consent to allow Mathieson House, LLC, an Illinois Limited Liability Company d/b/a M House to Apply to the Village of Burr Ridge***

Dear Ms. Farrell,

Omar Siddiqui and Sana Khan ("Owners") are the Owners of approximately .9248 acres of vacant property located at 15W744 West 91<sup>st</sup> St., DuPage County, unincorporated Burr Ridge, Illinois (the "Property"). Please accept this correspondence as the Owners' consent to permit Mathieson House, LLC, an Illinois limited liability company d/b/a M House ("M House"), and M House's legal counsel, the law firm of Rosanova & Whitaker, Ltd., to apply to the Village of Burr Ridge for concept plan review, annexation, rezoning, land use entitlements, and other relief necessary for Owners' intended development of the Property.

Sincerely,

  
Omar Siddiqui

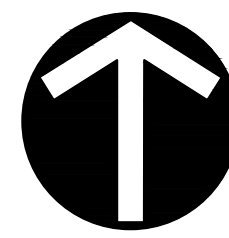
  
Sana Khan

**EXHIBIT A**

LOT 2 IN MUSA'S SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN ERICKSON MANOR SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 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, (EXCEPT THE EAST 100.0 FEET AND EXCEPT THE NORTH 333.0 FEET OF THE WEST 332.0 FEET AND EXCEPT THE SOUTH 162.0 FEET OF THE NORTH 495.0 FEET OF THE WEST 200 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1978 AS DOCUMENT R78-68974, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:**

10-01-103-016



NORTH

BASIS OF BEARINGS:  
NSRS (2011)  
ILLINOIS STATE PLANE  
- EAST ZONE

LOT 1  
ERICKSON MANOR SUBDIVISION  
PER DOC. R1978-068974

# PLAT OF ANNEXATION TO THE VILLAGE OF BURR RIDGE 15W744 91ST STREET

PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF  
THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 11, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 10-01-103-016  
ADDRESS: 15W744 91ST STREET  
BURR RIDGE, ILLINOIS 60527

THIS PLAT HAS BEEN SUBMITTED FOR  
AND RETURN TO:  
NAME: VILLAGE OF BURR RIDGE  
7660 COUNTY LINE ROAD  
BURR RIDGE, IL 60527

- LEGEND:**
- PROPERTY LINE
  - - - - - ADJACENT PROPERTY LINE
  - BUILDING SETBACK LINE
  - - - - - RIGHT-OF-WAY CENTERLINE
  - - - - - EXISTING EASEMENT
  - ||||| EXISTING BURR RIDGE CORPORATE LIMITS
  - ANNEXATION BOUNDARY
  - MONUMENTATION FOUND
  - REC. RECORD DIMENSION
  - MEAS. MEASURED DIMENSION

**SURVEYOR'S NOTES:**

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON NSRS 2011 ILLINOIS STATE PLANE - EAST ZONE, VRS OBSERVATIONS.
- THERE ARE NO HABITABLE STRUCTURES WITH NO ELECTORS ON THE PROPERTY ANNEXED HEREBY.
- LEGAL DESCRIPTION PER RECORDED DEED, DOCUMENT NO. R2024-022114.

**BOARD OF TRUSTEES CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THE TERRITORY DESCRIBED IN THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE PART OF THE VILLAGE OF BURR RIDGE, ILLINOIS BY:

ORDINANCE NUMBER \_\_\_\_\_  
ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_\_

BY: \_\_\_\_\_ PRESIDENT

ATTEST: \_\_\_\_\_ VILLAGE CLERK

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

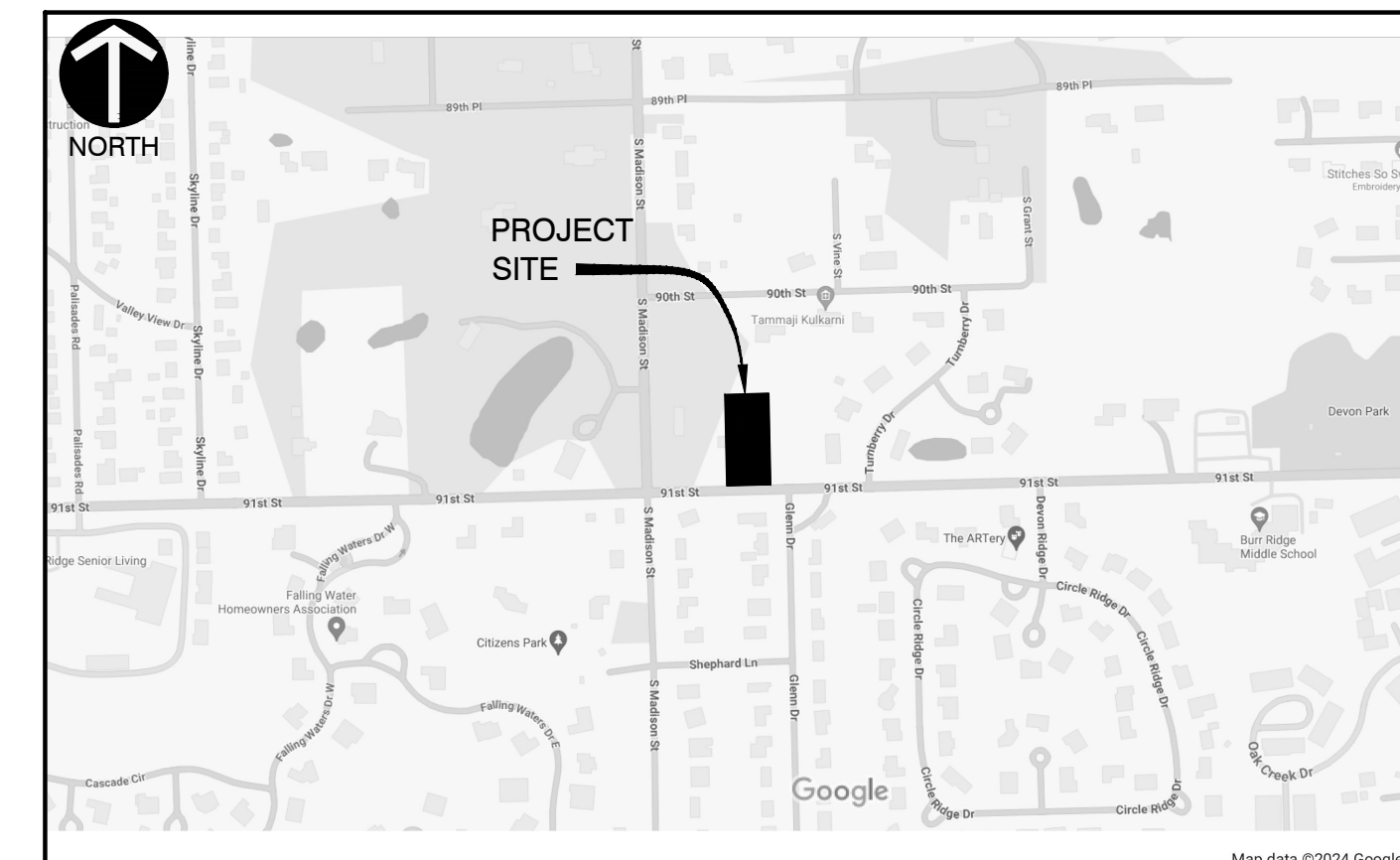
STATE OF ILLINOIS } SS  
COUNTY OF DUPAGE }

THIS INSTRUMENT \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS



**LOCATION MAP**  
NOT TO SCALE

**AREA SUMMARY**

CROSS LOT AREA:	40,256 S.F. (0.924 ACRES)
R.O.W. AREA:	0 S.F. (0.000 ACRES)
TOTAL ANNEXATION AREA:	40,256 S.F. (0.924 ACRES)

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS } SS  
COUNTY OF MARION }

I, TERRY D. WRIGHT, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM FIELD SURVEYS AND EXISTING PUBLIC RECORDS FOR THE PURPOSE OF ANNEXING THE FOLLOWING DESCRIBED PROPERTY TO THE VILLAGE OF BURR RIDGE.

LOT 2 IN MUSA'S SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN ERICKSON MANOR SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 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, (EXCEPT THE EAST 100.0 FEET AND EXCEPT THE NORTH 333.0 FEET OF THE WEST 332.0 FEET AND EXCEPT THE SOUTH 162.0 FEET OF THE NORTH 495.0 FEET OF THE WEST 200 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1978 AS DOCUMENT R78-68974, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, A.D., 2024.

TERRY D. WRIGHT  
PROFESSIONAL LAND SURVEYOR NUMBER 35.004007  
LICENSE EXPIRES NOVEMBER 30, 2024  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
530 E. OHIO STREET, SUITE G  
INDIANAPOLIS, IN 46204  
PH. 317.655.7777

\*HAND SIGNATURE ON FILE

**REVISION RECORD**

NO	DATE	DESCRIPTION



Civil & Environmental  
Consultants, Inc.

1230 East Diehl Road  
Suite 200  
Naperville, IL 60563  
Ph: 630.963.6026  
www.cecinc.com

**PREPARED FOR:**  
**M HOUSE 828 LLC**  
710 E. OGDEN AVENUE, SUITE 250  
NAPERVILLE, ILLINOIS 60563

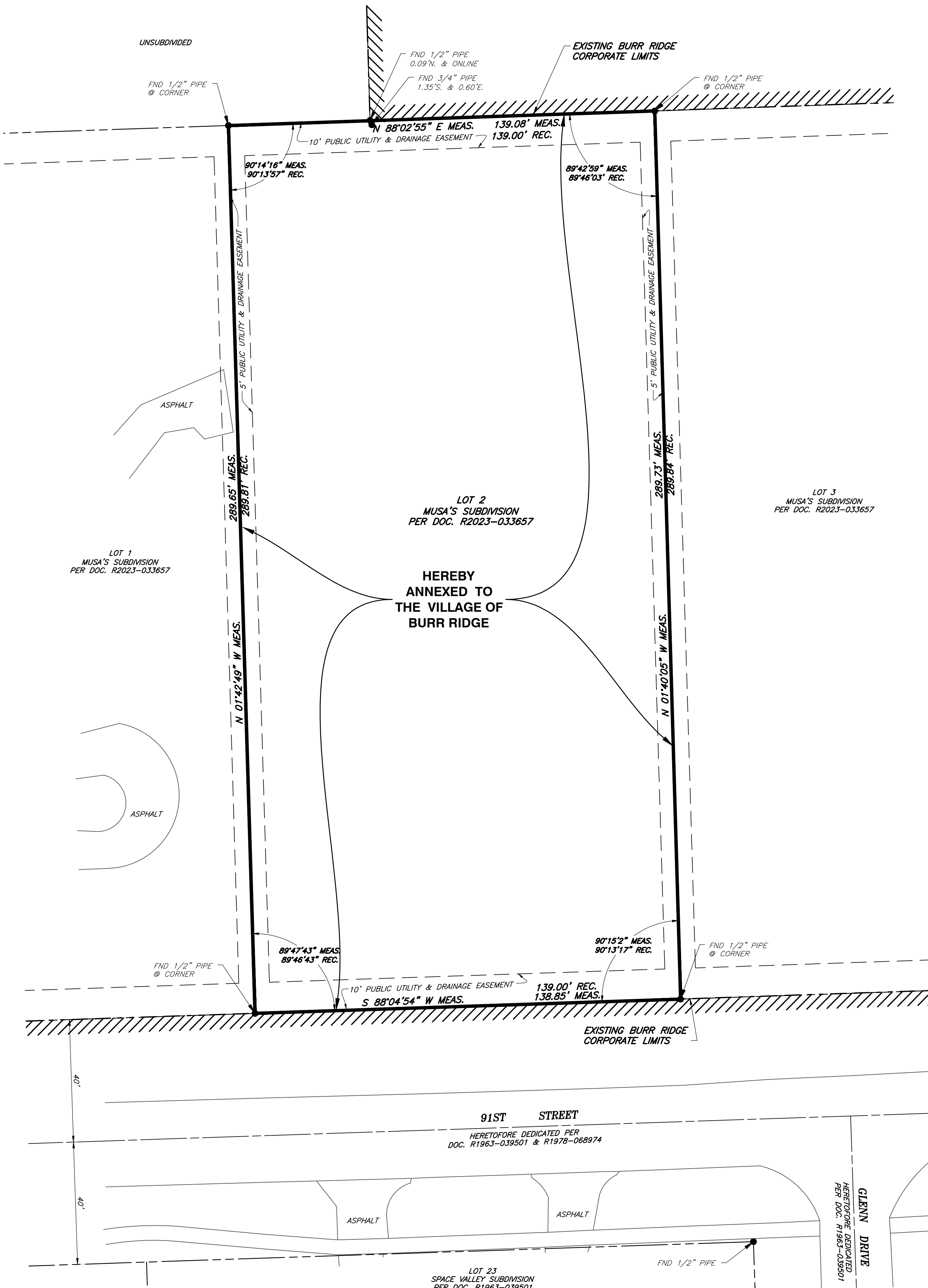
DRAWN BY: SRH | CHECKED BY: MAJ | APPROVED BY: \*TDW  
DATE: JUNE 3, 2024 | DWG SCALE: 1"=20' | PROJECT NO: 342-689.0002

PLAT OF ANNEXATION  
TO THE VILLAGE OF BURR RIDGE  
15W744 91ST STREET  
BURR RIDGE, ILLINOIS 60527

DRAWING NO.:  
**SV-01**  
SHEET 1 OF 1



P:\140-2021-142-6891-Sump\Draw\142689-SP1-LOT2\_ANNEXATION\LS16718.2024 - mwpj - L1: 6/18/2024 1:42 PM





Aug 27, 2024 at 12:43:53 PM  
10S381 S Madison St  
Burr Ridge IL 60527  
United States



**NOTICE**  
Village of Burr Ridge

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

For further information, please call or visit:

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

Ask for Information Re: **Z-10-2024**

Further details are available at:  
[www.burr-ridge.gov](http://www.burr-ridge.gov)  
(see Public Hearing/Plan Commission Agenda)





## LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, September 16, 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 Omar Siddiqui and Sana Khan for a re-zoning upon annexation of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-3 Residential District. The petition number and address of this petition is **Z-10-2024: 15W744 91<sup>st</sup> Street** and the Permanent Real Estate Index Number is **10-01-103-016-0000.**

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, September 10, 2024. All public comment may be emailed to Planner Ella Stern ([estern@burr-ridge.gov](mailto:estern@burr-ridge.gov)) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

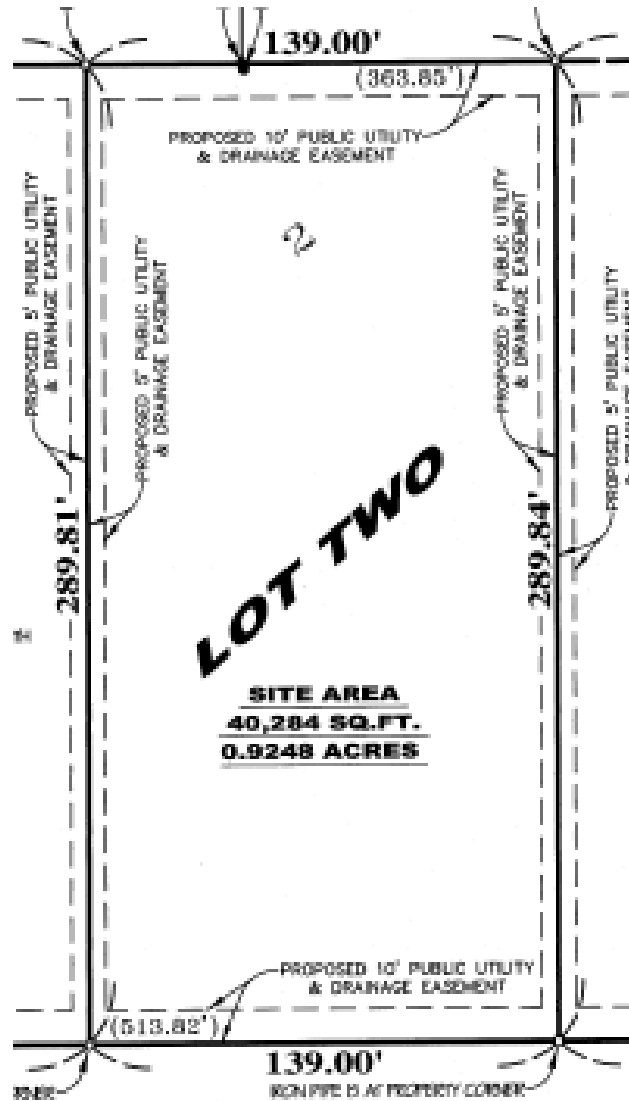
**Greg Trzupke, Chairman**

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



*The site is outlined in red*

[www.burr-ridge.gov](http://www.burr-ridge.gov)  
630.654.8181



—SPRINKLER HEAD LOCATED AT PROPERTY CORNER—  
*Plat of Survey of the parcel.*

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

[https://www.burr-ridge.gov/government/boards\\_committees\\_commissions/plan\\_commissions\\_zoning\\_board\\_of\\_appeals/index.php](https://www.burr-ridge.gov/government/boards_committees_commissions/plan_commissions_zoning_board_of_appeals/index.php)

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

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

[https://www.burr-ridge.gov/government/boards\\_committees\\_commissions/plan\\_commissions\\_zoning\\_board\\_of\\_appeals/agendas\\_minutes.php](https://www.burr-ridge.gov/government/boards_committees_commissions/plan_commissions_zoning_board_of_appeals/agendas_minutes.php)

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

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

MALACHUK, RONALD & S  
10S424 GLENN DR  
BURR RIDGE, IL 60521

KHAN, ARIF & SHIRIN  
108 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

GIANAKAS, CONNIE P  
4 TURNBERRY CT  
BURR RIDGE, IL 60521

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

HICKEY, PATRICK & MARY  
112 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

YETURU, SUDHAKAR & MANGALA  
2 DEVON RIDGE CT  
BURR RIDGE, IL 60521

RODRIGUEZ, OSCAR & VIRNA  
9150 MADISON ST  
BURR RIDGE, IL 60527

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

WAHOOD, SABA  
104 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

MADAY, DAVID & DAWN  
10S445 GLENN DR  
BURR RIDGE, IL 60521

MUSA, GEORGE & MEYSOON  
8200 FORESTVIEW DR  
ORLAND PARK, IL 60462

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

SAVENOK, ANDREY P  
46 DANADA SQUARE APT. 4135  
WHEATON, IL 60189

ABID, MOHAMMED & AFSHAN  
10S425 MADISON ST  
BURR RIDGE, IL 60521

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

EBERT SR, LOUIS A  
70683 WAYNE ST  
UNION, MI 49130

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

PATEL, SUHAS & JAGRUTI  
1445 SOMERFIELD DR  
BOLINGBROOK, IL 60490

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

NARSOLIS, FREDK & MYLA  
9060 TURNBERRY DR  
BURR RIDGE, IL 60527

State Bank Of Countryside  
190 S La Salle  
Chicago, IL 60521

FAGAN III, ROBERT T  
10S461 GLENN DR  
BURR RIDGE, IL 60527

BAHADUR, R & B MEHROTRA  
9253 FALLING WATER DR  
BURR RIDGE, IL 60527

LAU, JOSEPH K & KATHERINE  
9100 DEVON RIDGE DR  
BURR RIDGE, IL 60521

CONNELL, JOHN H & MARY M  
15W770 SHEPHARD LN  
BURR RIDGE, IL 60521

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

DELLARIA, MARY JO  
10S440 GLENN DR  
BURR RIDGE, IL 60527

JESSUP, JAMES & WANDA  
10S479 GLENN DR  
BURR RIDGE, IL 60527

KUCZATY, ALEKSANDER & K  
16W031 91ST ST  
BURR RIDGE, IL 60527

LEON, DANIEL  
16W122 91ST ST  
BURR RIDGE, IL 60527

ZUNO, JACQUELINE C  
9075 TURNBERRY DR  
BURR RIDGE, IL 60527

MAJUMDAR & CHAKRABARTI  
113 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

MEANS, JEFF  
8900 S MADISON ST  
BURR RIDGE, IL 60527

SINGH, LALI  
115 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

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

SINGH, RAHUL & BINDIA  
16W072 91ST ST  
BURR RIDGE, IL 60521

RAMIREZ, FILEMON  
9000 TURNBERRY DR  
BURR RIDGE, IL 60527

GAIBU, LILIAN  
10S450 MADISON ST  
BURR RIDGE, IL 60527

HIGGINS JR, DONALD & P H  
10S452 GLENN DR  
BURR RIDGE, IL 60527

YAP, PHILIP U & ROBERTA C  
3016 DAFOE TERRACE  
THE VILLAGES, FL 32163

NIECIUNSKI, MATTHEW  
10S431 GLENN DR  
BURR RIDGE, IL 60527

BHATIA, SANJAY A  
4 DEVON RIDGE CT  
BURR RIDGE, IL 60527

TWARDOWSKI, JANUSZ  
3 TURNBERRY CT  
BURR RIDGE, IL 60521

HRUBY, MARIA & ALAN  
10S455 MADISON ST  
BURR RIDGE, IL 60521

TOTH, NICHOLAS & BARBARA  
10S512 GLENN DR  
BURR RIDGE, IL 60527

JOHNSON, RICHARD & KAREN  
15W755 SHEPHERD DR  
BURR RIDGE, IL 60521

STOIA, LAZAR & LIDIA  
16W071 91ST ST  
BURR RIDGE, IL 60521

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

WOJNICKI, S & MELINDA  
9080 TURNBERRY DR  
BURR RIDGE, IL 60527

SHEIKH, SALAMAT & I  
10S444 MADISON ST  
BURR RIDGE, IL 60527

DE DORE, JACK & SHERIE  
10S420 GLENN DR  
BURR RIDGE, IL 60527

HOLECEK, MARK  
5201 FAIRWAY OAKS DR  
WINDERMERE, FL 34786

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

MOIDUDDIN, SHAKIR  
106 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

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

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

STEELS, BRETT  
114 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

PRZEWOZNIK, D  
10S501 GLENN DR  
HINSDALE, IL 60521

KARDYS, DENNIS P  
10S513 MADISON ST  
BURR RIDGE, IL 60521

VALINCIUS, LAISVUNAS  
10S371 MADISON ST  
BURR RIDGE, IL 60527

SHARIFF, SAKINA  
10S411 MADISON ST  
BURR RIDGE, IL 60527

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

HARRIS BK HINSDALE  
116 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

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

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

RAMAMURTHY, SUBRAMANIAN  
9108 DEVON RIDGE DR  
BURR RIDGE, IL 60527

CHICAGO TITLE 8002371940  
10 S LA SALLE ST APT. 2750  
CHICAGO, IL 60603

REBACZ, RALPH  
930 S PENNSYLVANIA ST  
DENVER, CO 80209

GABRIEL, PAUL & NEVEEN  
10S515 GLENN DR  
BURR RIDGE, IL 60527

REDDY, GIRIDHER  
5327 S KIMBARK AVE  
CHICAGO, IL 60615

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

FALLING WATER HOA  
9105 FALLING WATER DR  
BURR RIDGE, IL 60527

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

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

SIPEK, DAVID A  
10S415 GLENN DR  
BURR RIDGE, IL 60527

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

SHARMA, KAILASH & SHAKUN  
6 TURNBERRY CT  
BURR RIDGE, IL 60521

VENCE, JAGA  
8626 JOHNSTON RD  
BURR RIDGE, IL 60527

JOBANPUTRA, KETAN & SMITA  
9191 FALLINGWATERS DR  
BURR RIDGE, IL 60527

SIMMONS, JENNIFER R  
15W750 SHEPHARD LN  
BURR RIDGE, IL 60521

JACOBS, LOIS  
5001 CAROLINE AVE  
WESTERN SPRING, IL 60558

PATEL, KANCHAN P & GITA  
102 CIRCLE RIDGE DR  
BURR RIDGE, IL 60521

MEECE, TIMOTHY & KRISTINE  
110 CIRCLE RIDGE DR  
BURR RIDGE, IL 60527

NKENGLA, CHO  
10S441 MADISON ST  
BURR RIDGE, IL 60527

**From:** [Sherie DeDore](#)  
**To:** [Ella Stern](#)  
**Subject:** Petition Z-10-2024:15W744 91st Street  
**Date:** Friday, September 6, 2024 12:39:43 PM  
**Attachments:** [2024\\_09\\_06\\_11\\_40\\_39.pdf](#)

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Dear Ms. Stern and Members of the Zoning Committee:

As members of the Burr Ridge community, concerned citizens and as residents of a home at 10S420 Glenn Drive, my husband and myself would like to voice our strong objection to this petition to change the zoning of 15W744 91st St from R-1 to R-3. The granting of this petition would negatively affect the character of this neighborhood of single family homes, endanger the safety of both citizens and nearby passers by, and would also endanger the delicate balance of water drainage in the surrounding area of Burr Ridge.

We were present at and provided comments to the Zoning Committee of DuPage County, in which the then owner of the property at 91st and Madison, George Musa, was granted a rezoning from R-1 to R-2. This zoning change was for one lot of close to 3 acres. This lot was a portion of that original lot and was created after the matter was heard. This allowed the one lot for a single home (R-1) to be rezoned to R-2, which resulted in 3 lots including this one and the one at 15 W722 91st St, all making up Musa's subdivision. Initially, Mr. Musa asked for rezoning to R-3 but after objections were expressed to the Zoning Committee, the owner changed it to a request to change it to R-2, with an exemption for the size of the lots, which was narrower than allowed under R-2 for this lot and the other similar lot in which the current owner is also seeking to change the zoning. This rezoning request was allowed by the DuPage County Zoning Committee after a hearing in which surrounding neighbors expressed their concerns, including the author of this email. Mr. Musa represented that he was going to build a home and reside at the L shaped lot at the corner of 91st and Madison but very shortly thereafter, all three lots, including this one, were put up for sale. These misrepresentations were a factor in the granting of the zoning change allowed by DuPage County.

Based upon the nature of the lots and single family homes in the Burr Ridge community close to this lot, rezoning it to R-3 which would allow up to six homes on this lot, would not be in character with the area. (See the attachment which is a portion of a GIS map.) In fact, the original request for a change to R-3 in DuPage County would only have allowed a total of six homes on the entire property of several acres, which now encompasses three separate lots, including this one which is only .92 acres. This zoning change requested by Omar Siddiqui and Sana Khan would allow six homes on a property approximately a third of the size of the original rezoned property. Despite the allegations of the petitioner that there are surrounding areas that are zoned R-3, the size of the lots on which the single family homes sit is close to 1/2 acre each. Of additional concern is the fact that the lot's only street access is 91st St., a single lane 30 mph road with heavy traffic already. Multiple homes on this lot would increase the number of safety issues on 91st St.

In addition, more than one home on a lot of less than an acre would result in flooding in the surrounding area. During the spring months, the ground around the existing homes is oversaturated with moisture. Later in the summer when the ground is dry, the rain runs off and floods yards and overloads the sewer system. Just a few weeks ago, the water flooded the streets near 91st in Devon Ridge with the water up to windows and porches there, and caused flooding in backyards and homes on Glenn. If multiple homes were built on this lot, the result would be an extreme overload of the existing sewer system and would result in catastrophic

flooding in the surrounding neighborhood.

Furthermore, the petition contains no specifics as to the number of and type of multiple homes that would be created on this lot, the size of the homes, how the homes would access 91st Street, nor any other specifics of what they plan to build on this lot. They seek a blanket rezoning to allow multiple dwellings without giving the community and this Committee any specifics as to what they are planning. Without this, the Committee is being asked to approve a change without knowing specifically how this would affect the current residents of Burr Ridge.

As this property was just recently part of a rezoning in DuPage County which only allowed a lot 3 times the size of this lot to be rezoned to R-2, resulting in the creation of this lot as R-1, it is unreasonable to now rezone this .92 acre lot to R-3. With all due respect, we request that the Burr Ridge Zoning Committee deny this petition to change the zoning of this lot from R-1 to R-3.

Respectfully,  
Sherie and Jack DeDore  
10S420 Glenn Drive

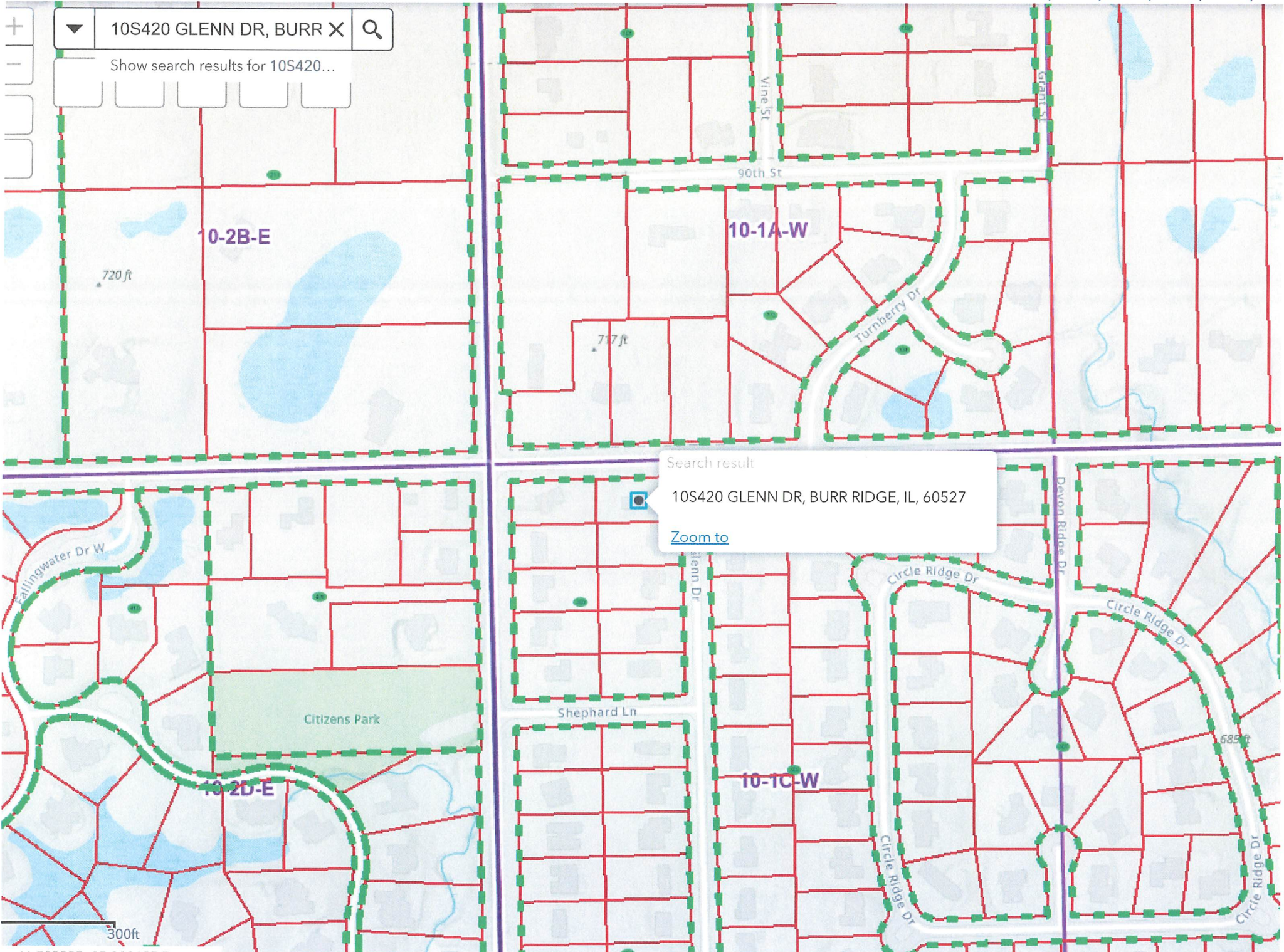
Attachment





▼ 10S420 GLENN DR, BURR X 🔍

Show search results for 10S420...



Search result  
10S420 GLENN DR, BURR RIDGE, IL, 60527  
[Zoom to](#)

10-2B-E

10-1A-W

10-2D-E

10-1C-W

720 ft

77 ft

685 ft

300ft

Citizens Park

Fallingwater Dr W

Vine St

Grant St

90th St

Turnberry Dr

Fallingwater Dr W

Shepard Ln

Glenn Dr

Circle Ridge Dr

Devon Ridge Dr

Circle Ridge Dr

Circle Ridge Dr

Circle Ridge Dr

**From:** [Mary jo Dellaria](#)  
**To:** [Ella Stern](#)  
**Subject:** 91 st street zoning  
**Date:** Wednesday, September 4, 2024 5:27:20 PM

---

My name is Mary Jo Dellaria and I live on Glenn Drive in Burr ridge and I am very much against multiple homes being built on the lots near Madison and 91st St. If you need more information from me, please let me know. I'll be happy to give it to you.  
Sent from my iPhone

RESOLUTION NO. R-08-23

RESOLUTION APPROVING EXTRATERRITORIAL FINAL PLAT  
MUSA'S SUBDIVISION  
(DUPAGE COUNTY - 10S381 MADISON STREET)

---

**WHEREAS**, the property referenced herein is unincorporated but is within the Village's planning jurisdiction as defined by the Burr Ridge Subdivision Ordinance; and

**WHEREAS**, Burr Ridge Subdivision Ordinance Section VIII.G.1 stipulates that subdivisions containing lots less than one-acre in area and located within one and one-half miles of the corporate limits of the Village must be served by a public water system if there is a practical connection to the water supply system. Lots two and three of Musa's Subdivision shall be required to connect to the Village of Burr Ridge water system upon development; and

**Whereas**, construction of streets, stormwater facilities, landscaping, sanitary sewers, water mains, or other subdivision improvements within the subdivision are neither proposed nor required at this time by the Village, Township, or County;

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

**Section 1:** The Village Clerk and Village Engineer are hereby authorized to sign the plat of subdivision "Musa's Subdivision" (hereinafter referred to as the "Subdivision" or the "Subdivision Plat"), prepared December 9, 2021, substantially in the form as **Exhibit A** attached hereto and made a part hereof.

**Section 2:** This Resolution shall be in full force and effect upon its adoption and approval as required by law.

**PASSED** this 10<sup>th</sup> day of April, 2023, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

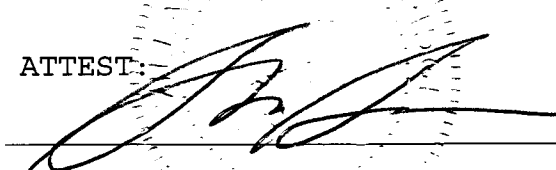
**AYES:** 5 - Trustees Mital, Schiappa, Paveza, Snyder, Smith

**NAYS:** 0 - None

**ABSENT:** 1 - Trustee Franzese

**APPROVED** by the Mayor of the Village of Burr Ridge on this 10<sup>th</sup> day of April, 2023.

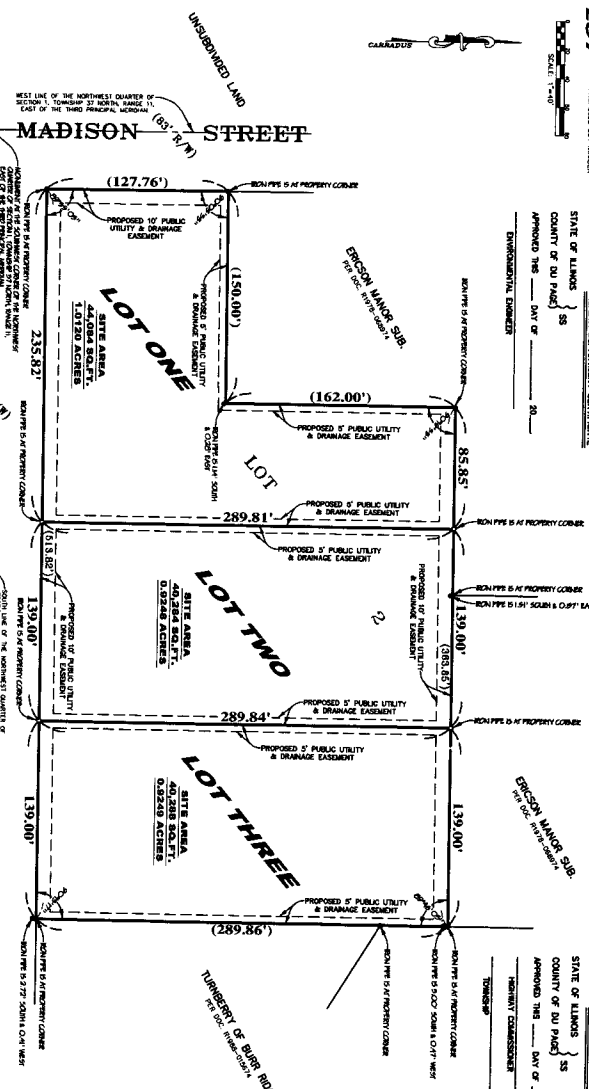
ATTEST:

  
\_\_\_\_\_  
Village Clerk  
\_\_\_\_\_  
Mayor



# MUSA'S SUBDIVISION

LOT 2 IN ERICKSON MANOR SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 100.0 FEET AND EXCEPT THE NORTH 333.0 FEET OF THE WEST 332.0 FEET AND EXCEPT THE SOUTH 162.0 FEET OF THE NORTH 495.0 FEET OF THE WEST 200 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1978 AS DOCUMENT R78-88974, IN DUPAGE COUNTY, ILLINOIS.



LEGEND  
 1. All distances shown hereon are in feet and decimal parts thereof.  
 2. Measurements unless otherwise noted, shall be taken to the center of lines.  
 3. The boundary of the subdivision shall be the boundary of the subdivision.  
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HEALTH DEPARTMENT CERTIFICATE  
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 COUNTY OF DU PAGE }  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

TOWNSHIP COMMISSIONER CERTIFICATE  
 STATE OF ILLINOIS }  
 COUNTY OF DU PAGE }  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

PLAT OFFICER CERTIFICATE  
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 COUNTY OF DU PAGE }  
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OWNER'S CERTIFICATE  
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COUNTY DEPARTMENT OF PUBLIC WORKS CERTIFICATE  
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BOARD OF TRUSTEES CERTIFICATE  
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VALUING CLERK  
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RECORDED FOR: [Name]  
 ADDRESS: [Address]  
 PHONE: [Phone]  
 DATE: [Date]

RECORDED FOR: [Name]  
 ADDRESS: [Address]  
 PHONE: [Phone]  
 DATE: [Date]



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

**Z-13-2024: 15W431 59<sup>th</sup> Street (Ray Graham Association); Request for a special use approval as per Section VI.F.2.c of the Burr Ridge Zoning Ordinance and an amendment to Ordinances A-454-10-85, A-834-24-98, A-834-14-03, A-834-11-05, A-834-21-06, and A-834-24-12 to permit two accessory buildings at the subject property.**

**HEARING:**

September 16, 2024

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Ella Stern, Planner

**PETITIONER:**

Phil Ortiz

**PETITIONER STATUS:**

Director of Property Operations

**PROPERTY OWNER:**

Ray Graham Association

**EXISTING ZONING:**

R-3 Single Family Residence

**LAND USE PLAN:**

Community Facilities

**EXISTING LAND USE:**

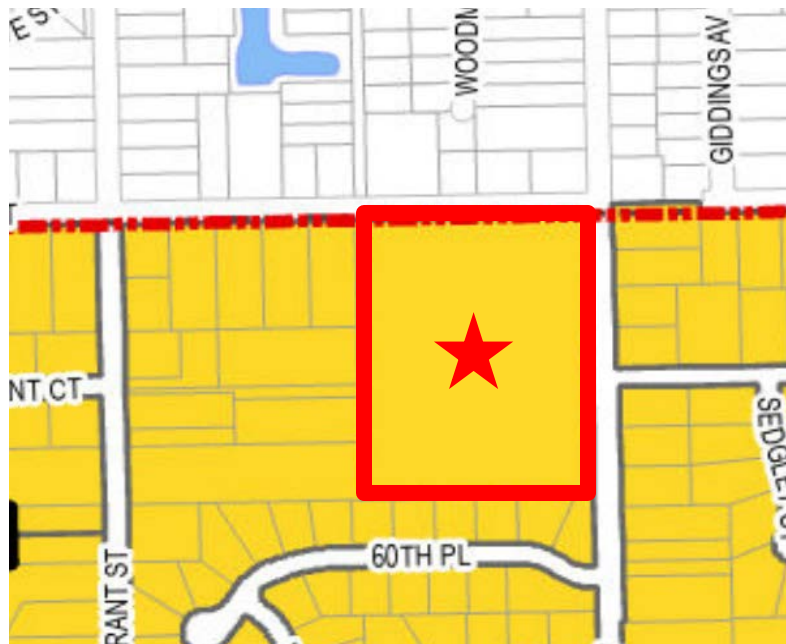
Recreation and Arts Facility for  
People with Disabilities –  
Hansen Center

**SITE AREA:**

11.51 Acres

**SUBDIVISION:**

Branigar Brothers Subdivision



The petitioner, Phil Ortiz, serves as the Director of Property Operations at the Hanson Center. The petitioner seeks a special use approval for the installation of two preconstructed shelters. The property is located in the R-3 residential zoning district. 59<sup>th</sup> Street is the front property line, and Garfield Avenue serves as the corner side yard.

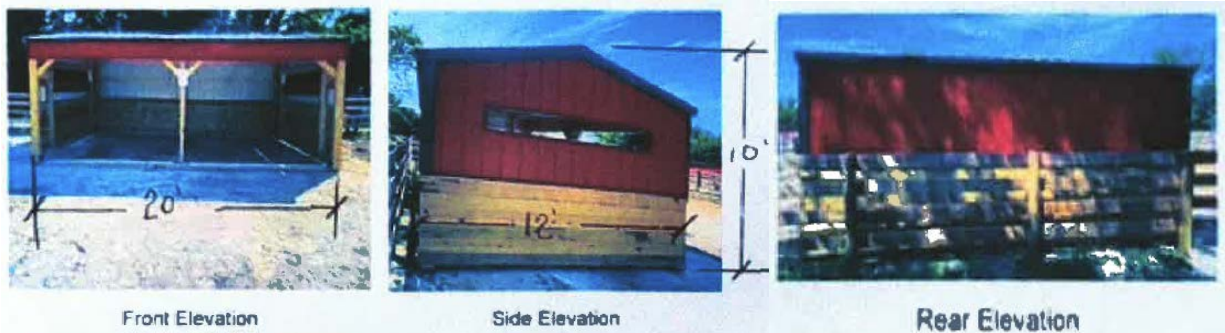


*Aerial of the property with the property lines.*

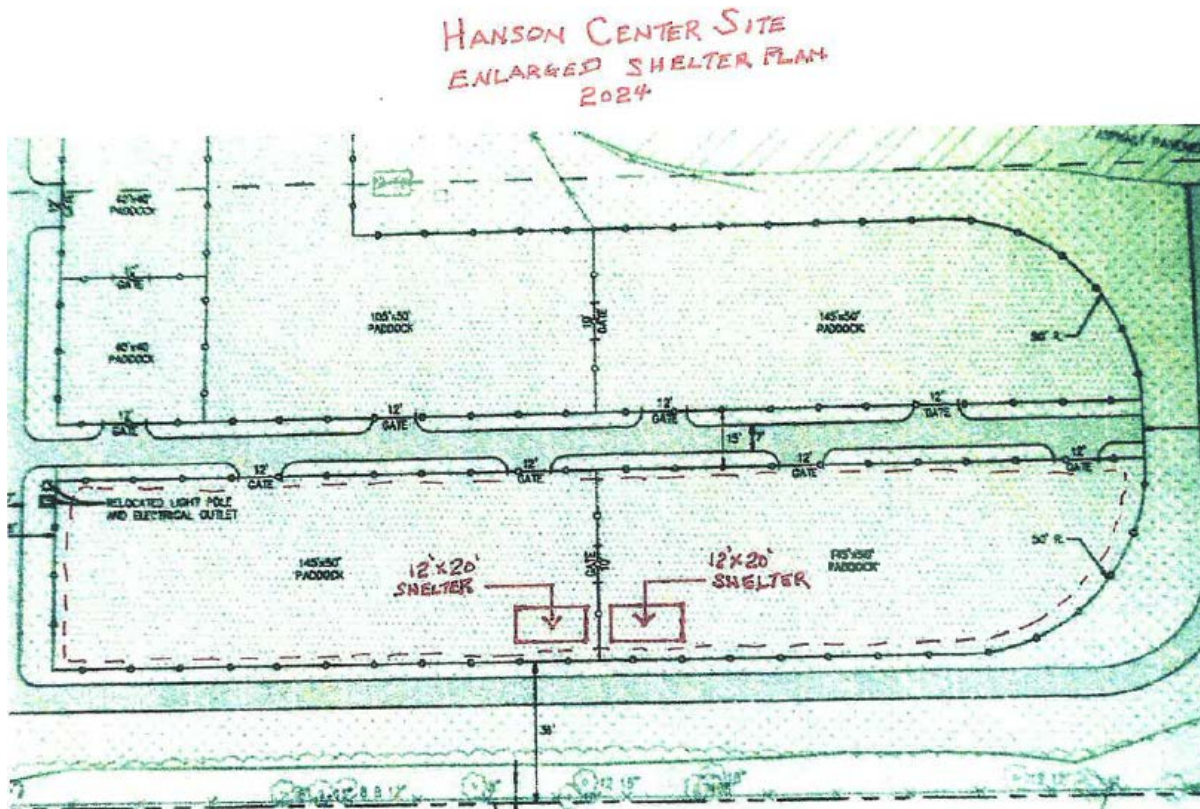
### **Special Use Request**

The petitioner has requested the installation of two preconstructed shelters located in the rear yard of the property. The shelters are 10 feet in height and comply with the 15-foot height regulation for accessory structures. The shelters are located more than 10 feet away from other buildings on the property. These shelters are located approximately 175 feet from the corner side yard property line and comply with the 100-foot setback requirement for corner side yards. Additionally, the shelters are situated 30 feet from the rear yard and comply with the 10-foot setback regulation for accessory structures. Each shelter measures 12 feet by 20 feet, resulting in an area of 240 square feet per shelter. The combined area for both shelters amounts to 480 square feet. This complies with the maximum FAR permitted. In all respects, the accessory structures comply with Zoning Ordinance regulations.





*Images of the proposed shelters.*



*A section of the site plan with the proposed location of the shelters.*

### **Compliance with the Zoning Ordinance**

The existing use of this property was established via variation and special use approval. The special use approval was granted subject to a specific site plan in 1985. The site plan was amended in 1998 to permit the addition of the indoor riding arena, in 2003 for a fenced service dog training area, in 2005 for a playground area, and in 2006 for a garden area which consists of a gazebo, a water feature, a brick paver walk patio with seat walls, and landscape plantings. Thus, special use approval is required to amend the previous special use approvals for any additional structures to be added to the property.

### **Public Hearing History**

**A-454-10-85:** Variation and conditional Special Use approval to permit the construction of a “Great Hall” designed as a meeting, education, and music room, including a solarium, an indoor swimming pool structure, and an indoor riding arena. (Ordinance #A-454-10-85)



## Staff Report and Summary

Z-13-2024: 15W431 59<sup>th</sup> Street (Ray Graham Association); Special Use and Findings of Fact

**Z-12-1998:** Special use approval for a recreation and arts facility for people with disabilities and an amendment to Ordinance No. A-454-10-85 to allow construction of an indoor riding arena exceeding the size of the riding arena previously approved and in a different location than previously approved. (Ordinance #A-834-24-98)

**Z-06-2003:** Special Use approval and an amendment to Ordinance No. A-454-10-85, an Ordinance granting special use approval for a recreation and arts facility for people with disabilities. Special use approval was requested to permit the continuing use of an outdoor service dog training area. (Ordinance #A-834-14-03)

**Z-05-2005:** Special Use approval and an amendment to Ordinance No. A-454-10-85, an Ordinance granting special use approval for a recreation and arts facility for people with disabilities. Special use approval is requested to permit the construction of a new playground to replace an existing playground in approximately the same location. (Ordinance #A-834-11-05)

**Z-10-2006:** Special Use approval and an amendment to Ordinance No. A-454-10-85, an Ordinance granting special use approval for a recreation and arts facility for people with disabilities. Special use approval was requested to permit the construction of a garden area which consists of a gazebo, a water feature, a brick paver walk patio with seat walls, and landscape plantings. (Ordinance #A-834-21-06)

**V-04-2012:** Variation approval to permit a stand-by generator in a front buildable area rather than adjacent to a side or rear wall of the principal building. (Ordinance #A-834-24-12)

### **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. If the Plan Commission chooses to recommend approval of a request for a special use approval as per Section VI.F.2.c of the Burr Ridge Zoning Ordinance and an amendment to Ordinances A-454-10-85, A-834-24-98, A-834-14-03, A-834-11-05, A-834-21-06, and A-834-24-12, to permit two accessory buildings at the subject property, staff recommends the following conditions:

1. The special uses are limited to the Ray Graham Association.
2. The two accessory buildings shall substantially comply with the site plan and accessory building specifications attached hereto as Exhibit A.

### **Appendix**

Exhibit A - Petitioner's Materials and Public Notifications

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

Exhibit B – Ordinance #A-454-10-85, Ordinance #A-834-24-98, Ordinance #A-834-14-03, Ordinance #A-834-11-05, Ordinance #A-834-21-06, and Ordinance #A-834-24-12.



# 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): Phil Ortiz

STATUS OF PETITIONER: Director of Property Operations

PETITIONER'S ADDRESS: 901 Warrenville Road, Suite 500, Lisle, IL 60532

ADDRESS OF SUBJECT PROPERTY: 15W431 E. 59th St., Burr Ridge, IL 60527

PHONE: 773-556-9269

EMAIL: fortiz@raygraham.org

PROPERTY OWNER: Ray Graham Association

PROPERTY OWNER'S ADDRESS: 901 Warrenville Road, Suite 500 Lisle, IL 60532 PHONE: 630-620-2222

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

#### DESCRIPTION OF REQUEST:

In the paddock area add 2 preconstructed shelters with a 12' x 20' footprint.

These shelters will provide protection for the horses used in the horsemanship program.

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

PROPERTY ACREAGE/SQ FOOTAGE: 11.51 acres EXISTING ZONING: R-3

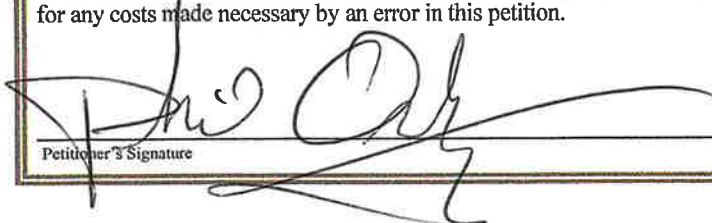
EXISTING USE/IMPROVEMENTS: Hansen center

SUBDIVISION: N/A

PIN(S) # 09-13-301-054

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.

RECEIVED  
AUG 08 2024  
VILLAGE OF BURR RIDGE

  
Petitioner's Signature

Date of Filing



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

- a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.  
[The walk-in shelters for the horses in the outdoor paddock area provide shelter for the horses. The horses are part of the Therapeutic Horsemanship Program that provides opportunities for children and adults with disabilities who reside in the Burr Ridge area to obtain therapeutic benefits of horseback riding](#)
- b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.  
[These shelters provide better support for the horses used in the Therapeutic Horsemanship Program which will not be detrimental to the public health, safety, morals, comfort, or general welfare.](#)
- c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.  
[The Ray Graham Association has operated the Therapeutic Horsemanship Program for over 40 years. The community considers it an asset to the neighborhood. These shelter provide new and better shelter for the horses in all weather conditions.](#)
- d. The establishment of the special use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in the district.  
[These shelters will have no additional impact on the surrounding property.](#)
- e. Adequate utilities, access roads, drainage and/ or necessary facilities have been or will be provided.  
[These shelters will not require any changes to utilities, access roads, or drainage.](#)
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.  
[These shelters will not require any changes to current ingress or egress conditions.](#)
- g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.  
[The addition of these shelters does not impact the objectives of The Official Comprehensive Plan of the Village of Burr Ridge.](#)
- h. The special use shall, in other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.  
[Ray Graham Association's special use is in conformity to the applicable regulations of the district.](#)



**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.**

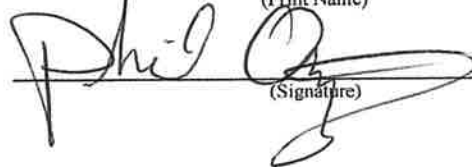
Street Address of Subject Property:

15W431 E. 59th St., Burr Ridge, IL 60527

Property Owner or Petitioner:

Phil Ortiz

(Print Name)



(Signature)



**VILLAGE OF BURR RIDGE  
PLAN COMMISSION AND  
ZONING BOARD OF APPEALS**

**Checklist for a Special Use Request**

All petitions must be accompanied by the documents listed below unless otherwise indicated by the Village staff. Petitions that do not provide all of the required documents will be considered incomplete and will not be scheduled for a public hearing. All required plans and exhibits must be submitted at least three weeks prior to the public hearing. Submittal of revised plans or documents at the public hearing may result in a continuance to a later date. Please coordinate with village staff relative to any changes to the plans.

- \_\_\_ Completed Petition for Public Hearing; typewritten or printed
- \_\_\_ Public Hearing Fee
- \_\_\_ Proof of Ownership; authorization to represent owner if the petitioner is not the property owner
- \_\_\_ Detailed description of special use; examples include a business plan that describes the hours of operation, number of customers and employees, products and services provided, or related information that may be informative or indicative of the special use request.
- \_\_\_ 10 sets of plans not to exceed 11" x 17" and including (if necessary):
  - \_\_\_ Plat of Survey; showing all existing buildings, structures, easements, etc. and with a legal description of the property
  - \_\_\_ Site Plan, if construction of buildings or structures is proposed. Site plan must be drawn to scale and show all existing and *proposed* site improvements. Not required if there is no new construction.
  - \_\_\_ Landscape Plan; if landscape screening or other landscaping is a part of the requested special use.
  - \_\_\_ Building Elevations, if new construction of building or building additions are proposed; scale drawings or renderings of proposed buildings and structures
- \_\_\_ Findings of Fact; Petitioners written response to each of the findings
- \_\_\_ Public Notice Sign Consent Form; authorization from the property owner to install public notice sign on the property



Reach. Grow. Achieve.



[Home](#) / [What We Do](#) / [Recreational](#) / Therapeutic Horsemanship

## Therapeutic Horsemanship

We offer a unique program that uses horses to improve the physical, mental, and emotional well-being of people with disabilities. They can ride, groom, and bond with horses.

### About Therapeutic Horsemanship

At Ray Graham Association (RGA), [Professional Association of Therapeutic Horsemanship](#) (PATH) certified instructors teach your loved one while trained volunteers assist. Your loved one can start riding as early as 4 years old and participate in events such as Special Olympics, horse shows, and summer camps.

During lessons, we'll match your loved one with others who share their experience level. There are seven six-week sessions per year. Fees depend on the type of lesson your loved one chooses: private, semi-private, or group. There is also a five-week course for younger riders called Short-in-the-Saddle.

Therapeutic Horsemanship partners with schools, transitional programs, and adult living centers. No matter your loved one's age, riding horses is fun and accessible. At year-round riding lessons, your loved one will ride in an outdoor arena, indoor riding facility, and on paths across our 12 beautiful acres in Burr Ridge.

### Benefits

- **Physical Well-being:** Therapeutic riding strengthens your loved one's core muscles and increases flexibility.



- **Social Well-being:** Riding a horse helps your loved one make new friends, deepen relationships, and feel a sense of belonging.
- **Emotional Well-being:** Horseback riding will help your loved one build relationships and improve interpersonal skills.

## Volunteer Opportunities

Want to make a positive impact in the lives of people with disabilities? Come and volunteer with us! No prior experience is necessary. There are riders of all ages and skill levels that you can help!

*“My love of horses brought me to RGA. The benefits to the riders, the friendships with other volunteers, and the caring for the animals are some of the positives that I look forward to every week.”*

— Mimi, therapeutic riding volunteer

## Volunteer Requirements

- At least 13 years old
- Attend a two hour training orientation covering protocols, horse grooming, tacking and leading horses.
- Enjoy interacting with people and animals
- Able to walk alongside the horses in varied weather conditions
- Fill out online volunteer application

Community Hub

Connect, engage, and thrive alongside fellow supporters, families, and volunteers!

## Your Therapeutic Horsemanship Experience: What to Expect

If you have disabilities, we're here to help you experience the joy and benefits of therapeutic riding. With the help of 20 horses and various farm animals, you can build social skills, physical strength, and even improve your speech.



### Bridget

Therapeutic rider, RGA

I love Tuesdays because that's when I ride. When I'm on a horse, I feel free, strong, and happy!

## About Ray Graham Association

We're dedicated to providing the best care and support for your loved one and your family. We aim to meet each person's unique needs, goals, and dreams while improving their quality of life. We serve nearly 2,000 people with disabilities and employ about 300 team members, empowering them to reach, grow, and achieve.

### Questions?

If you want to learn more about Ray Graham Association services, you can email [ProgramServices@RayGraham.org](mailto:ProgramServices@RayGraham.org) or call (630) 620-2222.

80%

of every dollar you donate goes directly to help people with disabilities reach, grow, and achieve.

[Learn more](#)

### **Horsemanship Operation**

**Program operates 6 days per week.**  
**Serves 100 students each week.**  
**Employs 15 staff.**  
**Has over 100 volunteers weekly.**

## Upcoming Events

**Sep 19** Speaker Series

**Sep 22** Monarch Walk

**Oct 17** Employment Speaker Series

**Nov 9** Butterfly Ball

## Latest News

Jul. 18, 2024, 10:45 a.m.

A Night of Golden Glamour and Heart-Warming Moments

Jul. 18, 2024, 10:40 a.m.

Empowering People with Disabilities to Achieve Their Goals

Dec. 5, 2023, 1:46 p.m.

RGA Joins Elite International Group with Prestigious Accreditation with Distinction

## Contact Us

(630) 620-2222

[info@raygraham.org](mailto:info@raygraham.org)

901 Warrenville Road, Suite 500  
Lisle, IL 60532

## Affiliations



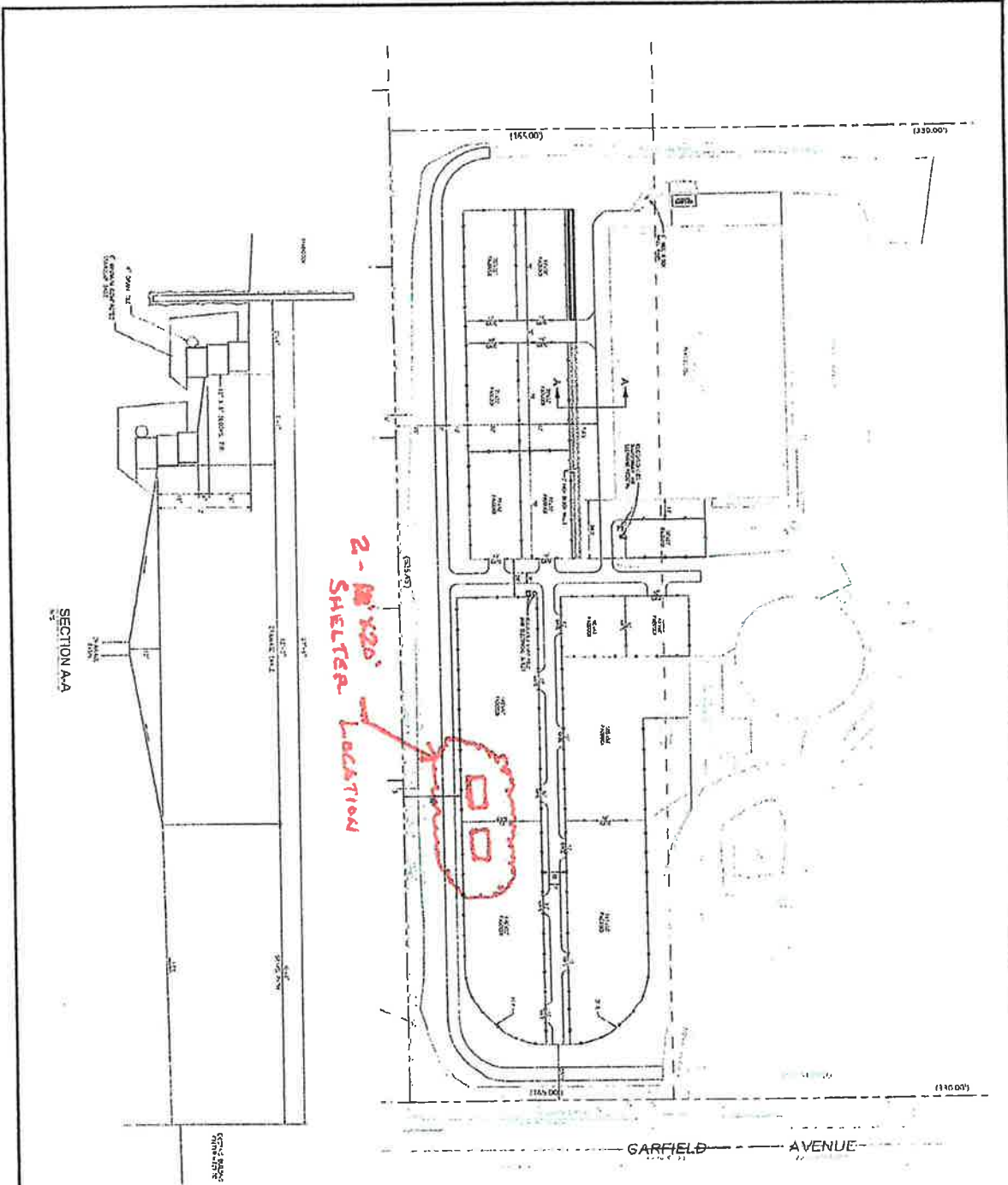
The Council on Quality and Leadership

Illinois Association of Rehabilitation Facilities



Illinois Relay Service



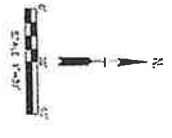


SECTION AA

2- 10' x 20' SHELTER LOCATION

GARFIELD AVENUE

- PROPOSED CONCRETE FLOORING
- PROPOSED CONCRETE FLOORING
- PROPOSED CONCRETE FLOORING
- PROPOSED CONCRETE FLOORING
- PROPOSED CONCRETE FLOORING
- PROPOSED CONCRETE FLOORING
- PROPOSED CONCRETE FLOORING
- PROPOSED CONCRETE FLOORING



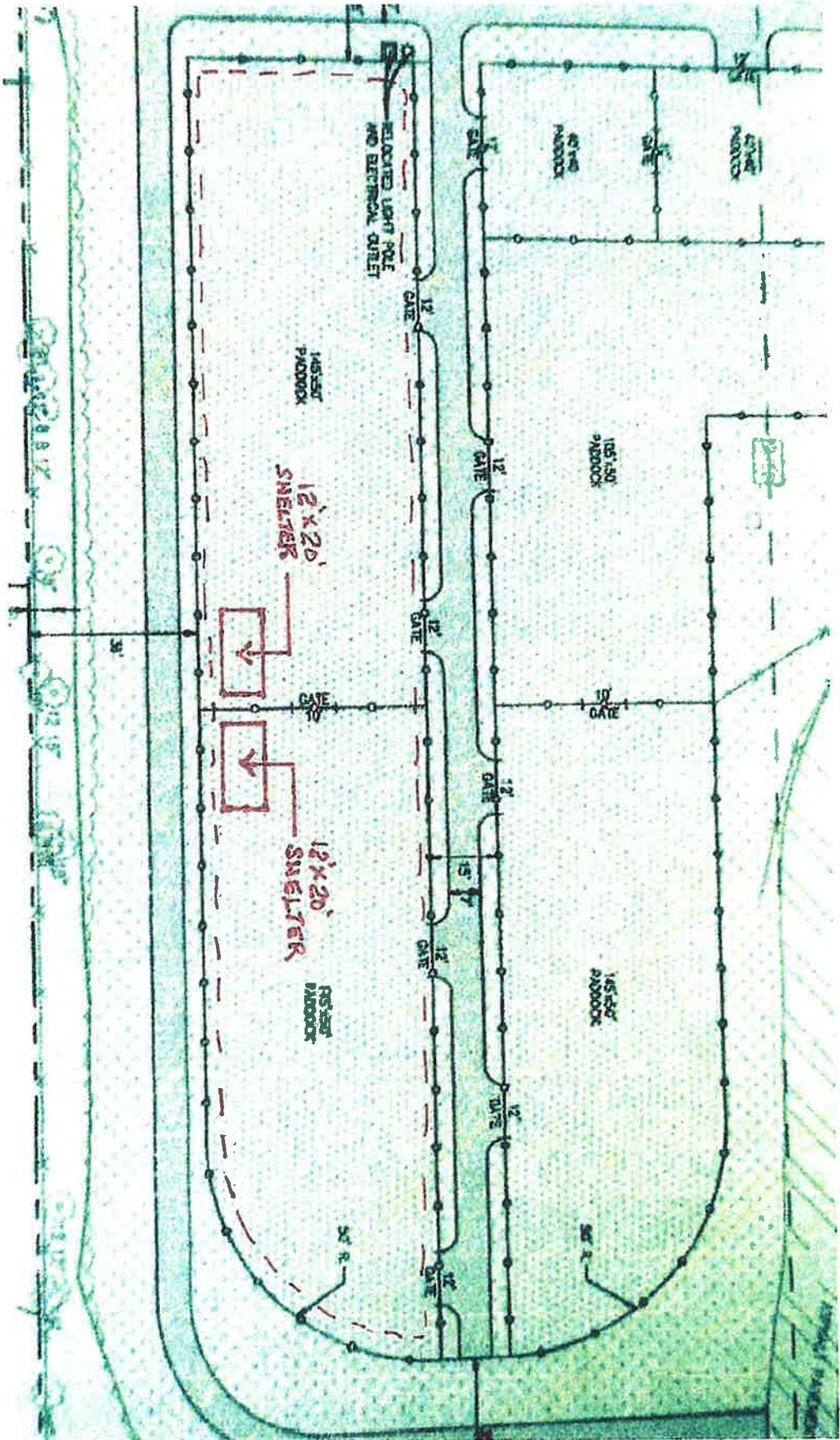
REVISIONS		DATE

<b>HANSON CENTER SITE IMPROVEMENTS</b> 15W 491 50TH STREET, BURR RIDGE, ILLINOIS	
<b>SITE GEOMETRIC PLAN</b>	



HANSON CENTER SITE  
ENLARGED SHELTER PLAN  
2024



**Horse Shelter Elevations**

**Ray Graham Association**

**Hanson Center**

**15 W431 e. 59<sup>th</sup> Street, Burr Ridge, IL 60527**



Front Elevation



Side Elevation



Rear Elevation



**From:** John Parkar <[jpbuidings@yahoo.com](mailto:jpbuidings@yahoo.com)>  
**Sent:** Monday, June 3, 2024 12:21 PM  
**To:** Phil Ortiz <[FOrtiz@Raygraham.org](mailto:FOrtiz@Raygraham.org)>  
**Subject:** Re: Tax Exempt letter 2025.07.pdf

Just letting you know we received the deposit and I will be getting that deducted from your bill!

Thank You,  
JP Amish Shelters  
John & Corey Malchine  
262-492-3827  
262-210-8543

On Wed, May 22, 2024 at 10:26 AM, John Parkar  
<[jpbuidings@yahoo.com](mailto:jpbuidings@yahoo.com)> wrote:

The invoice sends directly from quickbooks so I had to do 2 seperate emails.

Here's the specs for a barn style and some inside pictures of a shelter but it is not the same style you are ordering so roof will be different.

Bottom skids are 4x6  
7 side boards 2x8 tounge and groove  
Corner boards are 4x4  
Top half boards are 2x6s  
Roof has 3 trusses and 2x6 Perkins  
Roughly 3500 to 4000#s



**From:** [Kenn Kwilas](#)  
**To:** [Ella Stern](#)  
**Subject:** Petition Nbr Z-13-2024  
**Date:** Friday, August 30, 2024 12:03:09 PM

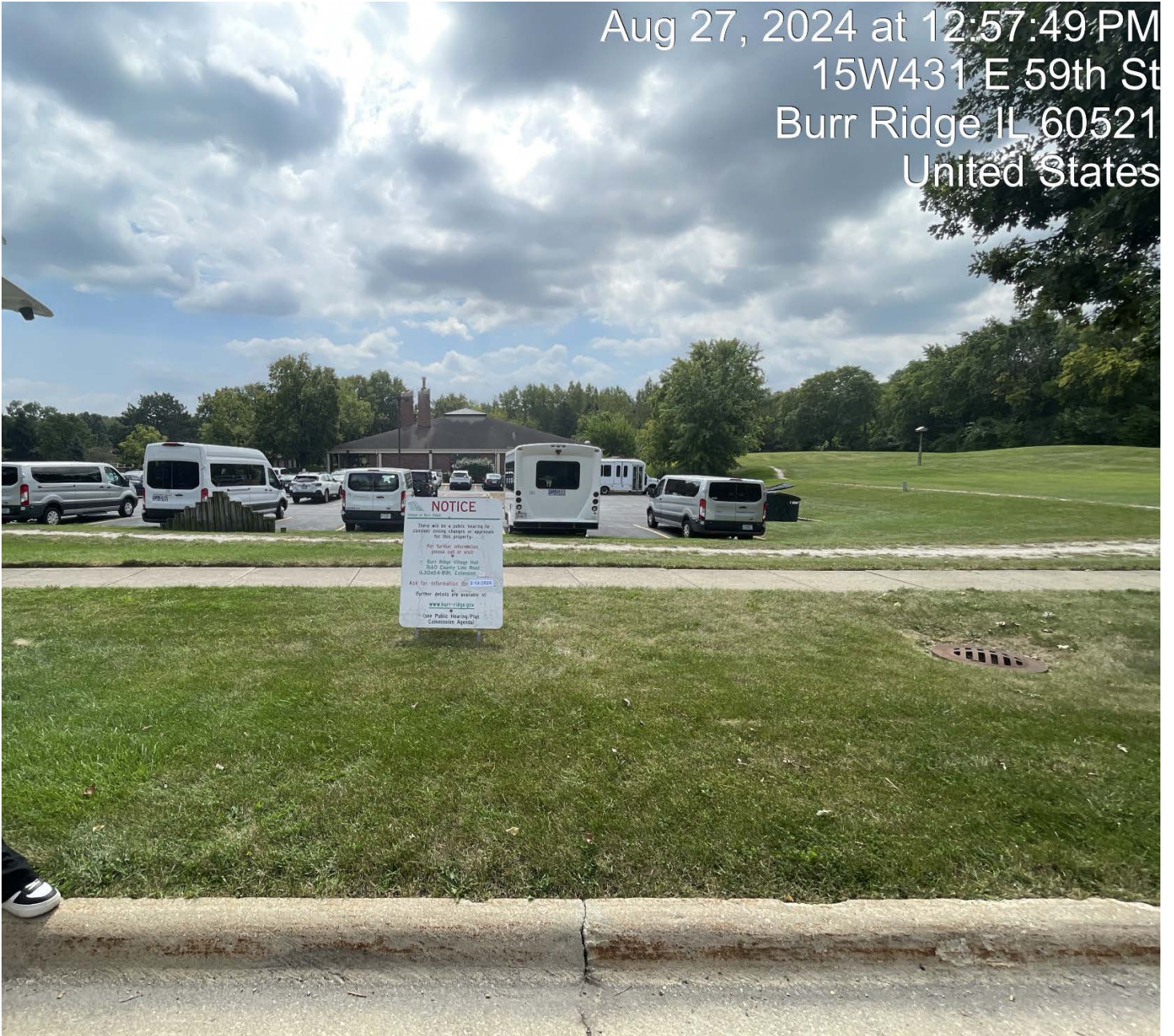
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My wife and I have no objections.

Kenn Kwilas  
15W301 61st Place  
Burr Ridge  
Cell: 630-209-9248  
Email: kwkwilas@yahoo.com



Aug 27, 2024 at 12:57:49 PM  
15W431 E 59th St  
Burr Ridge IL 60521  
United States



**NOTICE**  
There will be a public hearing to consider zoning changes or variances for this property.  
For further information, please call or visit:  
- Burr Ridge, Illinois 60521  
- Burr Ridge, Illinois 60521  
- Burr Ridge, Illinois 60521  
Ask for information by 2-18-2024  
Further details are available at:  
[www.burr-ridge.gov](http://www.burr-ridge.gov)  
- Use Public Hearing Plan Commission Agenda



Aug 27, 2024 at 1:01:19 PM  
5900-5952 S Garfield Ave  
Burr Ridge IL 60527  
United States

**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  
7649 Chaffin Lane, Room 101  
Burr Ridge, IL 60527  
Ask for information @ 708.213.2221  
Further details are available at:  
[www.burrridge.gov](http://www.burrridge.gov)  
See Public Hearing Plan Commission Agenda





## **LEGAL NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on **Monday, September 16, 2024, at Village Hall, 7660 County Line Road, Burr Ridge, Illinois, 60527.**

## **PURPOSE OF HEARING**

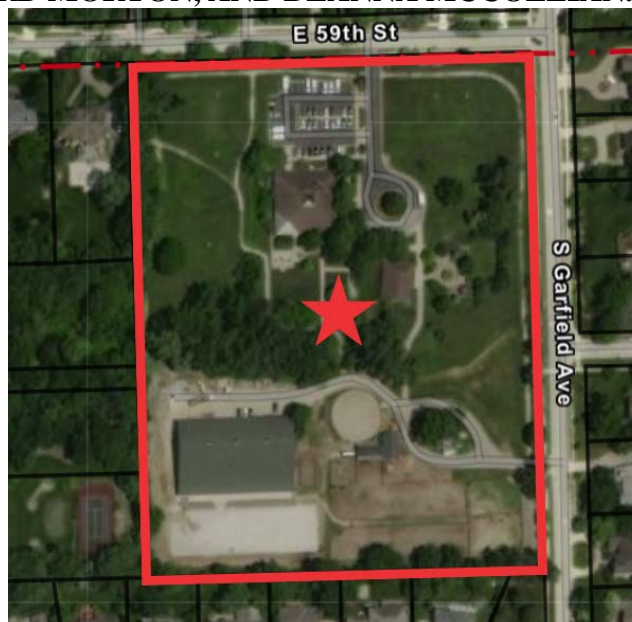
The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Phil Ortiz on behalf of Ray Graham Association for a special use approval as per Section VI.F.2.c of the Burr Ridge Zoning Ordinance and an amendment to Ordinance A-454-10-85, A-834-24-98, A-834-14-03, A-834-21-06, and A-834-24-12 to permit two accessory buildings at the subject property. The petition number and address of this petition is **Z-13-2024: 15W431 59th Street** and the Permanent Real Estate Index Number is **09-13-301-054-0000.**

Public comment may be provided by individuals who physically attend the meeting at 7660 County Line Road, Burr Ridge, Illinois, 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, September 10, 2024. All public comment may be emailed to Planner Ella Stern ([estern@burr-ridge.gov](mailto:estern@burr-ridge.gov)) or mailed to Ms. Stern's attention at the address above. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

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

**Greg Trzupsek, Chairman**

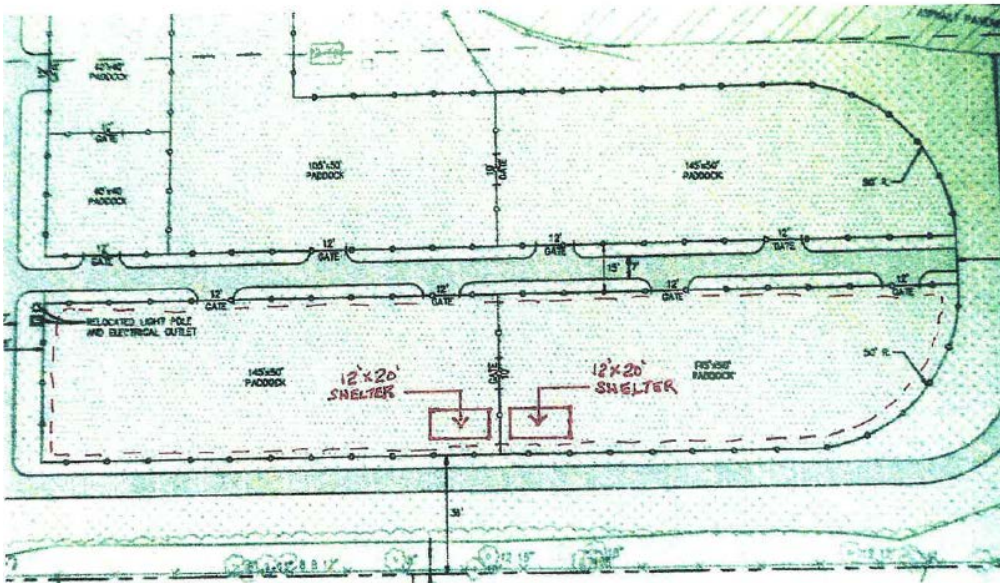
**MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, RICHARD MORTON, AND DEANNA MCCOLLIAN.**



*The site is outlined in red*



HANSON CENTER SITE  
ENLARGED SHELTER PLAN  
2024



A section of the site plan with the proposed location of the shelters.



Front Elevation



Side Elevation

Image of the proposed shelters.

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

[https://www.burr-ridge.gov/government/boards\\_committees\\_commissions/plan\\_commissions\\_zoning\\_board\\_of\\_appeals/index.php](https://www.burr-ridge.gov/government/boards_committees_commissions/plan_commissions_zoning_board_of_appeals/index.php)

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

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

[https://www.burr-ridge.gov/government/boards\\_committees\\_commissions/plan\\_commissions\\_zoning\\_board\\_of\\_appeals/agendas\\_minutes.php](https://www.burr-ridge.gov/government/boards_committees_commissions/plan_commissions_zoning_board_of_appeals/agendas_minutes.php)

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

ECONOMOU, I & N DOUROS  
5811 S GARFIELD ST  
HINSDALE, IL 60521

MAIZE JR, C JAMES  
8 E KENNEDY LN APT. 201  
HINSDALE, IL 60521

HAI, AFROZ & AMINA  
5900 S GRANT ST  
BURR RIDGE, IL 60527

TUREK, M & K MUELLER  
5799 S GRANT ST  
HINSDALE, IL 60521

KLUCHENEK, MATTHEW & M  
6005 S GRANT ST  
BURR RIDGE, IL 60527

RUNHGE, ANDREW W  
8 E KENNEDY LN APT. 302  
HINSDALE, IL 60521

SIDDIQUE, SHAH & AMBEL  
19 E 59TH ST  
HINSDALE, IL 60521

O ROURKE, TIMOTHY & T  
268 60TH ST  
BURR RIDGE, IL 60527

YOUNG, PHYLLIS M  
5772 S GARFIELD AVE  
HINSDALE, IL 60521

ROCCI, JOSEPH & ELIZABETH  
479 60TH PL  
BURR RIDGE, IL 60521

TANNURA, FRANK V  
16 RIDGE FARM RD  
BURR RIDGE, IL 60521

PONAKALA, BABU & C  
420 60TH PL  
WILLOWBROOK, IL 60527

CHI, LOUIS & RUTH  
5810 GIDDINGS AVE  
HINSDALE, IL 60521

OSGOOD, MARK M  
15W303 61ST PL  
BURR RIDGE, IL 60521

LIU, KEN  
1901 S MEYERS RD APT. 600  
OAKBROOK, IL 60181

WAKEFIELD, JOHN & SUSAN A  
6048 SEDGLEY CT  
BURR RIDGE, IL 60527

ALHANDALOUS, CHAHER  
5830 GIDDINGS AVE  
HINSDALE, IL 60521

GELLER, ROBERT H & AUDREY  
519 60TH PL  
BURR RIDGE, IL 60521

OZGEN, TAYFUN & SONGUL  
573 60TH PL  
BURR RIDGE, IL 60527

ROBINSON, ELAINE  
6 RIDGE FARM RD  
BURR RIDGE, IL 60527

FREIER, PAUL & MARIE  
6108 WOODCREEK CT  
BURR RIDGE, IL 60527

MOONEY, GABRIEL & C  
6113 WOODCREEK DR  
BURR RIDGE, IL 60527

HAWKINS, GARY T & JANE E  
8 E KENNEDY LN APT. 108  
HINSDALE, IL 60521

SODIKOFF, ROBERT N & S A  
6029 WOODCREEK DR  
BURR RIDGE, IL 60521

BURNS, ROBT & TERESA  
5835 S GARFIELD AVE  
HINSDALE, IL 60521

COLMONE, ANDREW & ANGELA  
6025 WOODCREEK DR  
BURR RIDGE, IL 60527

CRONIN, ELIZABETH G  
419 60TH PL  
BURR RIDGE, IL 60527

CHU, BENJAMIN & JEAN YIN  
5849 S GARFIELD AVE  
HINSDALE, IL 60521

MALHOTRA, RAVI & JANE  
8 E KENNEDY LN APT. 206  
HINSDALE, IL 60521

CALLEN, MICHAEL L & C M  
5826 GIDDINGS AVE  
HINSDALE, IL 60521

ANCIENT CITY CONTRACTING  
27 WINDSOR DR  
OAK BROOK, IL 60523

VOLINI, LORETTA TR  
8 E KENNEDY LN APT. 307  
HINSDALE, IL 60521

LOW, Y & K CHEUNG  
213 MEADOWBROOK LN  
HINSDALE, IL 60521

GIBAS, LORRAINE A  
5808 S WASHINGTON ST  
HINSDALE, IL 60521

CHEN, D & HONG LI  
5732 GIDDINGS AVE  
HINSDALE, IL 60521

PONAKALA, NARAYAN & C  
3 RIDGE FARM RD  
BURR RIDGE, IL 60527

RAY GRAHAM ASSOC  
2801 FINLEY RD  
DOWNERS GROVE, IL 60515

KEPOUROS, EDWARD & JOY  
6025 SEDGLEY CT  
BURR RIDGE, IL 60527

BADAWI, MAHMOUD & HANAN  
5905 S GRANT ST  
BURR RIDGE, IL 60527

LUKACH, CARL & MARY  
5836 S WASHINGTON ST  
HINSDALE, IL 60521

VANA, DOUGLAS & I HUANG  
3 EXMOOR LN  
LINCOLNSHIRE, IL 60069

MUELLER, ANN B  
6101 WOODCREEK DR  
BURR RIDGE, IL 60527

POTTS, DANA F  
6101 GARFIELD AVE  
BURR RIDGE, IL 60527

CHRISTIANSEN, DOUGLAS & M  
5803 S WASHINGTON ST  
HINSDALE, IL 60521

HASABOU, NAHLA  
2 RIDGE FARM RD  
BURR RIDGE, IL 60527

ATHENS, PAUL & KELLY  
6000 SEDGLEY CT  
BURR RIDGE, IL 60521

URSILLO, RICHARD & LOIS  
8 E KENNEDY LN APT. 301  
HINSDALE, IL 60521

KWILAS, SUSAN L  
15W301 61ST PL  
BURR RIDGE, IL 60527

WEINGARTNER, EDWARD & P  
5802 GIDDINGS AVE  
HINSDALE, IL 60521

DUNLEAVY, TERENCE & MARY  
6012 SEDGLEY CT  
BURR RIDGE, IL 60527

PIRZADA, HAMMAD & AMBER  
5835 S GRANT ST  
HINSDALE, IL 60521

SCHLESINGER, CATHERINE A  
8 E KENNEDY LN APT. 101  
HINSDALE, IL 60521

WU, XING & JING  
5915 GIDDINGS AVE  
HINSDALE, IL 60521

ENGLAND, WILLIAM T  
5 RIDGE FARM RD  
BURR RIDGE, IL 60521

PATEL, SAMIR & SAPNA  
480 60TH PL  
BURR RIDGE, IL 60527

SCHOOL DISTRICT 181  
6010 S ELM ST  
BURR RIDGE, IL 60527

MARTUCCI, JOHN & SHERI  
6100 S GARFIELD AVE  
BURR RIDGE, IL 60527

STANDARD BK & TR  
5779 S GARFIELD AVE  
HINSDALE, IL 60521

KIM, TONY & DONNA  
6047 S GARFIELD AVE  
BURR RIDGE, IL 60527

MAJMUNDAR, A & N SHAH  
18 RIDGE FARM RD  
BURR RIDGE, IL 60527

HOYT, CANDICE & ROBERT  
540 60TH PL  
BURR RIDGE, IL 60527

FOWLER, SONDR  
5823 S GIDDINGS AVE  
HINSDALE, IL 60521

DONNELLY, KEVIN & VICTORIA  
5822 S GIDDINGS  
HINSDALE, IL 60521

CHANG, FANNY & DAVID  
5823 GARFIELD AVE  
HINSDALE, IL 60521

THOMOPOULOS, ELAINE H  
459 60TH PL  
BURR RIDGE, IL 60527

PINTO ARAYA, JOHN  
15W330 60TH ST  
BURR RIDGE, IL 60527

CHANG, LISA L  
520 60TH PL  
BURR RIDGE, IL 60527

ZOU, QIN  
5818 GIDDINGS AVE  
HINSDALE, IL 60521

THORNTON, MICHAEL T  
27 TAMARIND LN  
KEY LARGO, FL 33037

CHICAGO TITLE HTH2242  
10 S LA SALLE ST APT. 2750  
CHICAGO, IL 60603

CHAMI, ANTOINE K  
8 E KENNEDY LN APT. 103  
HINSDALE, IL 60521

SHARMA, VINAYA K  
306 W 57TH ST  
HINSDALE, IL 60521

O'HARE, PATRICK & CATHLEEN  
5951 S GRANT ST  
BURR RIDGE, IL 60527

WILCOX JR VI, WILLIAM & C  
6024 SEDGLEY CT  
BURR RIDGE, IL 60527

PATEL, PRITESH & MINISHA  
577 60TH PL  
BURR RIDGE, IL 60521

NAJIB, S & R MALAH  
5819 S GARFIELD AVE  
HINSDALE, IL 60521

JAIN, RAJEEV & RASHMI  
5802 S WASHINGTON ST  
HINSDALE, IL 60521

URBANSKI, RAYMOND & MARIE  
5801 S WASHINGTON ST  
HINSDALE, IL 60521

JACKSON, GARRY  
5805 S GRANT ST  
HINSDALE, IL 60521

URFY, M & M MIR  
111 W 59TH ST  
HINSDALE, IL 60521

HAMPTONS OF HINS MST ASSO  
430 N MICHIGAN AVE  
CHICAGO, IL 60611

HURNEY, LINDA T  
8 E KENNEDY LN APT. 104  
HINSDALE, IL 60521

HU, LING QUN & Z LU  
7 RIDGE FARM RD  
BURR RIDGE, IL 60527

BOYCE, DENNIS W  
6107 WOODCREEK CT  
BURR RIDGE, IL 60527

TILLES, KAY O  
6111 WOODCREEK CT  
BURR RIDGE, IL 60521

DIORIO, LEONARD & TERESA  
217 MEADOWBROOK LN  
HINSDALE, IL 60521

DERAIMO, JEANNE T  
8 E KENNEDY LN APT. 208  
HINSDALE, IL 60521

MARTIN, MICHAEL  
8 E KENNEDY LN APT. 303  
HINSDALE, IL 60521

CHEN, JOSEPH & RUI BI  
5810 WOODMERE DR  
HINSDALE, IL 60521

DEIST, EULAINÉ & ROBERT  
6049 SEDGLEY CT  
BURR RIDGE, IL 60527

SHANER, ROBERT  
5806 WOODMERE DR  
HINSDALE, IL 60521

MAZUR, LECH  
6051 S GARFIELD AVE  
BURR RIDGE, IL 60521

FAKOUJEAN & FARAH  
6040 S GRANT ST  
BURR RIDGE, IL 60521

ROCQUE, ROBERT & IVONA  
5901 GIDDINGS AVE  
HINSDALE, IL 60521

GOMEZ, CAROLINE R  
6001 SEDGLEY CT  
BURR RIDGE, IL 60521

MEHTA, RAJEEV & SHINKI  
610 GRANT CT  
BURR RIDGE, IL 60527

TESKA, RICHARD & ANGELA  
5800 S GARFIELD  
HINSDALE, IL 60521

DANGLER, CYNTHIA S  
8 E KENNEDY LN APT. 306  
HINSDALE IL60521

GILBERT, NADINE & PAUL  
5845 S GRANT ST  
HINSDALE, IL 60521

SEDER, STEVE & ROSEMARIE  
15 E 59TH ST  
HINSDALE, IL 60521

JULIANO, SHAWN  
5840 S GRANT ST  
HINSDALE, IL 60521

KOZLOWSKI, PAUL & MICHELE  
499 60TH PL  
BURR RIDGE, IL 60527

CHAAR, BASSEM & KARA  
4 RIDGE FARM RD  
BURR RIDGE, IL 60527

KAO, RICHARD & SHARON TR  
8 E KENNEDY LN APT. 203  
HINSDALE, IL 60521

RIFAI, S & C ATASSI  
5925 S GRANT ST  
BURR RIDGE, IL 60527

PARDESI, ZAID & SHAZEEN  
5809 GIDDINGS AVE  
HINSDALE, IL 60521

BROWN, JOYOLIN  
6037 SEDGLEY CT  
BURR RIDGE, IL 60527

WANG, Y & C YANG  
11 RIDGE FARM RD  
BURR RIDGE IL60521

FULLER, LAWRENCE L  
23 E 59TH ST  
HINSDALE, IL 60521

THAKKAR TR, NIKITA NIRAV  
5830 S WASHINGTON ST  
HINSDALE, IL 60521

NAGLE, PATRICK & M BOLOS  
529 60TH PL  
BURR RIDGE, IL 60527

KOSTAKEN, JOHN P & C M  
5841 S GARFIELD  
HINSDALE, IL 60521

JUMANI, ESAM & GLORIA  
15W126 59TH ST  
BURR RIDGE, IL 60527

TAN, H & X XU  
6109 WOODCREEK DR  
BURR RIDGE, IL 60527

RAVI, BHAVANI & SUDHIR  
5818 WOODMERE DR  
HINSDALE, IL 60521

MURDOCK, MARGARET JOAN  
8 E KENNEDY LN APT. 308  
HINSDALE, IL 60521

WALSH, PATRICK & SHERRI  
5801 GIDDINGS AVE  
HINSDALE, IL 60521

ELAHI, RIAZ  
6026 WOODCREEK DR  
BURR RIDGE IL60527

CTLTC B8500722108  
10 S LASALLE ST APT. 2750  
CHICAGO, IL 60603

PAURITSCH, MARY K TR  
221 MEADOWBROOK LN  
HINSDALE, IL 60521

NEWELL, NANCY F  
6104 WOODCREEK DR  
BURR RIDGE, IL 60521

GAWLAK, J & E SIEMINSKI  
6115 S PARK AVE  
BURR RIDGE, IL 60527

CAMPLONE, GIANLUCA  
6002 S GRANT ST  
BURR RIDGE, IL 60527

HARRIS BANK HINSDALE  
574 60TH PL  
BURR RIDGE, IL 60521

HOCHMAN, JAMES & L LEGNER  
6013 GARFIELD AVE  
BURR RIDGE, IL 60521

LAPICHAJ, NARIS & SEEMA  
6055 S GARFIELD AVE  
BURR RIDGE, IL 60521

YOUNG, PHYLLIS  
5772 S GARFIELD ST  
HINSDALE, IL 60521

MERLO, LESA K  
501 W NORTH ST  
HINSDALE, IL 60521

AWASTHI, N & S KURCHANIA  
439 60TH PL  
BURR RIDGE, IL 60527

RUFF III, EDWARD B & SUSAN  
5814 S GIDDINGS AVE  
HINSDALE, IL 60521

CHEN, EDWARD MING CHU  
5609 S ELM ST  
HINSDALE, IL 60521

HERDA, MARTA W  
8 E KENNEDY LN APT. 202  
HINSDALE, IL 60521

SALHANI, A & L EREKSOUSI  
567 60TH PL  
BURR RIDGE, IL 60527

NEWLIN, J & C CHELEMENGOS  
5803 S GARFIELD AVE  
HINSDALE, IL 60521

GRASSO, JANET RYAN  
6030 GRANT ST  
BURR RIDGE, IL 60527

KRAUS, STEPHEN & DEBORAH  
5802 WOODMERE  
HINSDALE, IL 60521

HANLEY, DONALD & EILEEN  
5831 S GRANT ST  
HINSDALE, IL 60521

RYDEN, MICHAEL & E  
5839 S GRANT ST  
HINSDALE, IL 60521

ZELEK JR, EUGENE F & M C  
280 60TH ST  
BURR RIDGE, IL 60527

AL KHUDARI, S & L DERANI  
9 RIDGE FARM RD  
BURR RIDGE, IL 60527

KIM, JINSUH  
2784 ROCKY RIDGE RD  
VESTAVIA, AL 35243

STANDARD BK & TR CO  
5779 S GARFIELD AVE  
HINSDALE, IL 60521

GUPTA, ANURAG & ALEEA  
116 W 59TH ST  
BURR RIDGE, IL 60527

ATASSI, SALAM & GHAZEL  
5909 S GARFIELD AVE  
BURR RIDGE, IL 60521

YANG, MATTHEW & JESSICA  
5814 WOODMERE DR  
HINSDALE, IL 60521

CLEARY, JOSEPH & LAURIE  
578 W 60TH PL  
BURR RIDGE, IL 60521

SULLIVAN, MICHAEL & M  
5825 S GRANT ST  
HINSDALE, IL 60521

PITRODA, SEEN & SUMI  
5804 S GARFIELD ST  
HINSDALE, IL 60521

MALEC, MICHAEL  
549 60TH PL  
BURR RIDGE, IL 60521

WALSH, JOHN & T ZEMAN  
120 W 59TH ST  
BURR RIDGE, IL 60527

GIBSON, JONATHAN H  
8 E KENNEDY LN APT. 205  
HINSDALE, IL 60521

BRADLEY, FRANK & JOSEPHINE  
5561 BARTON LN  
HINSDALE, IL 60521

BALLANY, WASSIM  
220 MEADOWBROOK LN  
HINSDALE, IL 60521

UGOLINI, SHARON R  
5811 GIDDINGS AVE  
HINSDALE, IL 60521

OSGOOD, JEANNE S  
15W303 61ST ST  
BURR RIDGE, IL 60521

WAFAI, A YASER  
5901 S GARFIELD AVE  
BURR RIDGE, IL 60527

CLARK, ALISTAIR L  
5809 S WASHINGTON ST  
HINSDALE, IL 60521

SHAH, ATRIAN & T MARCINIAK  
5828 S GRANT ST  
HINSDALE, IL 60521

ZELAK JR, EUGENE & M C  
280 60TH ST  
BURR RIDGE, IL 60527

BECKMANN, DAVID P  
6031 S GARFIELD AVE  
BURR RIDGE, IL 60527

DONNAN, JOSEPH & JENNIFER  
17 RIDGE FARM RD  
BURR RIDGE, IL 60527

LESS, MICHAEL & ANN  
316 W 60TH ST  
BURR RIDGE, IL 60521

KRZYSTON, MICHAEL J TR  
6001 GRANT ST  
BURR RIDGE, IL 60527

NABAVI, NAVEED & MEREDITH  
500 W 60TH PL  
BURR RIDGE, IL 60521

WHITLOCK, NORA E  
8 E KENNEDY LN APT. 305  
HINSDALE, IL 60521

JIANG, QIYING & JIN WANG  
120 E 58TH ST  
HINSDALE, IL 60521

ALDINI, LOUIS J  
113 W 59TH ST  
HINSDALE, IL 60521

MA, IRENE & E SCHAEFER  
5822 WOODMERE DR  
HINSDALE, IL 60521

SUESS, DUANE & DENISE  
17476 W 69TH AVE  
ARVADA, CO 80007

HU, X & H HUANG  
459 OLD SURREY RD  
HINSDALE, IL 60521

KWASIGROCH, MICHAEL  
440 60TH PL  
BURR RIDGE, IL 60521

DOLAN, CONSTANCE I  
8 E KENNEDY LN APT. 102  
HINSDALE, IL 60521

CHUNDURI, KRISHNA C  
15W302 60TH ST  
BURR RIDGE, IL 60527

CTLTC 8002381995  
6003 S GRANT ST  
BURR RIDGE, IL 60527

GOSWAMI, AJAY  
107 W 59TH ST  
HINSDALE, IL 60521

DE GEER, RANDALL & TARA  
6050 GRANT ST  
BURR RIDGE, IL 60527

GILTNER, DIANNE M  
5981 S GRANT ST  
BURR RIDGE, IL 60527

SHIMA, KEVIN & CHRISTINA  
6105 WOODCREEK DR  
BURR RIDGE, IL 60521

DERKACH, OLGA TRUSTEE  
570 W 60TH PL  
BURR RIDGE, IL 60521

PATOLAWALA, MONISH & A  
5803 WOODMERE  
HINSDALE, IL 60521



CAI, JAMES X & HONG CHEN  
1 RIDGE FARM RD  
BURR RIDGE, IL 60527

OWENS, THOMAS M & MARY S  
5885 GIDDINGS AVE  
HINSDALE, IL 60521

CHICAGO TITLE 8002385934  
10 S LA SALLE ST APT. 2750  
CHICAGO, IL 60603

WILBER, DAVID J  
5805 S WASHINGTON ST  
HINSDALE, IL 60521

RAAD, W & N SHABAN  
5824 S WASHINGTON ST  
HINSDALE, IL 60521

SULLIVAN, CHRISTOPHER & J  
5808 S GARFIELD  
HINSDALE, IL 60521

ILLINOIS ASSOCIATION OF  
PO BOX 89  
BROOKFIELD, IL 60513

RACKY, JOHN & DEBORAH  
5836 S GARFIELD ST  
HINSDALE, IL 60521

MARSH, WESTON & NORA H  
615 GRANT CT  
BURR RIDGE, IL 60521

FOLKMANN, JEREMIAH & A  
134 W 59TH ST  
BURR RIDGE, IL 60527

MADOCH, CRAIG & PITSA  
8 E KENNEDY LN APT. 207  
HINSDALE, IL 60521

KELLY ARORA LIVING TRUST  
6037 GARFIELD AVE  
BURR RIDGE, IL 60527

VILLAGE OF HINSDALE  
19 E CHICAGO AVE  
HINSDALE, IL 60521

FULLER, PAULA F  
8 E KENNEDY LN APT. 106  
HINSDALE, IL 60521

URBANSKI, BRIAN & ALICE  
15 RIDGE FARM RD  
BURR RIDGE, IL 60527

INTORCIA, D & K EISEL  
5817 GIDDINGS AVE  
HINSDALE, IL 60521

KINNAS, SPERO & ANASTASIA  
539 60TH PL  
BURR RIDGE, IL 60521

CHI, EDWARD C & SERENA C  
5806 GIDDINGS AVE  
HINSDALE, IL 60521

CARLSON, CARL & MIROSLAVA  
6025 S GARFIELD AVE  
BURR RIDGE, IL 60521

COOPER, BRIAN & MARGARET  
15W365 60TH ST  
BURR RIDGE, IL 60521

KANG, DENYS & HYUNGIM  
5801 S GRANT ST  
HINSDALE, IL 60521

DANOS, ELIAS & ARGIANA  
5834 S GRANT ST  
HINSDALE, IL 60521

DOTY, ROBERT K & JACLYN S  
6013 SEDGLEY CT  
BURR RIDGE, IL 60521

THORNTON, MICHAEL & E  
27 TAMARIND LN  
KEY LARGO, FL 33037

WOODCREEK HM OWNERS ASSC  
549 60TH PL  
BURR RIDGE, IL 60521

CORDONNIER, MICHAEL & ZEN  
5846 S GARFIELD ST  
HINSDALE, IL 60521

ORDINANCE NO. A-454-10-85

ORDINANCE GRANTING A CONDITIONAL PERMITTED (SPECIAL) USE  
AND A VARIATION FOR CERTAIN REAL ESTATE (FARM CLUB)

WHEREAS, applications for a conditional permitted (special) use and a certain variation for certain real estate have been filed with the Village Clerk of this Village, and said applications have been referred to the Plan Commission and the Zoning Board of Appeals of this Village, and have been processed in accordance with the Burr Ridge Zoning Ordinance; and

WHEREAS, said Plan Commission of this Village held a public hearing on whether the requested conditional permitted (special) use should be granted and the Zoning Board of Appeals of this Village held a public hearing on whether the requested variation should be granted, at which time all persons present were afforded an opportunity to be heard; and

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

WHEREAS, the Plan Commission and Zoning Board of Appeals of this Village have respectively filed their reports of findings and recommendations that the conditional permitted (special) use and variation be granted with this President and Board of Trustees, and this Board of Trustees have duly considered said report and findings and recommendations;

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 the report and findings and recommendations of the Plan Commission and Zoning Board of Appeals of this Village regarding the proposed requested conditional permitted (special) use and variation are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearings are also hereby incorporated by reference. This President and Board of Trustees further find that the granting of the proposed conditional permitted (special) use and variation is in the public good and in the best interests of the Village and its residents, is consistent with the Comprehensive Plan of the Village, and is consistent with and fosters the purposes and spirit of the Burr Ridge Zoning Ordinance, as set forth in Section II thereof.

Section 2: That this President and Board of Trustees, after considering the report and recommendations of the Plan Commission and other matters properly before it find, in addition to the findings set forth in Section 1 hereof, as follows in relation to the requested conditional permitted (special) use:

- (a) That the subject real estate is approximately 10.2 acres in size and is currently used to serve the needs of the developmentally disabled. The proposed conditional permitted (special) use is to permit the construction of a "Great Hall" designed as a meeting, education and music room, including a solarium, and an indoor swimming pool structure and an indoor riding arena.
- (b) That the proposed site plan dated August 28, 1985 and entitled "Master Site Plan - Anna Emery Hanson Center"



and prepared by Bowen, Williamson and Zimmerman, Architects, and Schreiber/Anderson Associates, Landscape Architects, is so designed as to provide a method of preserving the environment in the area in general and is well landscaped, including a stone fence, to minimize any visual impact on the area.

- (c) The proposed site plan has been designed in such a manner as to not have a substantial or undue adverse effect upon adjacent property and the character of the neighborhood.
- (d) That there is a public necessity for the issuance of the conditional permitted (special) use since there is a special need to have facilities and programs serving the developmentally disabled for the development and maintenance of their physical fitness and the encouragement of creativity in the areas of fine art. Moreover, it is contemplated that the facilities will also be available to other community groups.
- (e) That the establishment, maintenance, and operation of the conditional permitted (special) use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The site plan requires major landscaping and the construction of a stone fence which will eliminate any adverse impact on the surrounding area; moreover, the use of the property for the developmentally disabled has been in existence for a number of years without any evidence of an adverse impact on the area.
- (f) That the conditional permitted (special) use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor will the conditional permitted (special) use substantially diminish and impair property values within the neighborhood. Again the proposed improvements will be well screened from view and there has been no adverse impact in the past.
- (g) That the establishment of the conditional permitted (special) use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the landscaping, building, development and expansion of the facilities will preserve open space and natural features and will be in conformance with the philosophy of the Village.
- (h) That adequate utilities, access roads, drainage and the other necessary facilities have been or are being provided. The project is being engineered in accordance with a plan approved by the Village Engineer.

- (i) That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets, including the addition of additional parking spaces to avoid overflow parking on the public streets.
- (j) That the conditional permitted (special) use shall in all other respects conform to the applicable provisions of the Burr Ridge Zoning Ordinance for the district in which it is located.

Section 3: That the requested conditional permitted (special) use is hereby granted for the following described real estate to permit the construction of the proposed "Great Hall," indoor swimming pool building and indoor riding arena under the provisions of the Burr Ridge Zoning Ordinance, which granting of said conditional permitted (special) use is hereby expressly conditioned upon said construction to be in strict conformance with the Master Site Plan more fully described above, which site plan is hereby specifically approved. Said real estate is legally described as follows:

Parcel 1:

The North half of Lot 1 (except the East 125.61 feet and except the West 250 feet thereof) in Block 4 in Branigar Bros. Hinsdale Farms, being a Subdivision of the Southwest quarter and of the Northwest quarter (except the East half of the Northwest quarter of the said Northwest quarter) of Section 13, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded April 5, 1920 as Document 141390, in DuPage County, Illinois.

Parcel 2:

The South half of Lot One (1) in Block Four (4) in Branigar Brothers Hinsdale Farms, being a Subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of said Northwest quarter) of Section 13, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat of said subdivision recorded April 5, 1920 as Document 141390, in DuPage County, Illinois.

Parcel 1 is commonly known as 15W431 - 59th Street, Burr Ridge, Illinois and Parcel 2 is commonly known as 5904 South Garfield, Burr Ridge, Illinois and is known as the Farm Club property.

The Permittee hereunder and any subsequent owners and developers of the subject real estate shall at all times comply with the terms and conditions of the conditional permitted (special) use permit set forth above and, in the event of non-compliance, said permit shall be subject to revocation by appropriate legal proceedings.

Section 4: That this President and Board of Trustees, after considering the reports and recommendations of the Zoning Board of Appeals and other matters properly before it, find, in addition to the findings set forth in Sections 1, 2 and 3 hereof, as follows in relation to the requested variation:

- (a) That the plight of the owner is due to unique circumstances since this is a facility that is designed to meet all the needs of the developmentally disabled, both physical and mental, and it would be impractical to be able to meet all such needs in a single building. The property is also unique.
- (b) That the variation, if granted, will not alter the essential character of the locality, and, in fact, it will enhance the area.
- (c) That a hardship was proven since the variation became necessary because the property, as now developed, simply cannot adequately serve the developmentally disabled for whom it has been uniquely developed.
- (d) That conditions upon which the petition for variation is based would not be applicable generally to the other properties within the same zoning district. This is a distinctly unique facility.
- (e) That granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The improvements will be well landscaped, including the construction of an aesthetically pleasing stone fence, which will eliminate any possible adverse



impact. Moreover, a substantial amount of open space will be preserved.

- (f) That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood. Again, the property is sufficiently large to accommodate the proposed improvements while at the same time preserving open space. Also, it will be well landscaped.

Section 5: That the following variation for the real estate described in Section 3 above be and is hereby granted: a variation from the provisions of Section VI,D,2 of the Burr Ridge Zoning Ordinance to allow more than one principal building on said real estate, namely the construction of a "Great Hall," an indoor swimming pool and an indoor riding arena all as designated on the site plan approved above, rather than the requirement of only one principal building on a lot.

Section 6: That the zoning map of the Village of Burr Ridge, Cook and Du Page Counties, Illinois, be amended so as to be in conformance with the granting of the conditional permitted (special) use aforesaid.

Section 7: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.



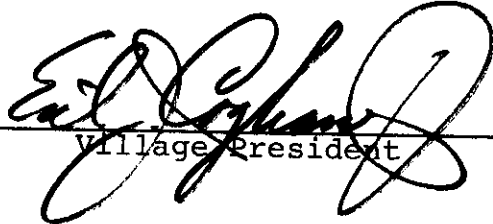
PASSED this 28th day of October, 1985, by the  
Corporate Authorities of the Village of Burr Ridge on a roll call  
vote as follows:

AYES: 5 - Trustees Blahnik, Zucek, Murray, Polaski & Irmen

NAYS: 0 - None


ABSENT: 1 - Trustee Ahlgren

APPROVED by the President of the Village of Burr Ridge on  
the 28th day of October, 1985.



Village President

ATTEST:



Village Clerk



ORDINANCE NO. A-834-24-98

AN ORDINANCE GRANTING A SPECIAL USE  
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE  
(Z-12-1998: 15W431 59<sup>th</sup> Street - Hanson Center)

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

**WHEREAS**, said Plan Commission of this Village held a public hearing on the question of granting said special use on July 20, 1998, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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

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

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

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

- A. That the Petitioner for the special use for the property located at 15W431 59<sup>th</sup> Street, Burr Ridge, Illinois, is William K. Murphy on behalf of the Ray Graham Foundation and the Anna Emory Hanson Center (hereinafter "Petitioner"). The Petitioner requests special use approval as per Section VI.F.2.c and g of the Burr Ridge Zoning Ordinance and an amendment to Ordinance A-454-10-85, an Ordinance granting special use approval for a recreation and arts facility for people with disabilities. Said special use approval and amendment are requested to allow construction of an indoor riding arena exceeding the size of the riding arena previously approved and in a different location than previously approved.
- B. That there is a public necessity for the conditional use. The existing Hanson Center provides a valuable community facility and service. The proposed indoor riding arena is necessary to allow the Hanson Center to continue its horseback riding program during the winter season.
- C. That 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.



- D. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- E. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The Hanson Center has shown that it can operate at this location without an adverse impact on the residential character of the neighborhood.
- F. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- G. That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.
- H. That the conditional use shall in all other respects conform to the applicable regulations of the Burr Ridge Zoning Ordinance for the district in which it is located.

**Section 3:** That approval of a special use as per Section VI.F.2.c and g of the Burr Ridge Zoning Ordinance and an amendment to Ordinance A-454-10-85, an Ordinance granting special use approval for a recreation and arts facility for people with disabilities, is hereby granted to allow construction of an indoor riding arena exceeding the size of the riding arena previously approved and in a different location than previously approved. Said approval is for the property commonly known as 15W431 59<sup>th</sup> Street and legally described as follows:

LOTS ONE AND TWO AND THE NORTH HALF OF LOT THREE IN BLOCK FOUR IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 5, 1920, AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS.

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

- A. The Master Plan for the Hanson Center, approved as per Ordinance A-454-10-85, shall be amended to include the indoor riding arena as depicted on plans attached hereto as Exhibits A, B, and C.
- B. Manure pick-up shall be provided at least twice a week.
- C. The parking and traffic circulation plan shall be submitted for approval by the Community Development Director prior to issuance of a building permit. Additional parking, including handicap accessible parking, shall be provided as may be required by the Director.
- D. All animal confinement areas shall be adequately fenced.
- E. All other terms and conditions of Ordinance A-454-10-85 shall remain in full force and effect except as specifically modified herein.
- F. The number of people permitted on the property shall be as follows: 180 persons at any one time during the day, except for five days during the year when 300 persons shall be permitted on the property at any one time during such five days.
- G. Supervision of the individuals utilizing the property will be provided in accordance with applicable Facility Licensing Guidelines, and current Ray Graham Association policies.
- H. All parking will be off-street parking.
- I. No part of the subject property will be used for fund raising activities open to the general public, nor will real estate be leased to other organizations or people for any purpose.
- J. In the event that the petitioner ceases to use the subject property for the purposes herein stated, the uses permitted on the subject property shall be limited those provided by the Burr Ridge Zoning Ordinance, as amended, R-3 Single-Family Residence District Regulations - Permitted Uses, as amended from time to time.



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

**PASSED** this 10<sup>th</sup> day of August, 1998, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** 4-Trustees Needham, Paveza, Pallat & Rohner.

**NAYS:** 1-Trustee Cizek.

**ABSENT:** 1-Trustee Milota.

**APPROVED** by the President of the Village of Burr Ridge on this 10<sup>th</sup> day of August, 1998.

  
\_\_\_\_\_  
Village President

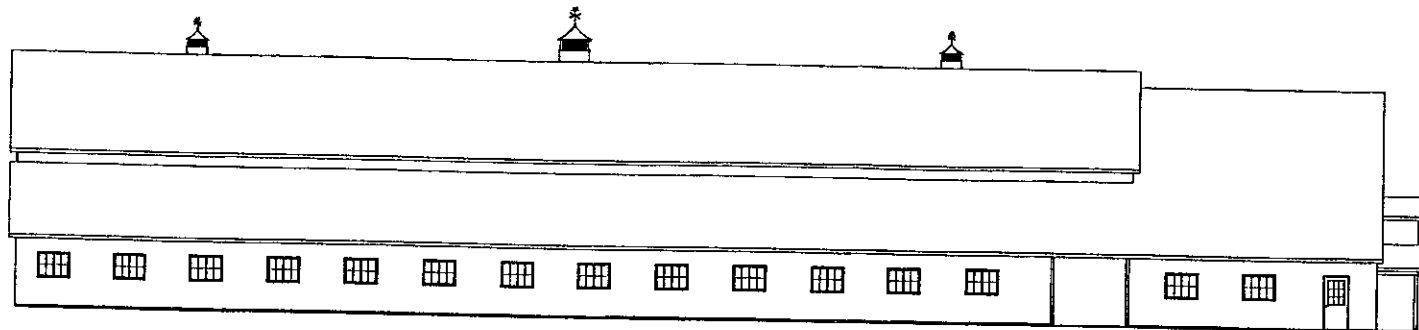
ATTEST:

  
\_\_\_\_\_  
Village Clerk

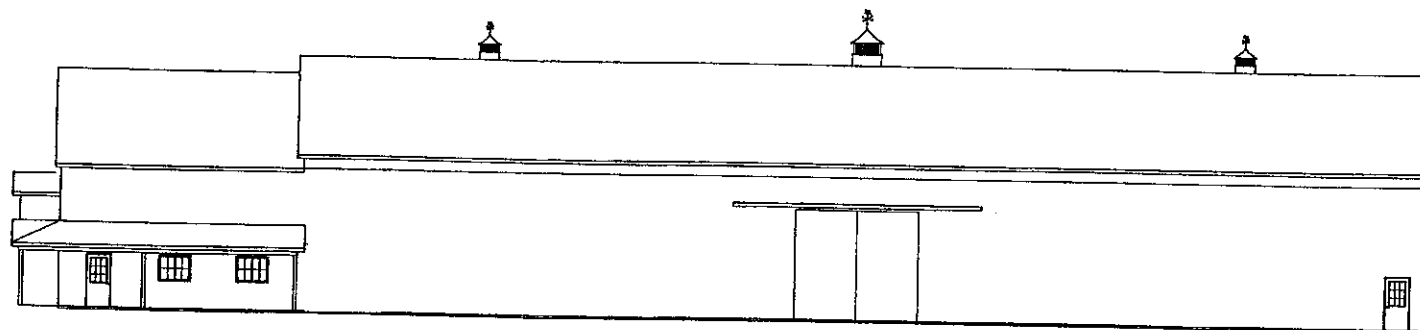




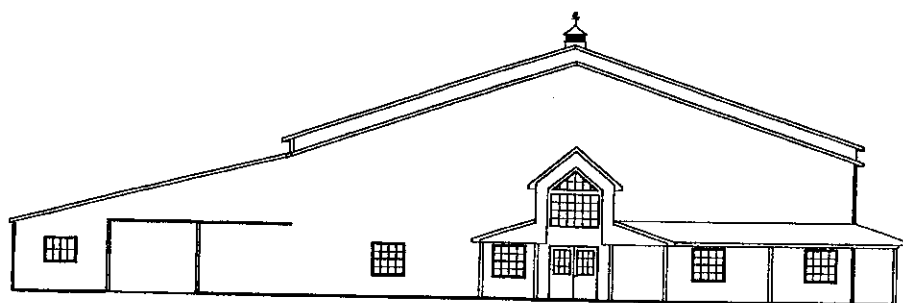




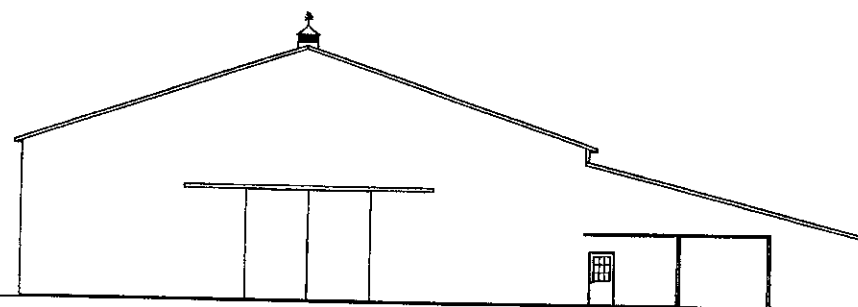
**SOUTH SIDE**



**NORTH SIDE**



**EAST END**



**WEST END**

**EXHIBIT** C



ORDINANCE NO. A-834-14-03

**AN ORDINANCE GRANTING A SPECIAL USE  
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE  
(Z-06-2003: 15W341 59<sup>th</sup> Street - Hansen Center)**

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

**WHEREAS**, said Plan Commission of this Village held a public hearing on the question of granting said special use on April 7, 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 the Suburban Life, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

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

**NOW THEREFORE, Be It Ordained** by the President and Board of Trustees of the Village of Burr Ridge, Cook and DuPage Counties,

Illinois, as follows:

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

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

- A. That the Petitioner for the special use for the property located at 15W341 59<sup>th</sup> Street, Burr Ridge, Illinois, is the Ray Graham Association for People with Disabilities - Hansen Center, represented by Executive Director Tim Andriano (hereinafter "Petitioner"). The Petitioner requests Special Use approval as per Section VI.F.2.c and g of the Burr Ridge Zoning Ordinance and an amendment to Ordinance No. A-454-10-85, an Ordinance granting special use approval for a recreation and arts facility for people with disabilities. Special use approval is requested to permit the continuing use of an outdoor service dog training area.
- B. That the special use provides a needed service to the community providing training for service dogs for the disabled.
- C. That the use and location of the outdoor service dog training facility will not be detrimental to surrounding properties because it is consistent with the existing use of the property and will be landscaped to blend into the existing landscaping of the area.
- D. That the special use approval will not be detrimental to the general welfare of the community but rather will provide a needed service and thus, will be a benefit to the community.

**Section 3:** That Special Use approval per VI.F.2.c and g of



the Burr Ridge Zoning Ordinance and an amendment to Ordinance No. A-454-10-85 to provide for the continuing use of an outdoor service dog training facility **is hereby granted** for the property commonly known as 15W341 59<sup>th</sup> Street and legally described as follows:

Lots 1 and 2 and the North  $\frac{1}{2}$  of Lot 3 in Block 4 in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  (except the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the said Northwest  $\frac{1}{4}$ ) of Section 13, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof, recorded April 5, 1920, as Document 141390, in DuPage County, Illinois.

The PIN Number for the property is:

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

- A. The service dog training facility shall be limited to the area and location as currently exists and as depicted on the plan attached hereto as **Exhibit A.**
- B. The number of dogs trained shall not exceed five dogs per year.
- C. Landscaping shall be provided in substantial compliance with the landscaping plan attached hereto as **Exhibit B.** All bushes and shrubs shown on the plan shall be at least three feet tall at the time of planting and shall be maintained at a height and width to provide substantial screening of the dog training area. All landscaping shall be installed prior to December 1, 2003.
- D. The fence shall be painted white.

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

**PASSED** this 22<sup>nd</sup> day of September, 2003, by the Corporate

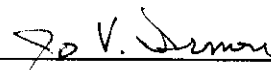
Authorities of the Village of Burr Ridge on a roll call vote as follows:

**AYES:** 5 - Trustees Grasso, Pallat, Paveza, Cizek, and Sodikoff

**NAYS:** 0 - None

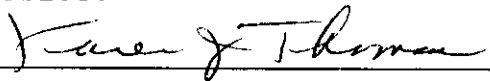
**ABSENT:** 1 - Trustee Rohner

**APPROVED** by the President of the Village of Burr Ridge on This 22<sup>nd</sup> day of September, 2003.



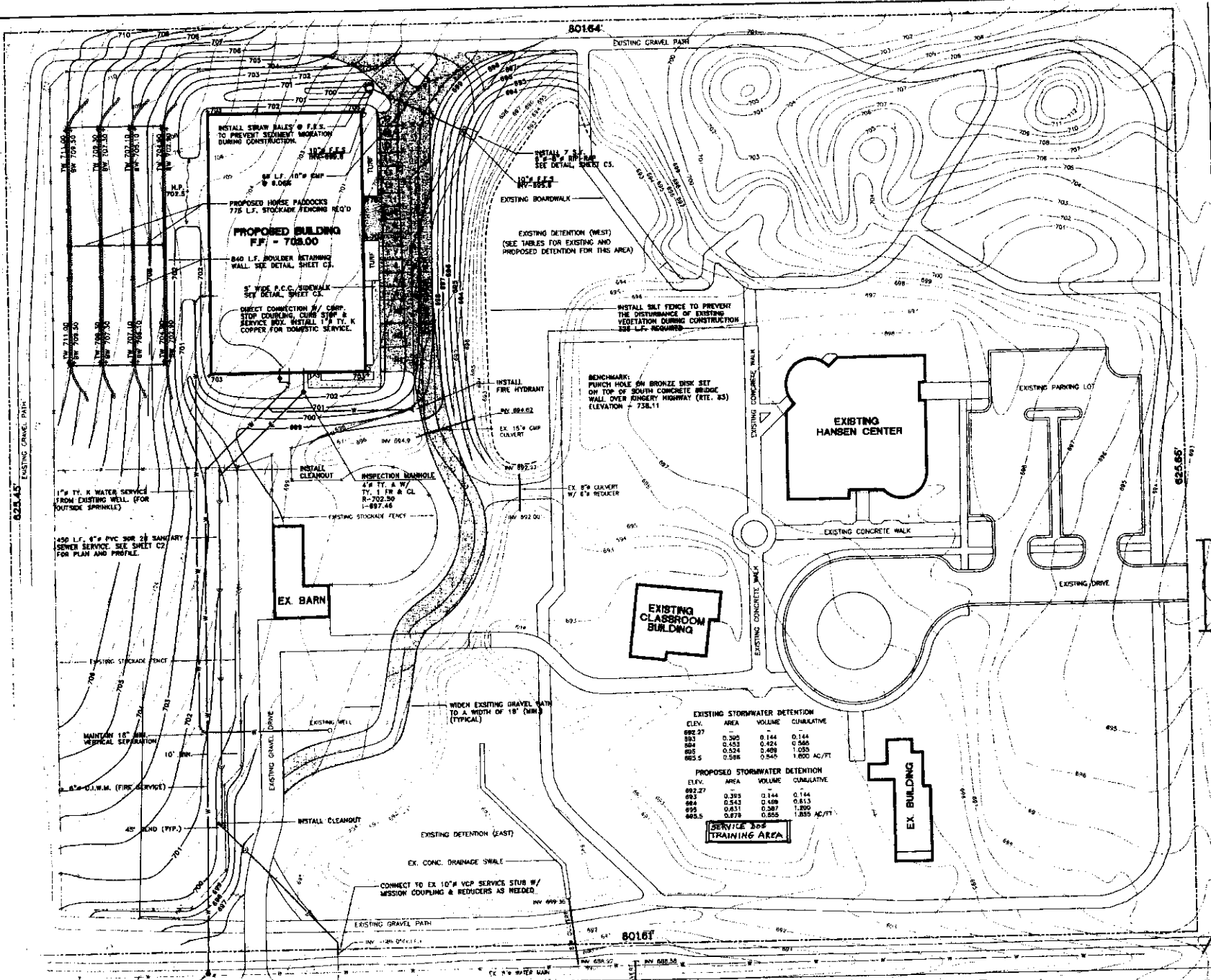
\_\_\_\_\_  
Village President

ATTEST:

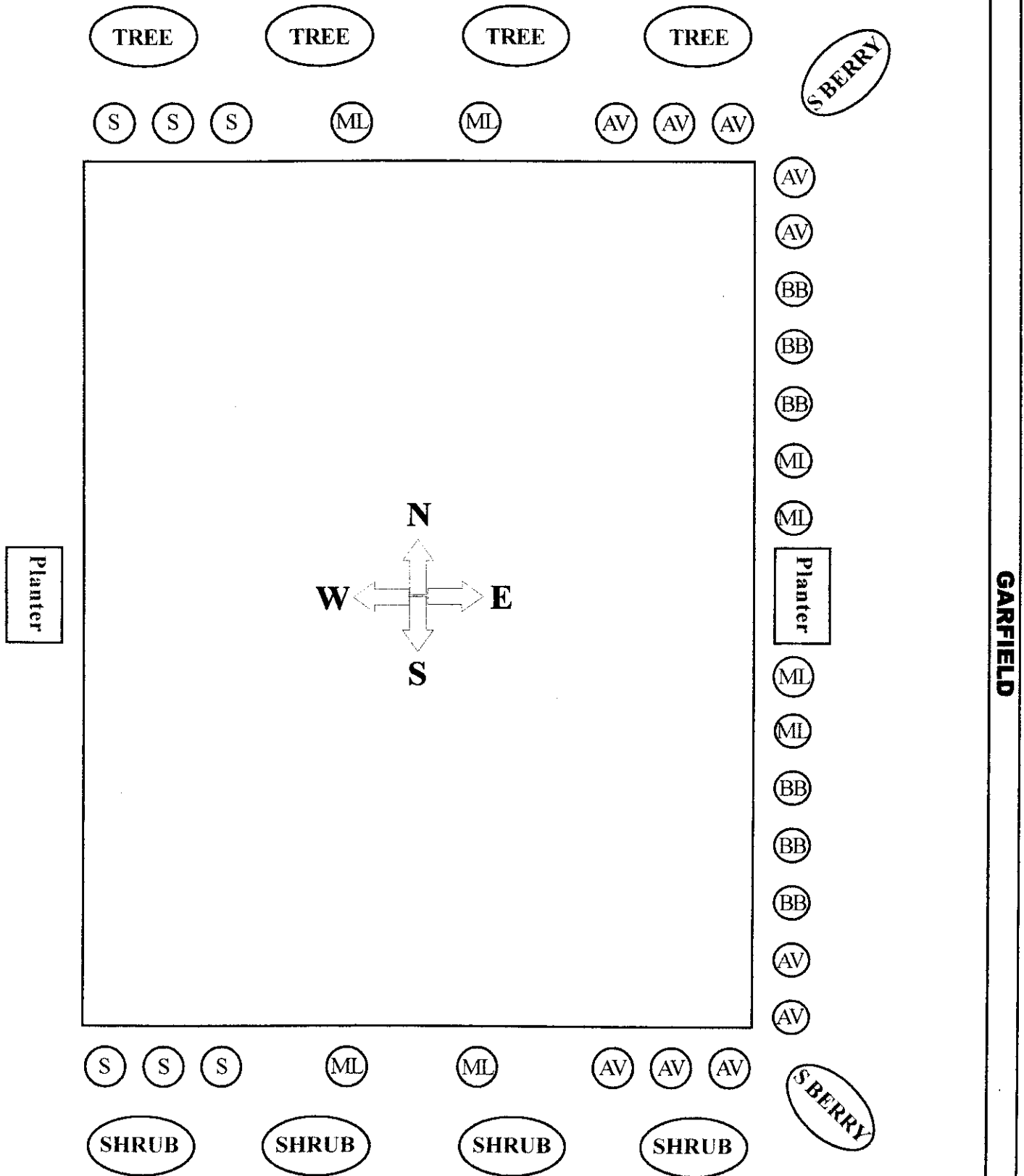


\_\_\_\_\_  
Village Clerk





HANSON CENTER LANDSCAPE PLAN - SERVICE DOG TRAINING AREA  
 MATT SILVERSTEIN - EAGLE SCOUT PROJECT - TROOP # 117



EXISTING PLANTS ARE GREEN

- 6 SPIREA (S)
- 10 ARBOR VITAE (AV)
- 6 BURNING BUSH (BB)
- 7 MISS KIM LILAC (ML)
- 1 RAISED PLANTER



ORDINANCE NO. A-834-11-05

AN ORDINANCE GRANTING A SPECIAL USE  
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE  
(Z-05-2005: 15W341 59<sup>th</sup> Street - Hanson Center)

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

**WHEREAS**, said Plan Commission of this Village held a public hearing on the question of granting said special use on April 4, 2005, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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

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

**Section 1:** All Exhibits submitted at the aforesaid public

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

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

- A. That the Petitioner for the special use for the property located at 15W341 59<sup>th</sup> Street, Burr Ridge, Illinois, is the Ray Graham Association for People with Disabilities - Hanson Center, represented by Executive Director Tim Andriano (hereinafter "Petitioner"). The Petitioner requests Special Use approval as per Section VI.F.2.c and g of the Burr Ridge Zoning Ordinance and an amendment to Ordinance No. A-454-10-85, an Ordinance granting special use approval for a recreation and arts facility for people with disabilities. Special use approval is requested to permit the construction of a new playground to replace an existing playground in approximately the same location.
- B. That the special use provides a needed service to the community providing a handicap accessible playground in order to provide recreation and leisure services to people with and without disabilities.
- C. That the use and location of the playground will not be detrimental to surrounding properties because it will replace an older playground in the same area.
- D. That the special use approval will not be detrimental to the general welfare of the community but rather will provide a needed service and, thus, will be a benefit to the community.

**Section 3:** That Special Use approval per VI.F.2.c and g of the Burr Ridge Zoning Ordinance and an amendment to Ordinance No. A-454-10-85 to provide for the construction of a new playground



to replace the existing playground in the same location **is hereby granted** for the property commonly known as 15W341 59<sup>th</sup> Street and legally described as follows:

Lots 1 and 2 and the North ½ of Lot 3 in Block 4 in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest ¼ of the Northwest ¼ (except the East ½ of the Northwest ¼ of the said Northwest ¼) of Section 13, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof, recorded April 5, 1920, as Document 141390, in DuPage County, Illinois.

The PIN Number for the property is: **09-13-301-054**

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

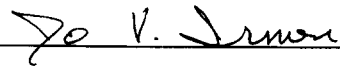
- A. The playground shall substantially comply with the site plan and playground specifications attached hereto as **Exhibit A.**

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

**PASSED** this 25<sup>th</sup> day of April, 2005, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

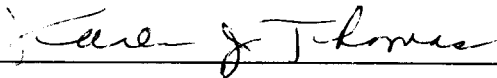
**AYES:** 4 - Trustees Pallat, Sodikoff, Grasso, and Cizek  
**NAYS:** 0 - None  
**ABSENT:** 2 - Trustees Paveza and Rohner

**APPROVED** by the President of the Village of Burr Ridge on  
this 25<sup>th</sup> day of April, 2005.



\_\_\_\_\_  
Village President

ATTEST:



\_\_\_\_\_  
Village Clerk

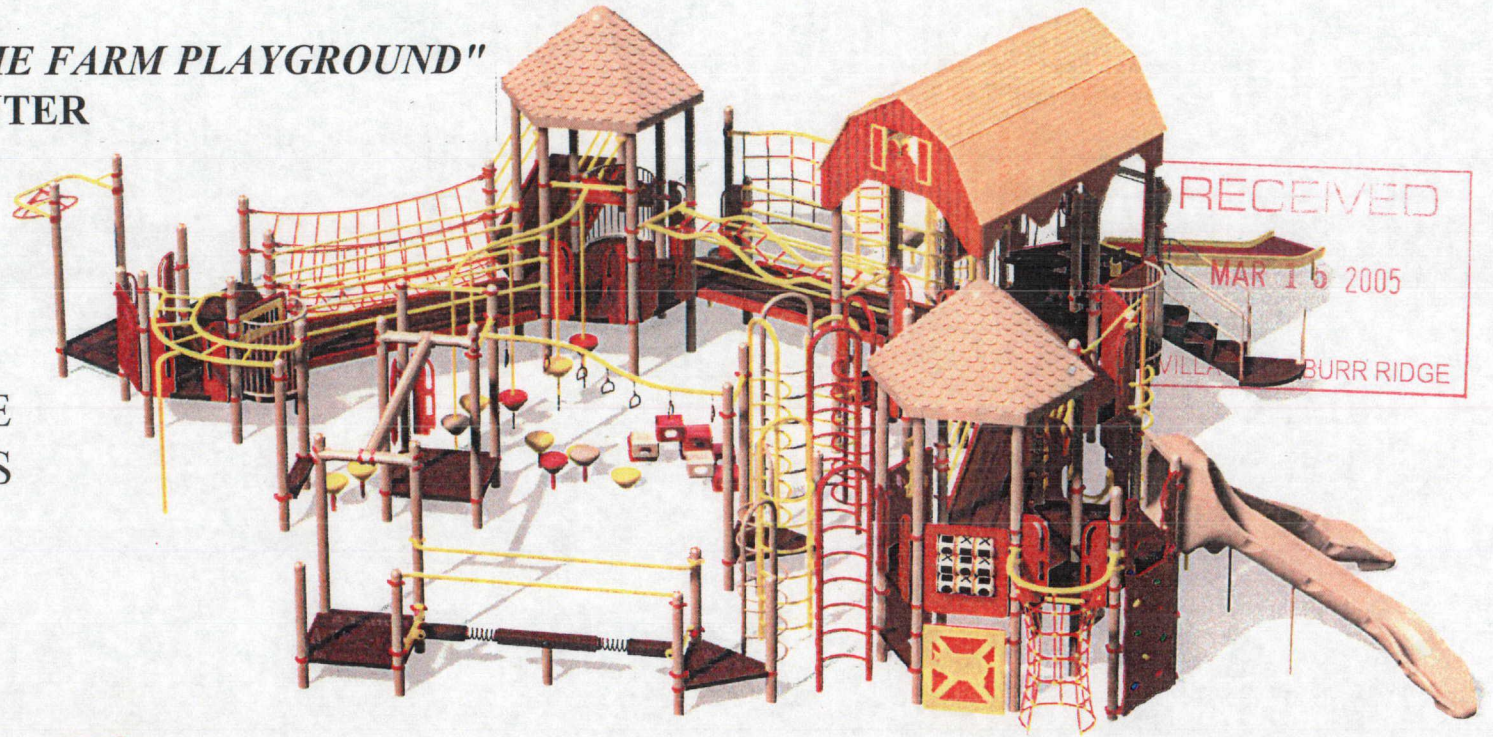






EQUIPMENT FOR "THE FARM PLAYGROUND"  
AT THE HANSON CENTER

SCHOOL AGE  
AND ADULTS

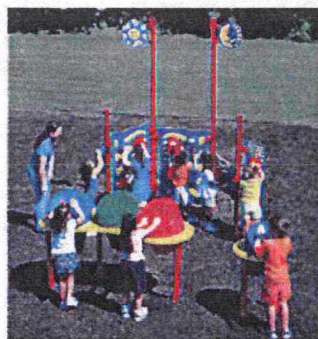
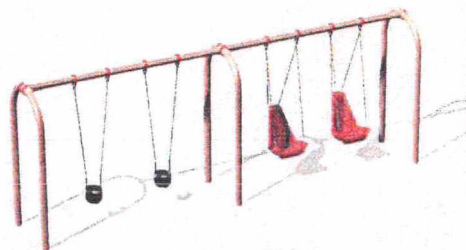
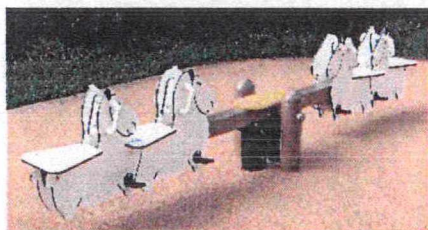
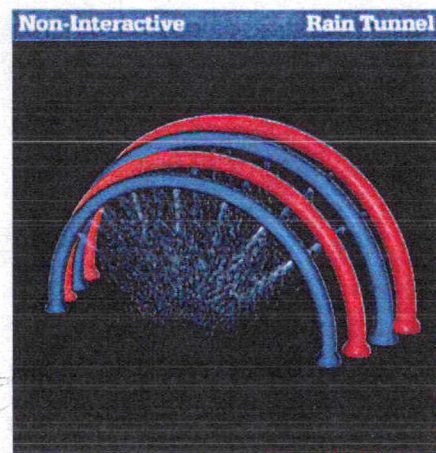
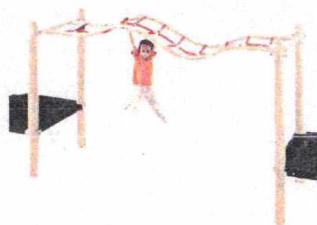
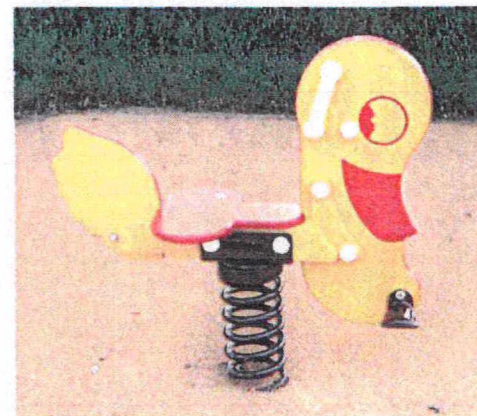
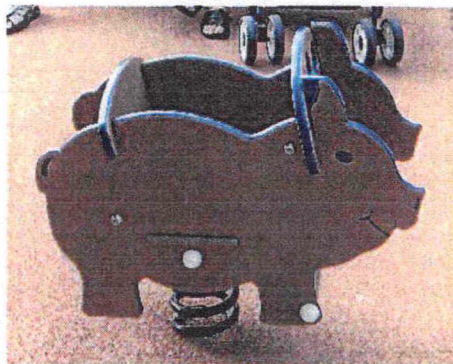


PRESCHOOL



LARGE TRACTOR  
WITH SLIDE





ORDINANCE NO. A-834-21-06

**AN ORDINANCE GRANTING A SPECIAL USE  
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE  
(Z-10-2006: 15W431 59<sup>th</sup> Street - Hanson Center)**

---

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

**WHEREAS**, said Plan Commission of this Village held a public hearing on the question of granting said special use on June 5, 2006 continued from May 1, 2006, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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



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

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

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

- A. That the Petitioner for the special use for the property located at 15W431 59<sup>th</sup> Street, Burr Ridge, Illinois, is the Ray Graham Association for People with Disabilities - Hansen Center, represented by Executive Director Tim Andriano (hereinafter "Petitioner"). The Petitioner requests Special Use approval as per Section VI.F.2.c and g of the Burr Ridge Zoning Ordinance and an amendment to Ordinance No. A-454-10-85, an Ordinance granting special use approval for a recreation and arts facility for people with disabilities. Special use approval is requested to permit the construction of a garden area which consists of a gazebo, a water feature, a brick paver walk patio with seat walls, and landscape plantings.
- B. That the special use provides an amenity for the community on the subject property for use by residents and users of the Hanson Center.
- C. That the location of the garden area will not be detrimental to surrounding properties because it is consistent with the existing use of the property.

D. That the special use approval will not be detrimental to the general welfare of the community but rather will provide an amenity and thus, will be a benefit to the community.

**Section 3:** That Special Use approval per VI.F.2.c and g of the Burr Ridge Zoning Ordinance and an amendment to Ordinance No. A-454-10-85 to provide for the construction of a garden area which consists of a gazebo, a water feature, a brick paver walk patio with seat walls, and landscape plantings **is hereby granted** for the property commonly known as 15W431 59<sup>th</sup> Street and legally described as follows:

Lots 1 and 2 and the North  $\frac{1}{2}$  of Lot 3 in Block 4 in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  (except the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the said Northwest  $\frac{1}{4}$ ) of Section 13, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof, recorded April 5, 1920, as Document 141390, in DuPage County, Illinois.

The PIN Number for the property is: 09-13-301-054

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

- a. The water feature and surrounding patio/walk area shall be on the same level in order to eliminate a potential safety hazard.
- b. The special use shall be limited to full compliance with the submitted plans attached hereto as **Exhibit A.**

**Section 5:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this 26th day of June, 2006, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

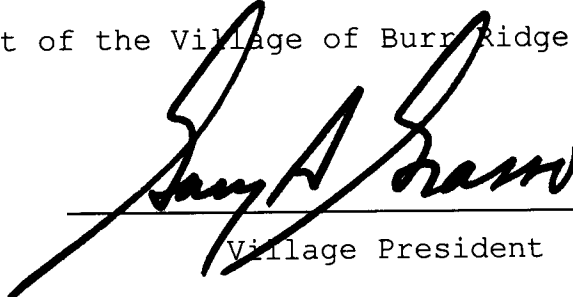


**AYES:** 6 - Trustees Allen, Paveza, Sodikoff, Wott,  
Grela, DeClouette

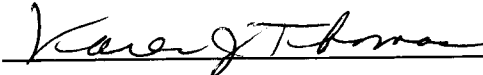
**NAYS:** 0 - None

**ABSENT:** 0 - None

**APPROVED** by the President of the Village of Burr Ridge on  
This 26th day of June, 2006.

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk

Wauconda 847.526.4554  
Roselle 630.307.0700  
Plainfield 815.439.2022  
www.acresgroup.com

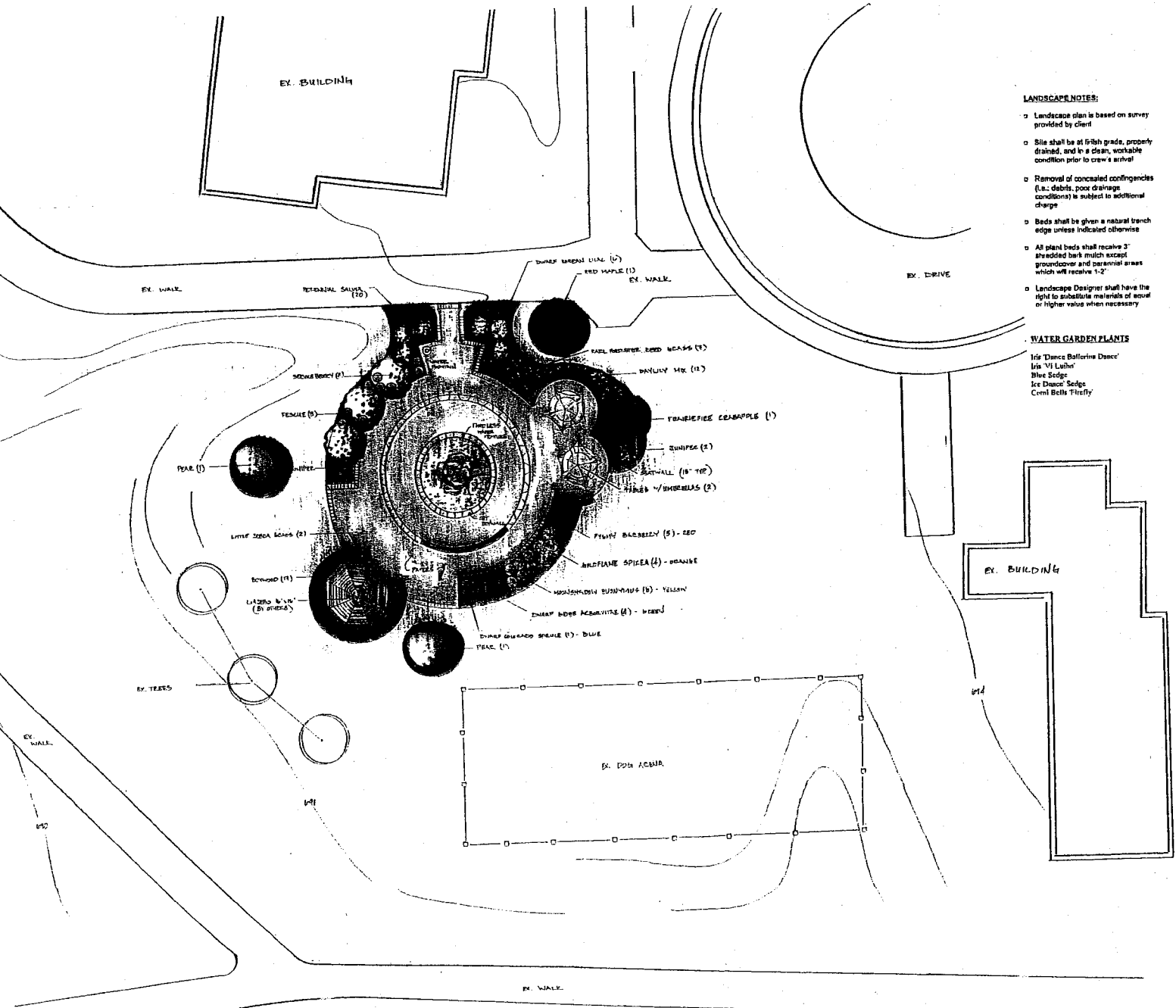
Creative property of:  
Acres Group  
Duplication of this document in part  
or in full, is prohibited without  
written authorization.

**LANDSCAPE NOTES:**

- Landscaping plan is based on survey provided by client
- Site shall be at finish grade, properly drained, and in a clean, workable condition prior to crew's arrival
- Removal of concealed contingencies (i.e., debris, poor drainage conditions) is subject to additional charge
- Beds shall be given a natural trench edge unless indicated otherwise
- All plant beds shall receive 2" shredded bark mulch except groundcover and perennial areas which will receive 1-2"
- Landscape Designer shall have the right to substitute materials of equal or higher value when necessary

**WATER GARDEN PLANTS**

- Iris 'Dance Ballerina Dance'
- Iris 'Vi Luth'
- Blue Sedge
- Ice Dancer Sedge
- Comi Belts Firefly



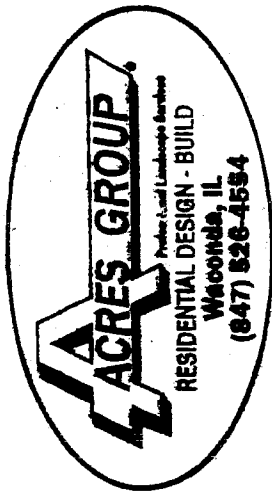
FUNK MEMORIAL GARDEN

15 W. 431 59th ST.  
BUZZ MEME, ILL. 60021

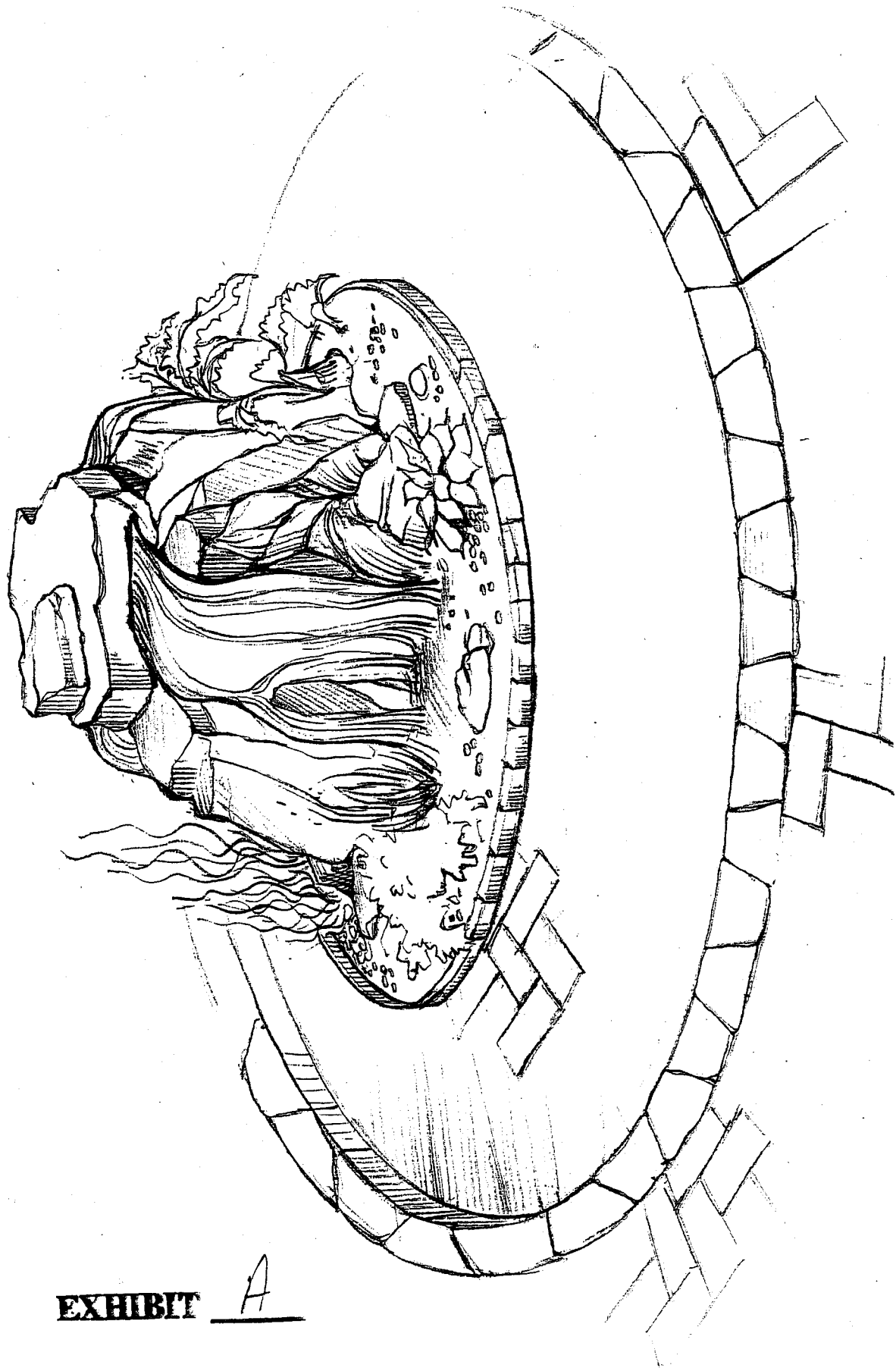
North:	Revisions:
	1/10/06
	5/2/06
Scale:	
1/10" = 1'	
Page:	Date:
Designed by:	
SARAH CAWLEHL	

**EXHIBIT**  
**A**





The rock waterfall has no standing water.  
All water flows under the pebbles at the base.



**EXHIBIT**

A

ORDINANCE NO. A-834-24-12

AN ORDINANCE GRANTING A VARIATION  
FROM THE VILLAGE OF BURR RIDGE ZONING ORDINANCE FOR  
THE LOCATION OF A STAND BY GENERATOR IN A FRONT BUILDABLE AREA

(V-04-2012: 15W431 59<sup>TH</sup> Street - Hanson Center)

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

**WHEREAS**, said Zoning Board of Appeals of this Village held a public hearing on the question of granting said zoning variation on November 19, 2012, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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



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

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

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

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

- A. That the Petitioner for the variation for the property located at 15W431 59<sup>th</sup> Street, Burr Ridge, Illinois, is Lynn Austin on behalf of the Hanson Center (hereinafter "Petitioner"). The Petitioner requests a variation from Section IV.I.21 of the Burr Ridge Zoning Ordinance to permit a stand-by generator in a front buildable area rather than adjacent to a side or rear wall of the principal building.

- B. That the plight of the petitioner is due to unique circumstances because the existing utilities for the property, including outside air conditioning units, are located on the front side of the building and it would not be practical to locate the generator elsewhere.
- C. That if the variation is not approved the petitioner would suffer a hardship because the property would not be able to reasonably construct a generator that is needed for maintaining power the facility.
- D. That the variation will not alter the essential character of the locality because of the location of other existing mechanical equipment and because the building is setback more than 200 feet from any street.

**Section 3:** That a variation from Section IV.I.21 of the Burr Ridge Zoning Ordinance to permit a stand-by generator in a front buildable area rather than adjacent to a side or rear wall of the principal building; *is hereby granted* for the property commonly known as 15W431 59<sup>th</sup> Street and identified with the Permanent Real Estate Index Number of 09-13-301-054.

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

- A. The location of the generator shall be as per the submitted plans attached hereto as Exhibit A.
- B. A final landscaping plan shall be provided at the time of permit application and landscaping shall be provided to screen the generator subject to the review and approval of the Community Development Director.

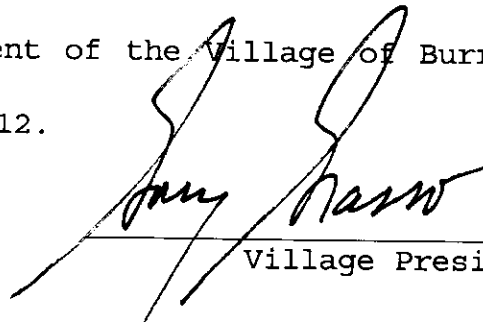


Section 5: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

**PASSED** this 26<sup>th</sup> day of November, 2012, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

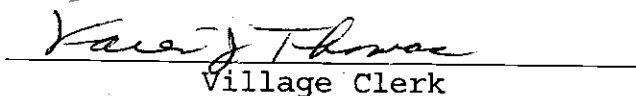
<b>AYES:</b>	6	-	Trustees Wott, Grela, Sodikoff, Paveza, Ruzak, Manieri
<b>NAYS:</b>	0	-	None
<b>ABSENT:</b>	0	-	None

**APPROVED** by the President of the Village of Burr Ridge on this 26<sup>th</sup> day of November, 2012.

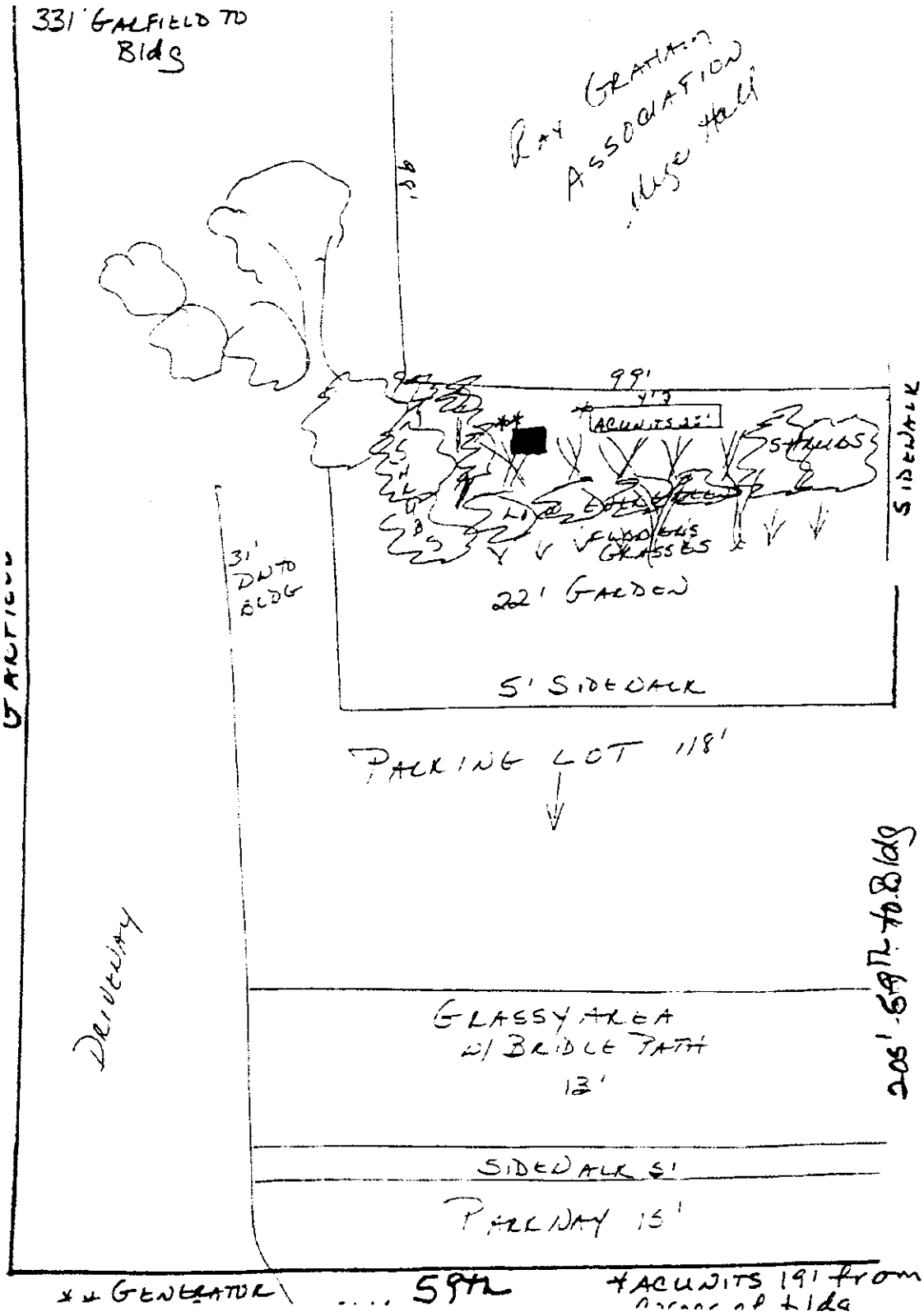


Village President

**ATTEST:**



Village Clerk







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

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

**Petitioner:** Village of Burr Ridge

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

**Date of Hearing:** July 15, & September 16, 2024

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

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

In preparation for the Commission’s first discussion of this proposed text amendment, held on July 15, 2024, staff reviewed current Manufacturing District uses, existing definitions, and identified other areas of importance where use regulations may intersect. As part of this review, staff identified key areas that require attention and potential amendments, including recommendations for the next steps to ensure a measured approach for addressing the proposed text amendment. On July 15, 2024, the Plan Commission continued the case and directed staff to consolidate and rename uses to standard conventions.

In preparation for the Commission’s second discussion of the proposed text amendment, staff has consolidated and renamed permitted and special uses within the Manufacturing District. Additionally, staff has identified areas where the inclusion of specific definitions may be necessary to ensure clarity within the Zoning Ordinance. This report has been divided into four main categories: Current Uses/ Definitions with proposed amendments, Prohibited Uses, Performance Standards, and Parking/Loading. Additionally, a link and a printout of the entire

Manufacturing District section, along with the warehousing staff report (Z-06-2024), have been provided as exhibits.

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

Staff organized and grouped the uses within the Research Assembly (RA), Light Industrial (LI), and General Industrial (GI) districts into categories of similar permitted and special uses. Each use is listed, and existing definitions have been included where applicable. It is important to note that some of the included definitions are not codified with the use's exact name but have been provided to ensure clarity and consistency in the interpretation and application of the zoning regulations. Staff has prepared a chart outlining the proposed revisions for consolidation and renaming of the uses within the Manufacturing District. A white row has been included under each category to provide recommendations for consolidation and renaming, as well as to indicate where the inclusion of a definition may be necessary. Additionally, a fifth column titled 'Notes' has been added to the chart to provide clarification on the proposed recommendations.

**Legend:**

Color	Classification/Category
	Accessory Units/Dwellings/Uses
	Research
	Manufacturing
	Wholesale/Warehouse
	Automobile
	Banks
	Health
	Cannabis
	Office/Business/Retail
	Planned Unit Developments
	Public Utility
	Schools
	Storage
	Fitness
	Media Production
	Printing and Publishing
	Miscellaneous
	Proposed consolidation and renaming, along with recommendations for uses that may require definitions

MANUFACTURING DISTRICT USES	PERMITTED USE	SPECIAL USE	DEFINITIONS	NOTES
Accessory building on a lot with an existing principal building		GI		Staff has consolidated the previously separate accessory building and dwelling unit
Accessory uses customarily incidental to principal uses including but not limited to	RA, LI, GI			



<p><del>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.</del></p>				<p>uses into a single use.</p>
<p>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.</p>		<p>GI</p>	<p><del>WATCHMAN'S QUARTERS: Working facilities for an owner/operator or employee to provide a 24 hour security in any zoning district where such accommodations are a permitted use. Watchman's quarters shall not serve as a primary residence for a watchman.</del>  <del>DWELLING UNIT: Any room or group of rooms located within a building, which are arranged, designed, used or intended for use exclusively as living quarters for one (1) family, and which shall include permanently installed complete kitchen and bath facilities.</del>  <del>DWELLING UNIT, ACCESSORY: A dwelling unit within a principal or accessory building, used or intended for use by domestic servants of the family occupying the principal dwelling or employees and other persons authorized to reside on the premises of a non residential use. Such dwelling unit that is accessory to a principal dwelling shall not be otherwise used as a separate dwelling unit. The term accessory dwelling unit also includes a guest house.</del></p>	

<i>Accessory building on a lot with an existing principal building and business.</i>		<i>GI</i>	<b>ACCESSORY BUILDING OR USE:</b> An accessory building, structure or use is one which: Is clearly incidental to, subordinate in purpose to, and serves the principal building or use. Is subordinate in building area, intensity of use or purpose to the principal building or principal use served. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served. Is located on the same zoning lot as the principal building or principal use served, except as may be specifically provided for elsewhere in this Ordinance or by separate Ordinance.	
<i>Accessory uses customarily incidental to principal uses</i>	<i>RA, LI, GI</i>			
<del>Research and Testing laboratories.</del>	<del>RA, LI</del>		<del>No definition in the Zoning Ordinance.</del>	Staff has consolidated the previously separate research uses into a single use.
<del>Research laboratories for conducting experiments in scientific fields.</del>	<del>GI</del>		<del>No definition in the Zoning Ordinance.</del>	
<i>Research Laboratories</i>	<i>RA, LI, GI</i>		<i>*Staff recommends defining a research laboratory and pilot plant.</i>	
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.	<del>GI</del>		<del>No definition in the Zoning Ordinance.</del>	Staff has consolidated the previously separate manufacturing uses into a single use.
Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s)—including milling, planning,		<del>GI</del>	<del>No definition in the Zoning Ordinance.</del>	Staff removed the building material sales and storage use.



<p>jointing or manufacturing of millwork.</p>				
<p>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).</p>	<p>LI</p>		<p><b>MANUFACTURING ESTABLISHMENT:</b>                  An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods or products.</p> <p><i>*During the public hearing for case Z-06-2024, the Plan Commission discussed potential language for a definition as follows;                  Manufacturing establishment with storing, warehousing, and shipping as ancillary to the principal use. Warehousing and storing used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot.</i></p>	
<p><i>Manufacturing establishment.</i></p>	<p><i>LI, GI</i></p>		<p><b>MANUFACTURING ESTABLISHMENT:</b>                  An establishment, the principal use of which is manufacturing, fabricating, processing, assembly, repairing, storing, cleaning, servicing, or testing of materials, goods or products.</p> <p><i>*During the public hearing for case Z-06-2024, the Plan Commission discussed potential language for a definition as follows;                  Manufacturing establishment with storing, warehousing,</i></p>	

			<i>and shipping as ancillary to the principal use. Warehousing and storing used in conjunction with the principal use shall not occupy more than 40% percent of the gross floor area developed on the lot.</i>	
Warehouses	<b>GI</b>	<b>GI</b> <i>*During the public hearing for case Z-06-2024, the Commission discussed making this a special use.</i>	*During the public hearing for case Z-06-2024, the Plan Commission discussed potential language for a definition as follows;  <b>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.</b>  No definition in the Zoning Ordinance.	Staff has consolidated the previously separate wholesale and wholesaling establishment uses into a single use.
Wholesale establishments.	<b>GI</b>		No definition in the Zoning Ordinance.	
Wholesaling establishments.		<b>RA, LI</b>	No definition in the Zoning Ordinance.	
Import and export establishment; wholesale sales only.		<b>RA, LI</b>	No definition in the Zoning Ordinance.	
Wholesale establishment.	<b>GI</b>	<b>RA, LI</b>	*Staff recommends defining a wholesale establishment	
Automobile and truck and equipment sales, rental, and service. (Amended by Ordinance A 834 9 01)		<b>GI</b>	<b>AUTOMOBILE SERVICE STATION:</b> Any building, structure, or land used for dispensing or offering for sale of automotive fuels or oils having pumps and underground storage tanks; also, where battery, tire and other similar services are rendered, but only if rendered wholly within a building. When dispensing, sale or offering for sale of any fuels or oils is	Staff has consolidated the previously separate automobile sale uses into a single use.  Staff incorporated the sales and servicing of road paving equipment use into the automobile and equipment sales,



			<p><del>incidental to the conduct of automobile repairs, the premises shall be classified as an automotive repair establishment. Automobile service stations shall not include the sales or storage (new or used) of automobiles, trailers or other vehicles, but may include convenience food stores when specifically approved.</del></p>	<p>rental, and service use.</p> <p>The Plan Commission may wish to consider removing 'truck' from the use classification.</p> <p>The Plan Commission may wish to include repairs within the use classification.</p>
<p><del>Automobile Sales and Service</del></p>		<p><del>LI</del></p>	<p><del>AUTOMOTIVE REPAIR: The general repair, engine rebuilding or reconditioning of automobiles, collision service such as body, frame and fender straightening and repair, and painting of automobiles.</del></p>	
<p><del>Indoor Sales of Luxury and Exotic Automobiles (Added by Ordinance A 834 19 11).</del></p>		<p><del>RA</del></p>	<p><del>No definition in the Zoning Ordinance.</del></p>	
<p>Automobile and <del>truck</del> and equipment sales, rental, <i>repair</i>, and service. (Amended by Ordinance A-834-9-01)</p>		<p><i>RA, LI, GI</i></p>	<p>AUTOMOBILE SERVICE STATION: Any building, structure, or land used for dispensing or offering for sale of automotive fuels or oils having pumps and underground storage tanks; also, where battery, tire and other similar services are rendered, but only if rendered wholly within a building. When dispensing, sale or offering for sale of any fuels or oils is incidental to the conduct of automobile repairs, the premises shall be classified as an automotive repair establishment. Automobile service stations shall not include the sales or storage (new or used) of automobiles, trailers or other vehicles, but may</p>	

			include convenience food stores when specifically approved.  AUTOMOTIVE REPAIR: The general repair, engine rebuilding or reconditioning of automobiles, collision service such as body, frame and fender straightening and repair, and painting of automobiles.	
<b>Banks and financial institutions</b>		<b>GI</b>	<b>No definition in the Zoning Ordinance.</b>	Staff has consolidated the previously separate banking uses into a single use.
<b>Retail banking facility located in an operations center of a bank</b>		<b>LI</b>	<b>No definition in the Zoning Ordinance.</b>	
<i>Banking institutions with or without drive-in facilities.</i>		<i>LI, GI</i>	DRIVE-IN OR DRIVE-THRU ESTABLISHMENT: Any place or business operated for the sale and purchase at retail of food and other goods, or the tendering of services, which facility is designed and equipped so as to allow its patrons to be served or accommodated while remaining in their motor vehicles.	Staff incorporated the use of driving-through facilities with the bank use.  Staff removed the driving-through facilities accessory to any permitted or special use.
<b>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)</b>		<b>GI</b>	<b>No definition in the Zoning Ordinance.</b>	Staff has consolidated the previously separate health and wellness clinics, and medical and dental clinic uses into a single use. The health and exercise facilities have been combined with other similar uses – Team Athletic training facilities and yoga studio uses.
<b>Medical and dental laboratories</b>	<b>RA</b>		<b>CLINIC, MEDICAL, DENTAL AND OPTICAL: A building or portion thereof containing one or more individual practitioners or associations or groups of physicians, dentists, ophthalmologists, or similar professional health care practitioners, including nurses and assistants.</b>	



			<p><del>The clinic may include accessory laboratory.</del></p> <p><del>LABORATORY: A place devoted to experimental study such as testing and analyzing. Manufacturing and sale of product or products is not permitted within a laboratory.</del></p>	Staff removed the medical and dental laboratories, concluding that the use would be classified under the 'Research Laboratories' use.
<p>Medical or dental clinics (but not including facilities devoted primarily to emergency medical services) (Amended by A 834 16 07)</p>		LI, GI	<p>CLINIC, MEDICAL, DENTAL AND OPTICAL: A building or portion thereof containing one or more individual practitioners or associations or groups of physicians, dentists, ophthalmologists, or similar professional health care practitioners, including nurses and assistants. The clinic may include accessory laboratory.</p>	
<p><i>Medical, Dental, Health and Wellness Clinic</i></p>		RA, LI, GI	<p>CLINIC, MEDICAL, DENTAL AND OPTICAL: A building or portion thereof containing one or more individual practitioners or associations or groups of physicians, dentists, ophthalmologists, or similar professional health care practitioners, including nurses and assistants. The clinic may include accessory laboratory.</p>	
<p>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)</p>		GI	<p>MEDICAL CANNABIS DISPENSING ORGANIZATION: A facility operated by an organization or business that is registered by the State of Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation</p>	<p>The Medical Cannabis Dispensing Facility remains classified as a special use in the General Industrial District.</p>

			center for the purpose of dispensing cannabis, paraphernalia or related supplies and educational materials to registered qualifying patients.	
Offices; business, professional, governmental or institutional; such offices used primarily for these purposes may also include accessory fabricating, processing, assembly, testing, storing, repairing, or servicing operations providing that all of such accessory operations used in conjunction with office and administrative businesses shall not occupy more than 30 percent of the total floor area developed on the lot. <del>Contractor's office and shops.</del>	R A, LI, GI		No definition in the Zoning Ordinance.	Staff removed the contractor's office and shop use concluding that the use would be classified under the Offices; business, professional, governmental or institutional... use.
		GI	<del>No definition in the Zoning Ordinance.</del>	Staff has removed the retail uses accessory to either a permitted use or a special use in this district, use. This could fall under the first accessory uses category and be permitted.
Greenhouses, including retail and wholesale sales.	GI		No definition in the Zoning Ordinance.	
<del>Retail uses accessory to either a permitted use or a special use in this district (Amended by A 834 16-07)</del>		LI, GI	<del>No definition in the Zoning Ordinance.</del>	
Planned unit developments.		RA, LI	PLANNED UNIT DEVELOPMENT: <del>Land or contiguous parcels of land of a size sufficient to create its own environment, controlled prior to its development by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent land, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design</del>	Staff has consolidated the previously separate planned unit development uses into a single use. Note, in the GI district only, there is a mention about "no use shall be permitted..." which conflicts with section XIII.L regulations. Staff believes the intent may be to not permit explicitly prohibited uses as listed in X.B.2.



			<p>standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole.</p>	
<p>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.</p>		<p>GI</p>	<p><b>PLANNED UNIT DEVELOPMENT:</b> Land or contiguous parcels of land of a size sufficient to create its own environment, controlled prior to its development by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent land, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole.</p>	
<p><i>Planned unit developments provided that no use shall be permitted in such planned unit developments that is a prohibited use in the Manufacturing Districts as per section X.B.2.</i></p>		<p><i>RA, LI, GI</i></p>	<p><b>PLANNED UNIT DEVELOPMENT:</b> Land or contiguous parcels of land of a size sufficient to create its own environment, controlled prior to its development by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent land, and</p>	

			the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole.	
<p>Public utility, governmental service and similar uses as follows:                  Bus transit facilities, including shelters, passenger stations, parking areas, and service buildings.  <u>Electric distribution centers and substations.</u>                  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.                  Gas regulator stations.                  Public utility and governmental service establishments, other— including offices, storing, testing, repairing and servicing.                  Railroad rights-of-way and passenger stations.                  Telephone exchanges and service buildings.                  Water filtration plants, pumping stations, reservoirs, wells, and sewage treatment plants and lift stations— public or community.</p>		GI	<p><del>ELECTRIC DISTRIBUTION CENTER: A terminal at which electric energy is received from the transmission system and is delivered to the distribution system only.</del>                  ELECTRIC SUBSTATION: A terminal at which electric energy is received from the transmission system and is delivered to other elements of the transmission system and, generally, to the local distribution system.</p>	<p>Staff has consolidated the previously separate public utility uses into a single use.</p> <p>Staff incorporated the sales and servicing of road paving equipment use into the automobile and equipment sales, rental, and service use.</p>
Public utility, transportation and governmental service uses.		RA, LI	No definition in the Zoning Ordinance.	
Sales and servicing of road paving equipment, provided		LI	No definition in the Zoning Ordinance.	



<del>all servicing or repair of equipment shall be done within completely enclosed buildings</del>				
Public utility, transportation and governmental service uses.		<i>RA, LI, GI</i>	<b>*Staff recommends defining a public utility.</b>	
Child care center		LI	CHILD CARE CENTER: An institution or place in which are received three or more children, not of common parentage, apart from their parents or guardian, for part of all of a day, but not later than 9:00 p.m. The term "child care center" includes but is not limited to the following: nursery schools, child care centers, day nurseries, kindergartens and play groups, but does not include bona fide kindergartens or nursery schools operated by public or private elementary or secondary school systems.	Staff has consolidated the previously separate school uses into a single use.  The Childcare center remains classified as a special use in the Light Industrial District.
Martial arts training schools. (Added by Ordinance A 834-01-04)		GI	No definition in the Zoning Ordinance.	
School for dog trainers.		RA	No definition in the Zoning Ordinance.	
School or training course for dog trainers.		GI	No definition in the Zoning Ordinance.	
Schools, commercial or trade.	GI		No definition in the Zoning Ordinance.	
Schools, workshops, training centers for developmentally disabled persons.		GI	No definition in the Zoning Ordinance.	
Schools; commercial or trade schools which are conducted entirely within enclosed buildings.	RA, LI		No definition in the Zoning Ordinance.	
<i>Schools, commercial or trade, or training facilities.</i>		<i>RA, LI, GI</i>	<b>*Staff recommends defining a commercial or trade school.</b>	
Outdoor, overnight storage of retail vehicles ancillary to a permitted or special use.		GI	OPEN SALES LOT: Land used or occupied for the purpose of buying, selling or renting merchandise,	Staff has consolidated the previously separate outdoor

			<del>including but not limited to motor vehicles, stored or displayed out of doors prior to sale.</del>	storage uses into a single use.
Outside storage; provided that storage is located to the rear of the principal building, is screened on all sides, does not exceed the height of the screening, and is not visible from any adjacent streets or residential areas.		GI	<del>OPEN SALES LOT: Land used or occupied for the purpose of buying, selling or renting merchandise, including but not limited to motor vehicles, stored or displayed out of doors prior to sale.</del>	The self-service storage facilities, parking lots, and storage garages remain classified as a special use within the General Industrial District.
Self-service storage facilities as defined by the Illinois Self-Service Storage Facility Act, including watchmen quarters, provided such facilities are on a Frontage Road adjacent to a state highway; that such facilities are of such construction materials and architectural design that their appearance is similar to office buildings; and provided the facilities are landscaped to project an office image.		GI	Defined by the Illinois Self-Service Storage Facility Act (770 LLCS 95/2)	
Parking lots and storage garages.		GI	OFF-STREET PARKING AREA OR LOT: Land which is improved and used or a structure which is designed and used for the parking or storage of motor vehicles, including motorized construction equipment and machinery, either as accessory off-street parking spaces or as a principal (commercial) use when permitted herein by the applicable district regulations in any zoning district. PARKING SPACE: An enclosed or unenclosed surface area permanently reserved for the temporary parking or storage of one automobile and appropriately connected with a street or alley by a surfaced driveway affording adequate	



			ingress and egress. Such space and the ingress and egress shall meet all requirements of this ordinance.	
<i>Outdoor, Overnight Storage</i>		GI	OPEN SALES LOT: Land used or occupied for the purpose of buying, selling or renting merchandise, including but not limited to motor vehicles, stored or displayed out-of-doors prior to sale.	
<del>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)</del>		GI	<del>No definition in the Zoning Ordinance.</del>	Staff has consolidated the previously separate Team Athletic Training and Practice Facilities, yoga studio, and appointment only exercise facility uses into a single use.
<del>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)</del>	GI		<del>No definition in the Zoning Ordinance.</del>	
<del>Indoor Private Athletic Training and Practice Facility</del>		LI	<del>No definition in the Zoning Ordinance.</del>	
<del>Training centers, engineering and sales.</del>	GI	RA, LI,	<del>No definition in the Zoning Ordinance.</del>	
<del>Yoga training studio.</del>		RA	<del>No definition in the Zoning Ordinance.</del>	
<i>Indoor private exercise and athletic training facilities</i>		<i>RA, LI, GI</i>		
<del>Film production and recording studios.</del>	LI, GI		<del>No definition in the Zoning Ordinance.</del>	Staff has consolidated the previously separate film, production, recording studio, radio, and
<del>Radio and television broadcasting studios.</del>	LI, GI		<del>No definition in the Zoning Ordinance.</del>	
<i>Media Production and Broadcasting Facilities</i>	LI, GI			

				television broadcasting studio uses into a single use.
Newspaper printing offices.	GI		No definition in the Zoning Ordinance.	Staff has consolidated the previously separate newspaper printing offices and printing and publishing establishment uses into a single use.
Printing and publishing establishments.	GI		No definition in the Zoning Ordinance.	
<i>Printing and Publishing Facilities</i>	GI			
Data processing service centers.	GI		No definition in the Zoning Ordinance.  <b>*Staff recommends defining a data processing service center.</b>	Staff incorporated the use of driving-through facilities with the bank use.
Driving through facilities accessory to any permitted or special use		GI	<del>DRIVE IN OR DRIVE-THRU ESTABLISHMENT: Any place or business operated for the sale and purchase at retail of food and other goods, or the tendering of services, which facility is designed and equipped so as to allow its patrons to be served or accommodated while remaining in their motor vehicles.</del>	Staff removed the driving-through facilities accessory to any permitted or special use.  All other uses from the miscellaneous category remain classified as the same as before.
Heliports.		RA, LI	HELIPORT: A landing area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling and emergency service facilities.	
Kennel		GI	KENNEL: Any premises or portion thereof on which more than three dogs, cats, or other household domestic animals over six months of age are kept, or on which more than two such animals	



			are maintained, boarded, trained, groomed, bred, or cared for in return for remuneration, or are kept for the purpose of sale. Any premise of five acres or more in area used for a single-family detached dwelling, agricultural, institutional or recreational use where more than three such domestic animals owned by the occupant of the principal use are kept, bred and offered for sale shall not be considered a kennel.
Pilot plants for experimentation and development of new and existing processes and products.	GI		No definition in the Zoning Ordinance.  *Staff recommends deleting, defining, and/or classifying a pilot plant. A pilot plant may also fall under a Research Laboratory use.
Sexually Oriented Business as defined in Section XIV, B, of this Ordinance shall be subject to the following restrictions: 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: adult arcade; adult bookstore, adult novelty store or adult video store; adult cabaret; adult motel; adult motion picture theater; adult theater;		GI	SEXUALLY ORIENTED BUSINESS: An adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, massage parlor, sexual encounter establishment, escort agency, or semi-nude or nude model studio as adopted and set forth in Chapter 9 of the Burr Ridge Village Code. (Amended by Ordinance A-834-13-06)

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

Section X.B.2 of the Zoning Ordinance concerning general regulations in the Manufacturing District explicitly states that any use not specifically listed is prohibited. None of the uses listed



in the prohibited sections are defined, except for a junk yard. It is staff's opinion that these 34 uses do not necessarily require definitions since many are self-explanatory, such as "fertilizer manufacture."

**X.B.2 Prohibited Uses**

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber; caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards.

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

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

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

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

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

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

Cannabis Transporting Organization or Transporter, and Medical Cannabis Dispensing Organization.

#### **SECTION IV.W PERFORMANCE STANDARDS:**

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

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

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

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

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

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

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

Sections XI.D.7 and X.B.7 of the Zoning Ordinance govern the regulations pertaining to parking and loading within the Village. It is important to note that the scope of Z-08-2024, as directed by the Board of Trustees, does not extend to altering section XI.D.7 of the Zoning Ordinance. Any modifications to these standards would necessitate an additional text amendment. Staff



recommends any use with potential for heavy truck traffic, loading docks, or those that may otherwise have a traffic or parking impact, should be designated as a special use. A special use ensures that each use is evaluated according to the established standards, and Finding of Fact, including traffic impact assessments and other relevant criteria. The Plan Commission may wish to add a traffic study requirement to Section X.B.7 of the Burr Ridge Zoning Ordinance, ensuring it applies to all such uses in the Manufacturing District as determined necessary by staff or the Plan Commission through the special use process. The Plan Commission may wish to add regulations necessitating a traffic impact study if requested by the Village for any proposed development or use as well.

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

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

- ~~1. **Consolidate:** Staff recommends consolidating existing uses where they are redundantly mentioned in various forms. For example, school-related uses were identified seven times throughout the Manufacturing District. The Commission may consider if these individual uses are necessary or if they should be reclassified into a broader use category.~~
- ~~2. **Rename:** Staff recommends renaming existing uses to adhere to standard conventions, ensuring consistency and clarity in terminology and definitions. For example, "school for dog trainers" is a special use in RA, while "a school or training course for dog trainers" is a special use in GI; note, the use is absent in the LI category and this difference in terminology is confusing to the public without having a definition on how or if they are different.~~

*This staff report included steps one and two, which focus on consolidating and renaming existing uses within the zoning ordinance. Staff recommends that the Plan Commission next proceed with the review of steps three through five at the next meeting. These steps include the reclassification of certain uses, the identification of new uses, and the development of definitions for both existing and new uses.*

3. **Reclassify:** Staff recommends considering the reclassification of certain uses into a more applicable zoning district or prohibiting them entirely if they do not align with the intended purpose of their current district.
4. **Identify New Uses:** Staff recommends identifying and adding new uses where there are current gaps. For example, the Plan Commission may wish to address a "distribution facility" as a new, separate use or include it within the "motor freight terminal" or "warehouse" definitions/uses. A distribution facility may be defined as "where goods and, or merchandise is distributed to retailers, wholesalers, and nonresidential or residential users." Additionally, the Zoning Ordinance includes definitions for an arcade, industrial park, and Motor Freight Terminal, yet these are not listed as permitted or special uses in the Manufacturing district. The definitions for these uses are as follows:
  - a. **ARCADE:** Any establishment containing more than two amusement devices operated on the premises for the amusement of the general public. (*explicitly not permitted in Business Districts/should this be permitted in the Manufacturing Districts*)
  - b. **INDUSTRIAL PARK:** A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing

them with all necessary facilities and service in attractive surroundings among compatible neighbors. Industrial parks may be promoted or sponsored by private developers, community organizations or government organizations.

- c. **MOTOR FREIGHT TERMINAL:** A building, structure, or area in which freight brought by motor truck or railroad is received, assembled, sorted, stored and/or rerouted for local intra-state.
5. **Define:** Staff recommends developing and including new definitions for uses that currently lack clear definitions, such as a “pilot plant” or “warehouse,” to ensure unambiguous interpretation and enforcement of zoning regulations. The Commission may also wish to clarify existing definitions.
6. **Cannabis conflict:** Staff recommends reviewing the conflict and redundancy regarding the cannabis regulations.
7. **Performance Standards conflict:** Staff recommends eliminating the redundancy and duplication of the Performance Standards language in Section X.
8. **Parking and Loading:** Staff recommends that when the Commission reviews and reclassifies uses, it is done to ensure that any uses which may have a traffic or parking impact are made special uses. Also, the Commission may wish to add a traffic study requirement to Section X.

### **PUBLIC COMMENT**

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

### **FINDINGS OF FACT**

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

### **ATTACHMENTS**

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





# VILLAGE OF BURR RIDGE

## PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

### GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Ella Stern, Planner, Village of Burr Ridge

STATUS OF PETITIONER: Village of Burr Ridge

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

ADDRESS OF SUBJECT PROPERTY: N/A

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

EMAIL: estern@burr-ridge.gov

PROPERTY OWNER: N/A

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

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

#### DESCRIPTION OF REQUEST:

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

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

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

EXISTING USE/IMPROVEMENTS: N/A

SUBDIVISION: N/A

PIN(S) # N/A

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

Petitioner's Signature

6/21/24

Date of Filing



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

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

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

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

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

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

(Please transcribe or attach additional pages as necessary)



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

Zoning Ordinance language for the Manufacturing District – Section X

## **X MANUFACTURING DISTRICTS**

### **1. PREAMBLE**

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

### **2. GENERAL REQUIREMENTS**

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

1. Permitted uses of land, buildings, and structures, as hereinafter listed, shall be permitted in the districts indicated under the conditions specified. No building, structure, or lot shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building, structure, or lot shall be located, with the exception of the following:

1. Uses lawfully established on the effective date of this Ordinance. Uses already lawfully established on the effective date of this Ordinance and rendered nonconforming by the provisions thereof, shall be subject to the regulations of Section XII.

2. Special uses as allowed in each district.

2. Dwelling units are not permitted unless specifically permitted otherwise in this Ordinance.

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

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

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

3. **Bulk Requirements**

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

4. **Yard Requirements**

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

5. **Operation Within Enclosed Buildings**

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

6. **Utilities and Mechanical Equipment**

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

7. **Parking and Loading**



1. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
  2. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
  3. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.
  4. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:
    1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
    2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
    3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.
8. **Compliance with Performance Standards**  
Any use established in any zoning district which involves the manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be operated in such a manner as to comply with applicable performance standards governing noise, vibration, air pollution, toxic substances, water pollution, fire and explosive hazards and glare established herein in general or specifically for the district in which such use shall be located; and no use, already established on August 1, 1995, or whenever this ordinance becomes applicable to such use due to annexation of the property on which the use exists, whichever is later, shall be so altered or modified as to conflict with such applicable performance standards for the district in which such use is located.
9. **Land Adjoining County Line Road**  
Any land which adjoins or abuts County Line Road shall have a minimum totally green space buffer of at least 200 feet from the nearest right-of-way boundary line of County Line Road. Also, any existing lakes, ponds, streams or creeks visible from County Line Road shall be preserved and maintained.
10. **Exterior Building Facades**  
All exterior building facades in the Manufacturing Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels or glass. The use of plastic

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

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

3. **PERFORMANCE STANDARDS**

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

4. **RA RESEARCH ASSEMBLY DISTRICT**

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

1. **Permitted Uses:**

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



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

2. **Special Uses:**

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

3. **Lot Size Requirements:**

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

4. **Floor Area Ratio:**

Not to exceed 0.4.

5. **Building Height:**

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

6. **Yard Requirements:**

1. **Permitted Use:**

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

2. **Special Uses:**

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

7. **Prohibited Uses:**

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

5. **LI LIGHT INDUSTRIAL DISTRICT**

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

1. **Permitted Uses:**

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



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

2. **Special Uses:**

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

3. **Lot Size Requirements:**

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

4. **Floor Area Ratio:**

Not to exceed 0.40.

5. **Building Height:**

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

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

6. **Yard Requirements:**

1. **Permitted Uses:**

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

2. **Special Uses**

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

7. **Prohibited Uses:**

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

6. **GI GENERAL INDUSTRIAL DISTRICT**

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

1. **Permitted Uses:**

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



4. Greenhouses, including retail and wholesale sales.
5. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
6. Newspaper printing offices.
7. Offices; business, professional, governmental or institutional.
8. Pilot plants for experimentation and development of new and existing processes and products.
9. Printing and publishing establishments.
10. Radio and television production studios.
11. Research laboratories for conducting experiments in scientific fields.
12. Schools, commercial or trade.
13. Training center, engineering or sales.
14. Warehouses.
15. Wholesale establishments.
16. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. **Special Uses:**

1. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)
2. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planning, jointing or manufacturing of millwork.
3. Contractor's office and shops.
4. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
5. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
6. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)
7. Kennel
8. Martial arts training schools. (Added by Ordinance A-834-01-04)

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



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

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

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

3. **Lot Size Requirements:**

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

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

5. **Building Height:**

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

6. **Yard Requirements:**

1. **Permitted Uses:**

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

2. **Special Uses:**

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



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

7. **Prohibited Uses:**

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

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

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

1. **Use of Accessory Buildings:**

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

2. **Number of Buildings:**

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

3. **Location:**

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

4. **Setbacks:**

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

5. **Size:**

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

6. **Height:**  
Accessory buildings may not exceed 17 1/2 feet in height as defined by the Zoning Ordinance. Accessory buildings may not exceed the height of the principal building on the lot.
7. **Door Height:**  
The vertical distance from the bottom of all exterior overhead doors shall not exceed 12 feet in height.
8. **Architectural Standards:**  
All accessory buildings must be made of a like material and color to that of the principal building on the same lot. Brick and masonry structures are encouraged. EIFS, stucco, and vinyl or plastic siding are expressly prohibited as elevation materials.
9. **Access:**  
All accessory buildings must be accessible via a paved apron meeting the minimum specifications of commercial parking lot construction (Section XI.C.9.b of the Zoning Ordinance) leading to all exterior doors on an accessory building. No parking spaces shall be permitted in front of any overhead doors.



**From:** [Mary C Bradley](#)  
**To:** [Ella Stern](#)  
**Subject:** RE: Public Hearing relating to permitted and special uses in the L-1 and G-1 Manufacturing Districts.  
**Date:** Tuesday, July 9, 2024 4:54:23 PM  
**Attachments:** [Compilation.Warehouse google searches.pdf](#)  
[Bridge McCook project.pdf](#)

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Members of the Planning Commission:

Greg Trzuppek, Chairman, Commissioner Stratis, Commissioner Broline, Commissioner Petrich, Commissioner Parrella, Commissioner Irwin, Commissioner Morton, Commissioner McCollian

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

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

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

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

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

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

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

I remain opposed to:

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

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

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

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

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

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

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

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

Mary Bradley, 121 Surrey Lane, Burr Ridge



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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







# BRIDGE POINT MCCOOK BRIDGE

9301 W. 55th Street | McCook, IL



## NEW INFILL DEVELOPMENT

I-55/CITY OF CHICAGO/COOK COUNTY SUBMARKET

### HIGHLIGHTS

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

AVAILABLE SPACE

**1,182,079 SF**

CLEAR HEIGHT

**36'-40'**

LAND SIZE

**87.2 Acres**

DELIVERY DATE

**Q4 2023**

200  
225

50  
60

207  
500

2,200

40'

manufacturing  
no tenant in either bldg

**MATTHEW STAUBER, SIOR**

Vice Chair

matthew.stauber@colliers.com

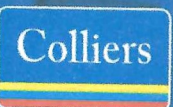
847-698-8236

**DAVID BERCU, SIOR**

Principal

david.bercu@colliers.com

847-698-8207





## BUILDING 1

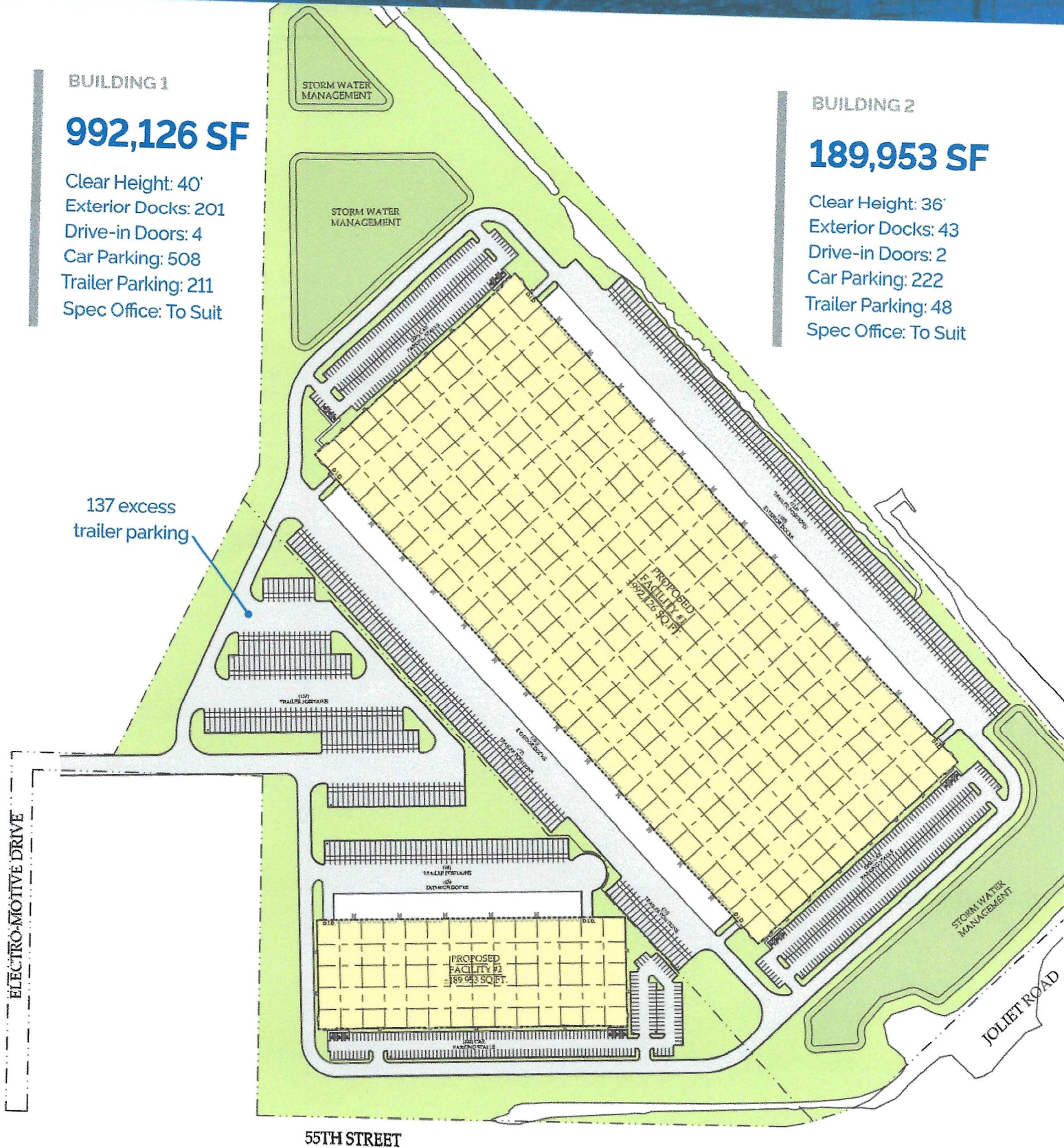
### 992,126 SF

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

## BUILDING 2

### 189,953 SF

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



**MATTHEW STAUBER, SIOR**

Vice Chair

matthew.stauber@colliers.com

847-698-8236

**DAVID BERCU, SIOR**

Principal

david.bercu@colliers.com

847-698-8207

**Colliers**





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

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

**Petitioner:** Village of Burr Ridge

**Prepared by:** Ella Stern, Planner

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

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

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

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

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



**Current Regulations:**

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

**E. LI LIGHT INDUSTRIAL DISTRICT**

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

1. **Permitted Uses:**

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

2. **Special Uses:**

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

**F. GI GENERAL INDUSTRIAL DISTRICT**

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

1. **Permitted Uses:**

- a. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping, and storing of material, products, and goods.
  - b. Data processing service centers.
  - c. Film production and recording studios.
  - d. Greenhouses, including retail and wholesale sales.
  - e. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
  - f. Newspaper printing offices.
  - g. Offices; business, professional, governmental, or institutional.
  - h. Pilot plants for experimentation and development of new and existing processes and products.
  - i. Printing and publishing establishments.
  - j. Radio and television production studios.
  - k. Research laboratories for conducting experiments in scientific fields.
  - l. Schools, commercial or trade.
  - m. Training center, engineering, or sales.
  - n. Warehouses.
  - o. Wholesale establishments.
  - p. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.
2. **Special Uses:**
- a. Automobile and truck and equipment sales, rental, and service. (Amended by Ordinance A-834-9-01)
  - b. Building material sales and storage (dimension lumber, millwork, cabinets, and other building materials(s) -- including milling, planning, jointing, or manufacturing of millwork.
  - c. Contractor's office and shops.
  - d. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
  - e. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
  - f. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)
  - g. Kennel
  - h. Martial arts training schools. (Added by Ordinance A-834-01-04)
  - i. Medical Cannabis Dispensing Facility, licensed by the State of Illinois as per the State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act. (Added by Ordinance A-834-37-13)



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

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

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

### Neighboring Municipality Research

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

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



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

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



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

	<p>7. A maximum of one (1) residential unit shall be permitted within the same unit/leasable area as the artisan manufacturing use but shall be limited to twenty-five percent (25%) of the total area of the building.</p> <p>(B) Building Material, Machinery, And Equipment Rental, Sales, And Service:</p> <ol style="list-style-type: none"> <li>1. A Type B transition area, as detailed in Section <u>9-5-02(H)(3)</u>, shall be required along lot lines adjacent to any parcel in a nonresidential district.</li> <li>2. A Type D transition area, as detailed in Section <u>9-5-02(H)(3)</u>, shall be required along lot lines adjacent to any parcel in a residential I Institutional Zoning District.</li> <li>3. Metal and/or vinyl siding is prohibited. Exterior building cladding materials shall be brick, stone, or decorative masonry only.</li> <li>3. Outdoor storage and/or activity is prohibited. (Ord. 23-0-05, 1-23-2023)</li> </ol> <p><b>9-11-21: “W” DEFINITIONS:</b>  WAREHOUSE, DISTRIBUTION/STORAGE: Structures, or part thereof, or area used principally for the storage or distribution of goods and merchandise to retailers, nonresidential users, or to other wholesalers. The term "warehouse/distribution" shall not include truck terminals/repair or light manufacturing, as defined herein.</p> <p><b>9-11-11: “L” DEFINITIONS:</b>  LIGHT MANUFACTURING, ASSEMBLY, FABRICATION: Industrial facilities at which all operations (with the exception of loading operations): Are conducted entirely within an enclosed building; not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and do not pose a significant safety hazard (such as danger of explosion).</p>
Willow Springs	<p><b>CHAPTER 7A L-1 LIGHT INDUSTRIAL DISTRICT</b></p> <p><b>9A-7A-3: PERMITTED USES</b>  Warehouses and storage facilities.  Wholesale establishments.</p> <p><b>CHAPTER 7B HEAVY INDUSTRIAL DISTRICT</b></p> <p><b>9A-7B-3: PERMITTED USES</b>  Any use permitted in the L-I Light Industrial District  Self-Storage Facilities  Warehouses</p> <p><b>9A-7B-4: SPECIAL USES</b>  Any special uses as authorized as a special use in the L-1 Light Industrial District. (Ord. 2019-O-34)</p> <p><b>9A-1-1: DEFINITIONS</b>  MANUFACTURING or INDUSTRY: Any use in which the major activity is the treatment, processing, rebuilding, repairing or wholesale storage of material, products or items and where the finished product is not acquired by the ultimate user on the premises, as distinguished from a rental use where the treatment, processing, repairing or storage is secondary to the sale, exchange or repairing of materials or products on the premises.</p> <p><i>(found no definition for “warehouse” or “warehousing” in the Zoning Ordinance)</i></p>
DuPage County	<p><b>37-1001: - I-1 LIGHT INDUSTRIAL DISTRICT.</b>  <b>37-1001.1: - PERMITTED USES.</b></p>



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

### **Proposed Language**

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

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

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

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

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

## **SECTION X**

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

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

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

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



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

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

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

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

- n. *Warehouses.*

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

- kk. Warehouses*

## **SECTION XIV RULES AND DEFINITIONS**

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

### **Public Comment**

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

### **Findings of Fact**

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

**Attachments**

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





VILLAGE OF BURR RIDGE
PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF
APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): Ella Stern, Planner, Village of Burr Ridge
STATUS OF PETITIONER: Village of Burr Ridge
PETITIONER'S ADDRESS: 7600 S. County Line Road, IL 60527
ADDRESS OF SUBJECT PROPERTY: N/A
PHONE: (630)-654-8181 x 6260
EMAIL: estern@burr-ridge.gov
PROPERTY OWNER: N/A
PROPERTY OWNER'S ADDRESS: N/A PHONE: N/A
PUBLIC HEARING REQUESTED: Special Use Rezoning X 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.

Handwritten signatures of Ella Stern and another individual.

Handwritten date: 4/11/24

Petitioner's Signature

Date of Filing



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

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

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

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

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

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

(Please transcribe or attach additional pages as necessary)

## EXHIBIT B

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

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

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

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

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

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

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

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

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

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



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

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

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

- 1. Any establishment of which the principal use is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, warehousing, shipping and storing of material, products, and goods.**
2. Data processing service centers.
3. Film production and recording studios.
4. Greenhouses, including retail and wholesale sales.
5. Team Athletic Training and Practice Facilities, occupying less than 5,000 square feet of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public. (Added by PC-10-2003; Amended by Ordinance A-834-06-16)
6. Newspaper printing offices.
7. Offices; business, professional, governmental or institutional.
8. Pilot plants for experimentation and development of new and existing processes and products.
9. Printing and publishing establishments.
10. Radio and television production studios.
11. Research laboratories for conducting experiments in scientific fields.
12. Schools, commercial or trade.
13. Training center, engineering or sales.
- 14. Warehouses.**
15. Wholesale establishments.
16. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

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

1. Automobile and truck and equipment sales, rental and service. (Amended by Ordinance A-834-9-01)
2. Building material sales and storage (dimension lumber, millwork, cabinets and other building materials(s) -- including milling, planing, jointing or manufacturing of millwork.
3. Contractor's office and shops.
4. Dwelling units for watchmen and operating personnel and their families when the nature of operations require such personnel to reside on the premises where they are employed.
5. Health and Wellness Clinics, including health and exercise facilities by appointment only. (Added by Ordinance A-834-27-04; Amended by Ordinance A-834-06-16)
6. Team Athletic Training and Practice Facilities, occupying 5,000 square feet or more of floor area, located in a permanent building with no outdoor facilities, and not including any retail, health or fitness facilities, or other activities that may be made available to the public (Added by Ordinance No. A-834-04-05; Amended by Ordinance A-834-06-16)

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

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



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

April 30, 2024

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

Re: CNH PROPOSAL/BRIDGE SUBMISSION

Dear Ms. Stern:

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

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

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

Accordingly, we would propose the following:

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

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

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

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

Very truly yours,

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

Lisa M. Turano

*Gioia Solano*

Gioia Solano

*Rocco Solano*

Rocco Solano

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

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

Lisa M. Turano  
630.640.1124

---

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

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

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

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

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

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



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**From:** Turano, Lisa <[lturano@turano.com](mailto:lturano@turano.com)>  
**Sent:** Thursday, February 8, 2024 4:28 PM  
**To:** Gary Grasso <[ggrasso@burr-ridge.gov](mailto:ggrasso@burr-ridge.gov)>  
**Cc:** Tony Schiappa <[tschiappa@burr-ridge.gov](mailto:tschiappa@burr-ridge.gov)>; [guyfranzese@aol.com](mailto:guyfranzese@aol.com); Janine Farrell <[jfarrell@burr-ridge.gov](mailto:jfarrell@burr-ridge.gov)>  
**Subject:** FYI - Deerfield strengthening its Industrial zoning regulations

Mr. Mayor,

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

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

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

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

Thank you for your continued interests in our concerns.

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

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

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Date: April 30, 2024

To: Ms. Stern and Plan Commissioners

From: Donna Ryan, President Chestnut Hills Assoc.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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April 30, 2024

Attention to : Ms. Stern and Plan Commissioners

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

--

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

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

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Good afternoon.

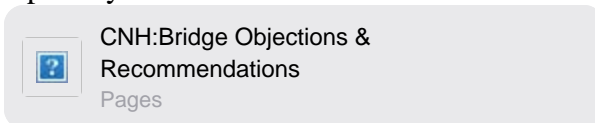
Attached is a letter that summarizes our thoughts with respect to the subject property and development proposal. Our thoughts on the subject development are shared by many others in the community including most of those on the CNH ad-hoc committee and the BRAID group. I've copied Lisa Turano as a representative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

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

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

Don Chappel  
630-240-2402

Open my shared document:



Sent from my iPad

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

Date: May 14, 2024

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

cc. Braid Group

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

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

OBJECTIONS to the Bridge Industrial's Development Plan:

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

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

Specific areas of objections are as follows:

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



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

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

3. Adverse impacts will likely include:

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

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

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

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

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

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

Light pollution - added light pollution adversely affecting people and wildlife

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

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

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

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

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

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

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

RECOMMENDED ACTIONS:

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

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

Sincerely,

Don Chappel (signed)

Erin Chappel (signed)



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

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Good afternoon again.

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

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

Don Chappel  
630-240-2402

Sent from my iPad

# THE LAW OFFICE OF DAVID MEEK, LLC



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

[DAVID@BECKERGURIAN.COM](mailto: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

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

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

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

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

May 31, 2023

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

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

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

**REVIEWED MATERIAL**

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



## Analysis

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

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

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

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

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

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

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

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

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

Some limited assembly and repackaging may occur within the facility.

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

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

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

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

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

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

The description for LU155 also included the following additional data:

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

Vermont, Virginia, and Washington.

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

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

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

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

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

## **Parking**

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

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

## **Truck Access**

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

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



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

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

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

### **Roadway Pavement Degradation**

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

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

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

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

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

## **CONCLUSIONS**

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

## **OPINIONS**

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

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

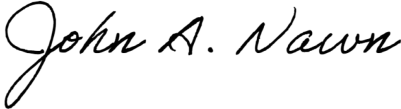


- The Traffic Impact Study should be revised to provide traffic counts and intersection analyses for all signalized intersections on Lake Cook Road between and including Saunders Road and the interchange intersections at the Tollway.
- The increased number of trucks resulting from the applicants proposed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

**COMMENTS**

This report may be supplemented if additional information becomes available.

Respectfully submitted,

By: 

**John A. Nawn**

LUC 154

PEAK

1,124,931

Combined SF

Average weekday (heavy vehicles)

248

Enter

124

Exit

124

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

LUC 155 Non-Sort (using LU154 breakdown)

PEAK

1,124,931

Combined SF

Average weekday (heavy vehicles)

259

Enter

129

Exit

130

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



LUC 155 Sort (using LU154 breakdown)

PEAK

1,124,931 Combined SF

Average weekday (trucks) 214  
Enter 107  
Exit 107

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

LUC 156

(using 10th Edition LU 156 breakdown)

PEAK

1,124,931

Combined SF

Average weekday (trucks)

	<b>653</b>
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**

P.O. Box 527, Newtown Square, PA 19073 · 610-733-2681

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

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

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

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

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

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

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

**PROFESSIONAL BACKGROUND:**

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

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

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

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

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

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

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

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



## **John A. Nawn, P.E.**

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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.

## **John A. Nawn, P.E.**

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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.

## **John A. Nawn, P.E.**

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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, PA,** 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, PA,** 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, PA,** 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.**

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**Red Rose Transit Authority, Paradise Railroad Station, Paradise, Lancaster County, PA.** Project Manager responsible for the design oversight of a new rail station on Amtrak's Harrisburg Line. The project involved design of the station facilities including eastbound and westbound platforms and parking facilities for approximately 30 vehicles. Special attention was afforded for the accommodation of transit buses, ADA requirements and pedestrian facilities. Both low level and mini-high level platforms were incorporated into the design. SEPTA GEC/Warminster Station Expansion. **Signing Authority/Engineer of Record.** (2001 to 2005)

**SEPTA Warminster Station.** Project Manager for Transportation Impact Study to assess the impacts of the expansion of this station on the local road network. The Warminster Station is located at the northern terminus of SEPTA's R-5 Warminster Line with the station expansion undertaken to better serve the increased patronage of the line. The expansion increased the amount of available parking by 300 spaces to create an 825-space parking facility. The work included traffic data collection, a parking utilization study, and analysis of existing traffic operations, estimation and projection of new traffic volumes resulting from the expansion, and analysis and evaluation of impacts at five, adjacent signalized intersections. Tasks also included analysis of proposed circulation patterns, parking layout and pedestrian circulation. Particular attention was paid to pedestrian and vehicle interaction, pedestrian safety and ADA compliance. (2001)

**SEPTA GEC/Elm Street Station Expansion** Project Manager for Transportation Impact Study to assess the impacts of the expansion of this station on the local road network. The Elm Street Station is located at the northern terminus of SEPTA's R-6 Norristown Line with the station expansion undertaken to better serve the increased patronage of the line. The expansion increased the amount of available parking by 100 spaces to create a 260-space parking facility. The work included traffic data collection, a parking utilization study, analysis of existing traffic operations, estimation and projection of new traffic volumes resulting from the expansion, and analysis and evaluation of impacts at adjacent signalized intersections. Tasks also included analysis of proposed circulation patterns, parking layout and pedestrian circulation. Particular attention was paid to pedestrian and vehicle interaction, pedestrian safety and ADA compliance. (2001)

**Scour Protection for Lieutenant River Bridge, AMTRAK, CT,** Project Director for construction drawings and environmental permitting for the construction of rock scour protection. Oversight of all engineering functions. (2008-2009)

**Reconstruction of Culvert 3.35, AMTRAK, CT,** Project Director for construction drawings and environmental permitting for relining of Culvert 3-35, due to erosion, on Amtrak's Northeast Corridor. Oversight of all engineering functions. (2008-2009)

**Sharon Hill Train Station, PA,** Project Manager for design of the historic reconstruction of station on SEPTA/Amtrak NEC including ADA compliance. Oversight of all engineering and architectural functions. (1995-2005)

Project Manager for the **Bernardsville Rail Station Improvement Project in Bernardsville, Somerset County, NJ.** This project included redesign of station platforms, reconfiguration and expansion of the 200-car parking lot, pedestrian and ADA improvements, along with drainage, landscaping and environmental permitting. (1993)

**Conrail.** Project Manager for a Conrail/pedestrian grade crossing project in Brooklawn, NJ. Project included new crossing signals/gates/protection, pedestrian route studies, and ADA compliance issues. (1993).

### **AFFILIATIONS:**

- Institute of Transportation Engineers, *certified Professional Traffic Operations Engineer*
- Community Transit of Delaware County, (DELGO), *Chairman of the Board*
- National Society of Professional Engineers, *Northeast Region Managing Director*
- Pennsylvania Society of Professional Engineers, *Past President*
- Newtown Township, Delaware County, *past Township Supervisor/Chairman*

Performance Standards regulations, Zoning Ordinance section IV.W:

[https://burridge.municipalcodeonline.com/book?type=zoning#name=IV\\_GENERAL\\_REGULATIONS](https://burridge.municipalcodeonline.com/book?type=zoning#name=IV_GENERAL_REGULATIONS)

## **W. PERFORMANCE STANDARDS**

Any use established in any district shall be so operated as to comply with the performance standards as set forth hereinafter. Established uses other than legal, nonconforming uses subject to the regulations of Section XII may be altered, enlarged, expanded or modified provided that the additions or changes comply with said performance standards. (Amended by Ordinance A-834-5-10)

### **1. Noise**

#### **Definitions**

**Amplification Device.** Any speaker, loudspeaker, amplifier, stereo, radio, television, or other device or system of any kind that can emit, increase, or magnify sound.

**Day Hours.** 7:00am-10:00pm

**Excessively Audible.** Any sound that can be detected by a person by ear, unaided by any device such as hearing aid, which unreasonably affects the enjoyment of an adjacent property owner's use of their property and/or impacts one or several adjacent property owners' ability to perform normal tasks without interruption. A sound is considered excessively audible regardless of whether particular words or phrases are not determinable and regardless of whether the instrument or device can be determined. The detection of reverberation or similar types of sound is sufficient to constitute an Excessively Audible sound.

**Night Hours.** 10:00pm-7:00am

**Noise Pollution.** The emission of sound that unreasonably interferes with the enjoyment of life, use of property or with any lawful business activity.

**Sound.** An oscillation in pressure in air.

#### **Noise Pollution Prohibited**

No person may cause or allow Noise Pollution to become Excessively Audible within the corporate limits of the Village.

#### **Noise Standards for Public Property**

A. Authority to Abate Violations. The Village Administrator or their designee is authorized to determine violations of this Section and, in the event of Noise Pollution or other violation, take reasonable actions necessary to abate the violation.

B. Performances on Public Property, Ways Prohibited. No person may perform, with or without musical instruments, on any street, sidewalk, public right of way, or publicly owned property while seeking or in expectation of a monetary gift or payment.

C. Advertisements. No person, business, or other entity may use a sound amplification device for the purpose of advertising or announcing goods or services, or to invite or encourage the patronage

of any person or any business in such a way as to be Excessively Audible on any street, sidewalk, public right of way, or publicly owned property.

D. Attention-Getting Devices. No person or other entity may operate or cause to be operated, on any street, sidewalk, public right of way, or publicly owned property any attention-getting device such as, but not limited to, sound amplification, mechanically-operated, inflatable, noise-generating, or other device for the purpose or effect of attracting attention.

### **Noise Standards for Private Property**

No person may cause or allow the emission of sound from any property in such a manner so as to cause Noise Pollution which is Excessively Audible with a determination taken from the property line of the property on which the noise is received.

### **Exceptions**

The standards and limitations set forth in this Chapter do not apply to the following:

A. Trains on rails or safety mechanisms associated with railways.

B. Emergency related sounds, such as any type of sound rendered on an intermittent, emergency basis, including but not limited to sounds associated with police/fire/emergency medical vehicles, snow removal, flood water removal, and/or storm debris removal, emergency generators that are used during electrical storms, as well as alarms and other emergency warning sounds.

C. Landscaping equipment during Day Hours as permitted by the Municipal Code

D. Noises associated with religious activities or places of worship, such as bells and chimes.

E. Events occurring in public spaces or rights-of-way, such as concerts, that are approved by either the Village Administrator or Board of Trustees.

F. Noise emitting from generators in Residential Districts are specifically governed by Section IV.I.21 of the Zoning Ordinance.

G. Construction activity during Day Hours as permitted by the Municipal Code.

H. Garbage and recycling trucks.

I. Government, utility, and other such vehicles or equipment in operation.

J. Educational institutions, public or private, operating during Day Hours, including but not limited to recess, outdoor learning activities, or the like, in any District.

### **Permit for Private Event**

Those owners of real property in the Village wishing to hold a special event on one's property which may violate the standards set forth in this section may apply for one-time exemptions to these standards. Examples of these exemptions may include weddings or wedding receptions, graduation parties, charity events, and the like. A property owner wishing to obtain an exemption to these standards must comply with the following regulations:

A. Not less than 21 calendar days prior to the event, an application must be placed on file with the Village Administrator describing the nature of the request. The request must include the following information:



a. The address of the property owner in which the event will occur. b. The name of the property owner where the event will occur. c. The contact information of the property owner where the event will occur, including an active phone number and email address.

d. The times of day in which the noise is expected to be generated. e. The number of people expected to be present at the gathering.

B. The Village shall notify all property owners within 500 feet of the subject property at which the event will occur with a written notice of the event's occurrence at least five business days prior to the event's occurrence.

C. The application shall include a \$50 fee.

D. At no point shall the exemption extend beyond midnight or prior to 6:00am in any District.

E. Property owners shall be entitled to one exemption per six calendar months; that is, if an exempted event were held on January 1, the property owner shall not be permitted to apply for or receive an exemption to these standards until July 1 or thereafter.

F. No exceptions will be given if the activities listed in which the noise will be generated are found to be in violation of any local, state, or federal law.

### **Penalty**

Any person, firm, or corporation who violates, disobeys, omits, neglects, refuses to comply with, or who resists enforcement of any of the provisions of this Section shall, upon conviction, be fined not less than \$100.00 nor more than \$750.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

### **3. Air Pollution**

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title B and as may be amended from time to time.

### **4. Toxic Substances**

a. Definition of Toxic Substances; Any gas, liquid, solid, semi-solid substance or mixture of substances, which if discharged into the environment could, alone or in combination with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through any body surface. In addition, substances which are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances for the purposes of this regulation.

b. The use, storage, handling or transport of toxic substances shall comply with applicable laws and regulations.

c. In the RA, LI and GI Districts, any toxic substance listed by the U.S. Department of Health and Human Development (Public Health Service, Center for Disease Control, National Institute for Occupational Safety and Health, "Registry of Toxic Effects of Chemical Substances"), as revised from time to time, contained in one or more containers within the lot line in quantities in

excess of 100 gallons as a liquid, 1,000 pounds as a solid or 100 pounds as a gas shall not be permitted.

d. In the RA, LI & GI Districts, the storage, utilization, manufacture or handling of any toxic or radioactive substance shall be allowed only as a conditional use and only after a conditional use permit is granted under the standards set forth above.

## **5. Water Pollution**

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title C and as may be amended from time to time.

## **6. Fire and Explosive Hazards**

a. In a Manufacturing District, activities involving the storage, handling, utilization's, or manufacture of materials or products which decompose by detonation and which are classified by the Department of Transportation as Explosive A (and/or by the United Nations as UN Class 1.1 or 1.2), Explosive B (and/or by the United Nations as UN Class 1.3), or Explosive C (and/or by the United Nations as UN Class 1.4), as such classes are amended from time to time (See C.F.R. 49, Parts 100 to 177), shall be permitted only as a conditional use, in accordance with the standards set forth below, provided that such quantities do not exceed the limits set forth in the following Table 7. Explosives categorized or classified by the Department of Transportation as "Forbidden" or "Restricted" shall not be permitted. Permitted explosives shall be stored, utilized, handled, and manufactured in accordance with National Fire Protection Association - National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances. The storage and accountability of permitted explosives shall comply with applicable Department of the Treasury, Bureau of Alcohol, Tobacco and Firearms Regulations ("Your Guide to Explosive Regulations as most recently amended and as amended from time to time - ATF P5400.7). This includes the requirement of an explosives permit (18 USC Chapter 40).

b. In a Manufacturing District, the storage, utilization, handling or manufacture of radioactive isotopes (fissionable material) (regardless of atomic mass) shall not be permitted except as a conditional use and only after a conditional use permit is granted under the standards set forth in this Ordinance, and also shall not be permitted unless the material is contained in an approved (by the Village) shielded and fire resistant container for which it is never removed. Radioactive isotopes (fissionable materials) in such shielded and fire resistant containers which are granted a Conditional use shall be classified for the purposes of the Manufacturing Districts as Explosive A materials and shall comply with the quantity limitations set forth in the following Table 7.

c. In the Manufacturing District, the storage, utilization, handling or manufacture of highly reactive oxidizing or reducing agents, unstable or pyroforic materials, or highly unstable materials which include but are not confined to organic peroxides, organic nitrated, fluorine, liquid oxygen, hydrazine, acetylides, tetrazoles, ozonides, percholoric acid, perchlorated, chlorated, alkyaluminums, diborane, calcium trifluoride, hydroxylamine and other similar materials shall be considered as Explosive C materials and shall comply with the quantity limitations set forth in the following Table 7. The storage utilization, handling or manufacture of these materials shall be in accordance with The National Fire Protection Association - National

Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances.

d. In the Manufacturing District, the storage, utilization, handling or manufacture of flammable liquids and gases shall be permitted in accordance with the following Table 8, including the storage of finished products. Flammable liquid and storage tanks shall not be less than fifty (50) feet from all lot lines. The storage, utilization, handling or manufacture of flammable liquids and gases shall be in accordance with the National Fire Protection Association National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances.

e. No activities covered by this Subsection are allowed anywhere other than in a Manufacturing District and in conformance with the requirements set forth above.

**TABLE 7: TOTAL CAPACITY OF EXPLOSIVE AND OTHER UNSTABLE OR HIGHLY REACTIVE MATERIAL**

Materials Classification	Total Quantity
Forbidden	0
Restricted	0
Explosive A	0.1 Pounds
Explosive B	1 Pounds
Explosive C	10 Pounds
(The Total Quantity of All Such Materials Shall Not exceed Ten (10) Pounds).	

**TABLE 8: TOTAL CAPACITY OF FLAMMABLE MATERIALS PERMITTED (IN GALLONS)**

For Material Having an Open Cup Flash Point	Above Ground		Underground	
	RA & LI Districts	GI Districts	RA & LI Districts	GI Districts
...at or above 140 degree F	5,000	30,000	20,000	100,000
...at or above 100 degree F., and below 140 degree F	2,000	10,000	20,000	100,000



...below 100 degree F	500	2,000	20,000	100,000
(When flammable gases are stored, utilized or manufactured and measured in cubic feet, the quantity in cubic feet at standard temperature and pressure shall not exceed 30 times the quantities listed in Table 8 above).				

## **7. Glare**

In all Districts, any activity or operation producing glare shall be conducted in accordance with the following requirement: Exposed sources of light shall be controlled so that direct and indirect illumination within the lot lines shall not cause illumination in excess of 1/2 foot candle in any R District.

## **8. Other Nuisances**

In addition to the performance standards specified above in subsection 1 through subsection 7 above, the dissemination of noise, vibration, particulate matter, odor, toxic substances, or fire or explosive materials in either such manner or quantity as to be determined to endanger the public health, safety, comfort or welfare is hereby declared to be a public nuisance and shall be unlawful.

## **9. Landscaping**

All required yards or other required open spaces shall be appropriately landscaped in accordance with landscaping plans submitted to and approved by the Community Development Director, and thereafter maintained in such a manner as to retain at least the intended standards of the initial landscaping plan and to conform to the landscaping requirements as set forth as follows:

### **a. Required Landscaping**

All Manufacturing uses (uses established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products) must be buffered from adjacent residential uses and residentially zoned properties through the use of substantial berming and landscaping in accordance with applicable Village regulations and a landscaping plan submitted to and approved by the Community Development Director. All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such landscaping, and shall include a mix of the plant materials set forth in EXHIBIT I. Approval of the landscaping plan or approval of the landscaping plan with modification shall be based on the recommendations of the Village Forester.

### **b. Building Setback**

If landscaping complies with the requirements above, no buildings or structure may be located within 50 feet of a residence district boundary line. If landscaping does not comply with said requirements, no building or structure shall be located within 150 feet of a residence district boundary line.

**c. Parking Lot Setback**

No parking lot may be located within 30 feet of a residence district boundary line. This setback area shall also be landscaped as set forth above.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

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

**FROM:** Ella Stern, Planner

**DATE:** September 16, 2024

**RE:** Board Report

---

The Board of Trustees took the following actions relative to matters forwarded from the Plan Commission on August 26, and September 9, 2024.

- **V-01-2023: 6301 County Line Road (Zaffar)**
  - The Board approved an Ordinance denying three variation requests to permit a fence and a driveway gate within the minimum 30 ft. corner side yard setback, and to permit a driveway gate on a parcel less than two acres in lot area. The recommendation was unchanged from the Plan Commission.
- **Z-12-2024: 8461 Carlisle Court (Haley)**
  - The Board directed staff to prepare an Ordinance approving a special use request for a fence on a corner lot to permit a fence in the interior side yard. The recommendation was unchanged from the Plan Commission.
  - The Board approved an Ordinance approving a special use request for a fence on a corner lot to permit a fence in the interior side yard.
- **V-01-2024: 15W765 80<sup>th</sup> Street (LaConte)**
  - The Board directed staff to prepare an Ordinance approving a request for a variation to permit a fence within a corner side yard setback. The recommendation was unchanged from the Plan Commission.
  - The Board directed staff to prepare an Ordinance denying a request for a variation to permit a fence less than 50% open and a fence in the front yard. The recommendation was unchanged from the Plan Commission.
  - The Board approved an Ordinance approving a request for a variation to permit a fence within a corner side yard setback.
  - The Board approved an Ordinance denying a request for a variation to permit a fence less than 50% open and a fence in the front yard.
- **Z-11-2024: 8223 Windsor Court (Sebaihi)**
  - The Board directed staff to prepare an Ordinance denying a special use request for a fence on a corner lot to permit (1) a fence within a corner side yard setback, and (2) a fence in the interior side yard. The Plan Commission voted 3 - 2 to approve the fence with four conditions. Since four votes are required to pass any motion, the motion failed; therefore, this item was transmitted without a recommendation.
  - At the September 9, 2024, Board of Trustees meeting, the petitioner requested the case be remanded back to the Plan Commission. The petitioner noted they wished to amend the corner side yard setback request from 9 feet to 12 feet. The Board



remanded the case back to the Plan Commission for further consideration. This is anticipated for the October 21, 2024 Plan Commission agenda.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

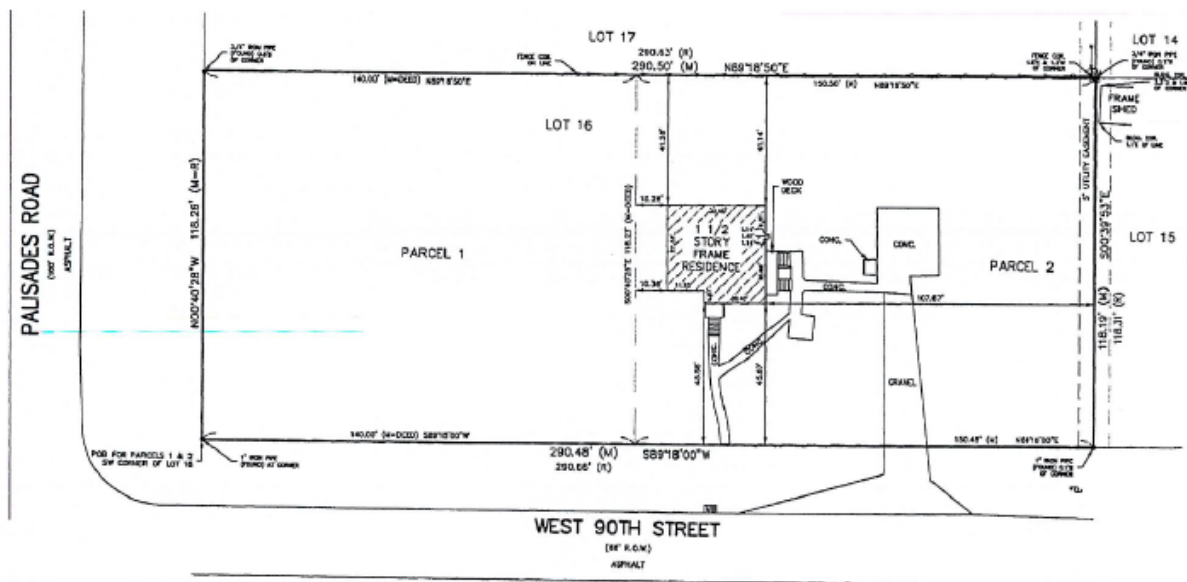
**TO:** Village of Burr Ridge Plan Commission  
Greg Trzupek, Chairman

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

**DATE:** September 16, 2024

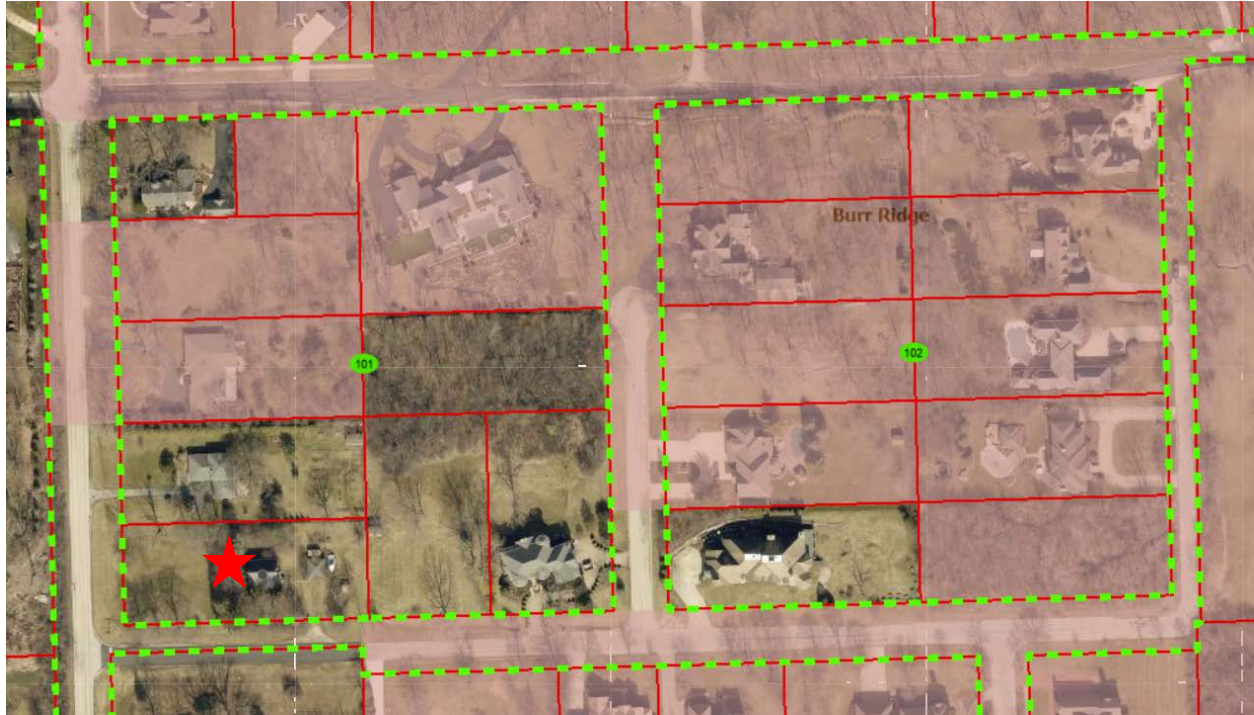
**RE:** Extraterritorial Review of 15W770 90<sup>th</sup> Street (Construction Solutions, LLC)  
Variations / DuPage County Zoning Case ZONING 24-000059

The Village received notification of a request for three variations located at 15W770 90<sup>th</sup> Street, Burr Ridge. The petitioner, Construction Solutions, LLC, requests variations for (1) to reduce the lot size for two new lots from the required 100,000 sq. ft. to approximately 16,556 sq. ft. for Lot 1 and approximately 17,788 sq. ft. for Lot 2; (2) to reduce the lot width for two new lots from the required 165 ft. to approximately 140 ft. for Lot 1 and 150 ft. for Lot 2; and (3) reduce the interior side setback for an existing house on proposed Lot 2 from the required 20 ft. to approximately 10.25 ft. The petitioner seeks to divide the +/- 34,300 sq. ft. / 0.79 acre parcel located on the northeast corner of Madison Street and 90<sup>th</sup> Street roughly in half.



*Plat of Survey of the property and proposed division to create east and west parcels. Note, the road on the west side of the site is called "Palisades Road" but is Madison Street.*

The parcel is located in Urban's Oakdale Manor which contains lots which have roughly the same basic dimensions (118 ft. to 120 ft. by 290 ft. to 299 ft.). There are a few exceptions: on the southwest corner of Vine Street and 89<sup>th</sup> Street, two parcels were combined together; on the northwest corner of Vine Street and 90<sup>th</sup> Street, two parcels were reconfigured from a east / west orientation to north / south but retained the same lot area; on the southeast corner of Madison Street and 89<sup>th</sup> Street, this parcel was divided in half which is what the petitioner is requesting to do with the subject site. To divide this property in half, the petitioner must receive variation approvals to have parcels and a structure which do not meet the County's R-1 zoning district regulations.



*DuPage County GIS map of Urban's Oakdale Manor bounded by 89<sup>th</sup> Street to the north, 90<sup>th</sup> Street to the south, Madison Street to the west, and Grant Street to the east. The areas shaded in pink are within the Village of Burr Ridge; unshaded areas are unincorporated. The subject site is noted with a red star.*

The Village of Burr Ridge limits are directly to the south across 90<sup>th</sup> Street. The Village has a pre-annexation agreement on file for this property (Ordinance 1059, November 2005) which is valid for 20 years and is binding upon subsequent owners. The property must be "duly and validly annexed to the Village immediately upon becoming contiguous." The property to the southeast, 15W731 90<sup>th</sup> St. / PIN 10-01-103-006, was annexed in 1987 (Ordinance 590) before the pre-annexation agreement was entered into and included a portion of 90<sup>th</sup> St. which is contiguous to this site by only a few feet. The Village's legal counsel has reviewed the case and determined that the shared boundary area is not sufficient to force a petition for annexation.

Within Urban's Oakdale Manor, Village parcels are zoned R-1 and R-2B which requires a minimum of 5 acres and 30,000 sq. ft. respectively. The R-1 parcels were annexed in as such and never rezoned. The petitioner's request for parcels measuring 16,556 sq. ft. and 17,788 sq. ft. do



not meet the minimum lot area requirement for the Village’s smallest residential zoning district, R-3, which is 20,000 sq. ft. Additionally, the Village’s Comprehensive Plan encourages residential developments to have a lot size of 30,000 sq. ft. or larger. The subject parcel as it stands today (undivided) and most of the other parcels within Urban’s Oakdale Manor measure at least 34,000 sq. ft.



*Village of Burr Ridge zoning map of Urban’s Oakdale Manor.*

### **Legal Authority for Review and Recommendation**

According to the State of Illinois, the Village is notified of certain zoning actions and may have the legal authority to review certain zoning actions or subdivision proposals up to 1.5 miles outside of its boundaries. In this instance, the Commission may wish to submit comments on the variation proposal. According to DuPage County staff, the proposed subdivision is an exempt land division meaning that a formal Plat of Subdivision will not be required. If a formal Plat of Subdivision were required, the Village would have signatory authority.

The Plan Commission informally commented on ZONING-24-000041, the previous version of this case which concerned the same requests on July 15, 2024. The Plan Commission noted that the lot sizes were out of character with the other lots within Urban’s Oakdale Manor, the lots do not meet the minimum lot size requirement for the Village’s smallest residential zoning district, the lot sizes do not comply with the Village’s Comprehensive Plan recommendation, and the requests do not meet the standards for variations. The petitioner withdrew that request and applied for the current case, ZONING-24-000059. The DuPage County public hearing was held on August 28, 2024. Staff submitted a letter requesting that the case be continued until such time that the Commission was able to formally review. This letter is included as Exhibit B.

### **Attachments**

Exhibit A – Petition Materials from DuPage County

Exhibit B – Letter sent to DuPage County dated August 23, 2024



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
fax: 630-407-6702

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-24-000059 Construction Solutions, LLC.

**Please review the information herein and return with your comments to:**

Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at [Jessica.Infelise@dupagecounty.gov](mailto:Jessica.Infelise@dupagecounty.gov) or via facsimile at 630-407-6702 by **August 28, 2024**.

<b>COMMENT SECTION:</b>	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
<b>COMMENTS:</b>	
<b>SIGNATURE:</b> _____ <b>DATE:</b> _____	
<b>MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:</b>	
<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	ZONING-24-000059 Construction Solutions, LLC.
<b>ZONING REQUEST</b>	1. Variation to reduce the lot size for two new lots from required 100,000 sq. ft. to approximately 16,556 sq. ft. for Lot 1 and approximately 17,788 sq. ft. for Lot 2. 2. Variation to reduce the lot width for two new lots from required 165 feet to approximately 140 feet for Lot 1 and 150 feet for Lot 2. 3. Variation to reduce the interior side setback for an existing house on proposed Lot 2 from required 20 feet to approximately 10.25 feet.
<b>OWNER</b>	CONSTRUCTION SOLUTIONS, LLC., 9066 WILLOW RIDGE DR., WILLOW SPRINGS, IL 60480 / CONSTRUCTION SOLUTIONS, LLC., 15W770 90TH ST., BURR RIDGE, IL 60527 / AGENT: PATRICK SMITH, 5116 FOREST AVENUE, DOWNERS GROVE, IL 60515
<b>ADDRESS/LOCATION</b>	15W770 90TH ST., BURR RIDGE, IL 60527
<b>PIN</b>	10-01-101-006
<b>TWSP./CTY. BD. DIST.</b>	DOWNERS GROVE      DISTRICT 3
<b>ZONING/LUP</b>	R-1 SF RES      0-5 DU AC
<b>AREA</b>	0.79 ACRES (34,412 SQ. FT.)
<b>UTILITIES</b>	WELL/SEPTIC
<b>PUBLICATION DATE</b>	Daily Herald: AUGUST 13, 2024
<b>PUBLIC HEARING</b>	THURSDAY, AUGUST 29, 2024

**PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.**



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
fax: 630-407-6702

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

**DU PAGE COUNTY ZONING BOARD OF APPEALS  
JACK T. KNUEPFER ADMINISTRATION BUILDING  
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

**Zoning Petition ZONING-24-000059 Construction Solutions, LLC.**

**The DuPage County Zoning Board of Appeals will conduct the following public hearing:**

**PUBLIC HEARING:** 6:00 p.m. **THURSDAY, AUGUST 29, 2024**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** CONSTRUCTION SOLUTIONS, LLC., 9066 WILLOW RIDGE DR., WILLOW SPRINGS, IL 60480 / CONSTRUCTION SOLUTIONS, LLC., 15W770 90TH ST., BURR RIDGE, IL 60527 / AGENT: PATRICK SMITH, 5116 FOREST AVENUE, DOWNERS GROVE, IL 60515

**REQUEST:**

1. Variation to reduce the lot size for two new lots from required 100,000 sq. ft. to approximately 16,556 sq. ft. for Lot 1 and approximately 17,788 sq. ft. for Lot 2.
2. Variation to reduce the lot width for two new lots from required 165 feet to approximately 140 feet for Lot 1 and 150 feet for Lot 2.
3. Variation to reduce the interior side setback for an existing house on proposed Lot 2 from required 20 feet to approximately 10.25 feet.

**ADDRESS OR GENERAL LOCATION:** 15W770 90TH ST., BURR RIDGE, IL 60527

**LEGAL DESCRIPTION:** LOT 16 IN URBAN'S OAKDALE MANOR, A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 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.

**Respectfully Submitted,  
ROBERT J. KARTHOLL, CHAIRMAN,  
DUPAGE COUNTY ZONING BOARD OF APPEALS**

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

**Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.**





DUPAGE COUNTY

Building Division

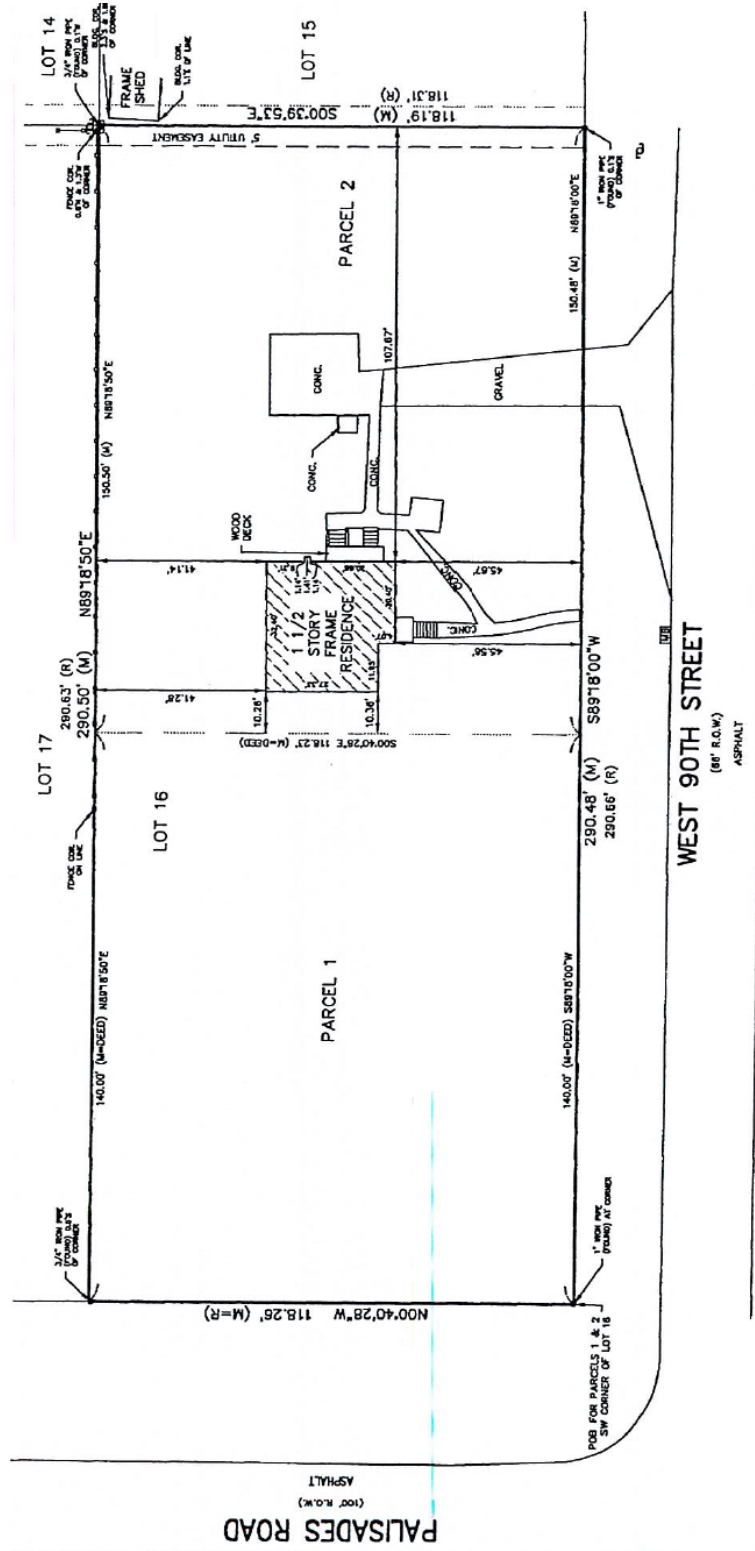
Zoning & Planning Division

Environmental Division

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building





August 23, 2024

Jessica Infelise  
DuPage County Building and Zoning Department  
421 North County Farm Rd.  
Wheaton, IL 60187

Via email to [Jessica.Infelise@dupagecounty.gov](mailto:Jessica.Infelise@dupagecounty.gov)

Re: Zoning Petition ZONING-24-000059

Dear Ms. Infelise,

The Village of Burr Ridge is in receipt of notification of ZONING-24-000059, a request by Construction Solutions LLC and Patrick Smith for the property identified with address 15W770 90<sup>th</sup> Street, PIN 10-01-101-006. The Village limits are located directly to the south across 90<sup>th</sup> St., two parcels away to the north, and on the eastern side of Vine St. This is a request for three variations for lot size, lot width, and an interior side yard setback to divide the property. The Village's Plan Commission/Zoning Board of Appeals intends to formally review the matter at their September 16, 2024 meeting which is the next available meeting date. The Village hereby requests that the matter be continued until after September 16, 2024 to permit time to submit official comment.

Please be advised that at their July 15, 2024 meeting, the Plan Commission informally commented on ZONING-24-00041, the previous version of this case which concerned the same requests. The Plan Commission noted that the lot sizes were out of character with the other lots within Urban's Oakdale Manor, the lots do not meet the minimum lot size requirement for the Village's smallest residential zoning district (R-3), the lot sizes do not comply with the Village's Comprehensive Plan recommendation, and the requests do not meet the standards for variations.

Should you have any questions, please do not hesitate to contact me directly at [jfarrell@burr-ridge.gov](mailto:jfarrell@burr-ridge.gov) or (630) 654-8181 x 6100.

Sincerely,

Janine Farrell, AICP  
Community Development Director