

**AGENDA
REGULAR MEETING – MAYOR & BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE**

**June 27, 2011
7:00 p.m.**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. AUDIENCE**
- 4. CONSENT AGENDA – OMNIBUS VOTE**

All items listed with an asterisk (*) are considered routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so request, in which event the item will be removed from the Consent Agenda.

5. MINUTES

- *A. Approval of Regular Meeting of June 13, 2011
- *B. Receive and File Draft Space Needs Committee Meeting of June 20, 2011
- *C. Receive and File Draft Plan Commission Meeting of June 20, 2011

6. ORDINANCES

- *A. Approval of An Ordinance Amending Section IV of the Zoning Ordinance of the Village of Burr Ridge (Z-07-2010 – Annual Zoning Ordinance Update
- *B. Approval of An Ordinance Granting a Special Use Pursuant to the Village of Burr Ridge Zoning Ordinance for an Automobile Repair and Service Business in a B2 District (Z-02-2011: 15W308-320 North Frontage Road – Martin)
- *C. Approval of An Ordinance Granting a Variation from the Village of Burr Ridge Zoning Ordinance to Increase the Maximum Permitted Floor area Ratio (Z-08-2011: 220-240 Shore Drive – Bronson & Bratton)
- *D. Approval of An Ordinance Granting Special Uses Pursuant to the Village of Burr Ridge Zoning Ordinance for the Expansion of an Existing Restaurant with Service of Alcoholic Beverages and Extended Hours of Operations (Z-09-2011: 200-206 Burr Ridge Parkway – Dao, Inc.)
- *E. Approval of An Ordinance Granting Variations of the Village of Burr Ridge Sign Ordinance for Number of Signs and Total Sign Area (S-03-2011: 201 Bridewell Drive – Eddie Merlot's Restaurant)
- *F. Approval of Ordinance Amending Section 35-15-101 (b) of Chapter 35 (Motor Vehicles) of the Burr Ridge Municipal Code (To Allow Trucks on Brush Hill Road – But Not on Soper Road)

7. RESOLUTIONS

8. CONSIDERATIONS

- A. Consideration of Plan Commission Recommendation to Approve Amendment to Estancia PUD (Z-12-2011; 100 Harvester Drive – Mars Equities)
- B. Consideration of Plan Commission Recommendation to Approve Text Amendment and Special Uses for Luxury Automobile Sales (Z-13-2011: 145 and 161 Tower Drive – Ludicrous 6, LLC)
- *C. Approval of Plan Commission Recommendation to Approve Special Use for Cellular Antenna on Village Water Tower (Z-11-2011: 7101 Garfield Avenue – Verizon)
- *D. Approval of Plan Commission Recommendation to Approve Sign Variation (S-04-2011: 16W361 South Frontage Road – Janko Group)
- *E. Approval of Plan Commission Recommendation to Appoint Commissioner Guy Franzese as Plan Commission Vice Chairperson for a One-Year Term Ending June 9, 2012
- *F. Approval of Vendor List
- G. Other Considerations – For Announcement, Deliberation and/or Discussion Only – No Official Action will be Taken

9. AUDIENCE

10. REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS

11. ADJOURNMENT

TO: Mayor and Board of Trustees
FROM: Village Administrator Steve Stricker and Staff
SUBJECT: Regular Meeting of June 27, 2011
DATE: June 24, 2011

PLEDGE OF ALLEGIANCE

Unfortunately, due to summer vacation, we were unable to secure a student to lead the Pledge of Allegiance at tonight's meeting.

6. ORDINANCES

A. Amendments to Zoning Ordinance

Attached is an Ordinance approving amendments to Section IV of the Zoning Ordinance. The amendments are the outcome of the Plan Commission's annual review of the Zoning Ordinance. A public hearing was held on June 6, 2011 by the Commission and a recommendation was forwarded to the Board at that time to approve the amendments. The Board reviewed the amendments at its June 13, 2011 meeting and directed staff to prepare the attached Ordinance.

It is our recommendation: that the Ordinance be approved.

B. Special Use (Z-02-2011: 15W308-320 North Frontage Road – Martin)

Attached is an Ordinance granting a temporary special use approval for the property at 15W308-320 North Frontage Road. The special use allows an automobile parts powder coating business to be located in an existing building for a two year period. A public hearing was held on June 6, 2011 by the Plan Commission and a recommendation was forwarded to the Board at that time to approve the special use. The Board reviewed the recommendation at its June 13, 2011 meeting and directed staff to prepare the attached Ordinance.

It is our recommendation: that the Ordinance be approved.

C. Variation (Z-08-2011: 220-240 Shore Drive – Bronson & Bratton)

Attached is an Ordinance granting a variation of the floor area ratio for an addition to the buildings at 220 and 240 Shore Drive. The addition would connect two existing buildings. A public hearing was held on June 6, 2011 by the Plan Commission and a recommendation was forwarded to the Board at that time to approve the FAR variation. The Board reviewed the recommendation at its June 13, 2011 meeting and directed staff to prepare the attached Ordinance.

It is our recommendation: that the Ordinance be approved.

D. Special Use (Z-09-2011: 200-206 Burr Ridge Parkway – Dao, Inc.)

Attached is an Ordinance granting a special use approval for the expansion of the Dao Sushi and Thai Restaurant in County Line Square. A public hearing was held on June 6, 2011 by the Plan Commission and a recommendation was forwarded to the Board at that time to approve the special use. The Board reviewed the recommendation at its June 13, 2011 meeting and directed staff to prepare the attached Ordinance.

It is our recommendation: that the Ordinance be approved.

E. Sign Variation (S-03-2011: 201 Bridewell Drive – Eddie Merlot's)

Attached is an Ordinance granting a sign variation for a new restaurant, Eddie Merlot's, at 201 Bridewell Drive. The Plan Commission reviewed the sign variation at their June 6, 2011 meeting at which time a recommendation was forwarded to the Board to approve the variation. The Board reviewed the recommendation at its June 13, 2011 meeting and directed staff to prepare the attached Ordinance.

It is our recommendation: that the Ordinance be approved.

F. Chapter 35 - Thru Truck Traffic Limitations

Attached please find an Ordinance that amends Chapter 35 (Motor Vehicles) Section 15-101 (b) (Limitations Exceptions) of the Burr Ridge Municipal Code. This ordinance has been drafted in response to resident complaints about large trucks (gross weight in excess of 10,000 lbs.) using Soper Road/Brush Hill Road between 74th Street and North Frontage Road to cut through the area. This Ordinance would allow the Public Works Department to install and the Police Department to enforce "No Thru Truck" Signs on the Soper Road section between 74th and 75th Streets. Trucks would still be permitted to use the Brush Hill portion of the road to access businesses between 75th Street and North Frontage.

It is our recommendation: that the Ordinance be approved.

7. RESOLUTIONS

8. CONSIDERATIONS

A. Plan Commission Recommendation - Amendment to Estancia PUD (Z-12-2011; 100 Harvester Drive – Mars Equities)

Please find attached a letter from the Plan Commission recommending approval of a request by BJF Estancia, LLC for an amendment to the Estancia Planned Unit Development to permit the construction of a four-story office building at 100 Harvester Drive (rather than the previously

approved three-story building), to permit the construction of a parking deck, to waive the requirement for a separated loading dock for an office building exceeding 80,000 square feet in floor area, and to permit a deli/cafeteria within the proposed office building.

The petitioner has a potential client that would take the entire building, but needs up to 120,000 square feet of floor area rather than the 90,000 square feet previously approved and would like food service in the building. In order to accommodate the additional floor area, a parking deck is also proposed. The waiver of the separated loading dock was previously approved for the smaller office building and the petitioner seeks to continue that approval for the new office building.

The Plan Commission's primary concern was the sight lines from the residential area on Elm Street to the parking deck. In response to this concern, the Plan Commission asked that the final plans, with sight line drawings, be submitted to the Plan Commission and Board for review and approval.

It is our recommendation: that the Board directs staff to prepare an Ordinance amending the Estancia PUD.

B. Plan Commission Recommendation – Text Amendment/Special Uses (Z-13-2011 & Z-14-2011: 145 & 161 Tower Drive – Ludicrous 6, LLC)

Please find attached a letter from the Plan Commission recommending approval of a request to permit limited retail sales of automobiles at two locations on Tower Drive. The petitioner owns a 3,000 square foot industrial condo at 145 Tower Drive and currently warehouses up to nine cars at this location. The petitioner also leases a 14,000 square foot space at 161 Tower Drive where he warehouses up to 50 cars. The cars are primarily luxury cars most of which sell for \$100,000 or more (see web site at www.globalluxuryimportsllc.com).

The 145 property is in a RA District and currently does not list retail sales or auto sales as a permitted or special use. The Plan Commission's recommendation is to amend the RA District to add "*Indoor Sales of Luxury and Exotic Automobiles*" to the list of special uses in the RA District and to approve a special use to allow indoor sales of luxury and exotic automobiles in the 3,000 square foot space at 145 Tower Drive. For the 161 property, wholesale and retail sales are listed as a special use. The Plan Commission recommends special use approval to permit wholesale and retail sales of automobiles in the 14,000 square foot space at 161 Tower Drive. Both recommendations were by a 3 to 2 vote of the Plan Commission.

There were approximately 20 residents from the adjacent Carriageway Condos and Carriage Way Club townhomes present at the meeting. These neighbors were concerned about noise and property maintenance, which did not seem to be related to the petitioner. There was also an

owner of one of the industrial condos at 145 Tower Drive who was concerned about parking and traffic impacts.

The petitioner presented a written list of conditions that would restrict the number of cars and customers and would prohibit outside sales or any repair activity. Those conditions are reflected in the recommendation enclosed. A majority of the Plan Commission felt that the conditions are sufficiently restrictive to prevent the business from having an adverse impact on adjacent properties. Two Commissioners present at the meeting were concerned that the business may create noise or other undesirable impacts on adjacent properties.

The petitioner also has reported that sales activity from the petitioner's current warehouse in Indiana (all sales are currently directed through the Indiana location), amounted to \$1.2 million during a 45 day period in April of and May of this year. The petitioner has indicated they intend to direct those sales through the Burr Ridge location if the zoning is approved. Most of those sales would be subject to sales tax and most would result in a 1% sales tax paid to the Village of Burr Ridge. Automobile sales to out of state customers may pay sales tax to Burr Ridge but it depends on whether the State of Illinois has a reciprocal agreement with that particular state (Illinois currently has such an agreement with eight other states including Indiana and Michigan). The petitioner reports that the majority of sales from Burr Ridge will be to Illinois residents. Staff has asked the petitioner to provide more information on anticipated sales.

It is our recommendation: that the Board directs staff to prepare an Ordinance approving the text amendment and special use.

C. Plan Commission Recommendation - Special Use (Z-11-2011: 7101 Garfield Avenue – Verizon)

Please find attached a letter from the Plan Commission recommending approval of a request by Chicago SMSA Limited Partnership d/b/a Verizon Wireless for special use approval to permit additional cellular communication antennas on the existing water tower and with an at-grade equipment shelter. The water tower is the Village tower adjacent to the CNH property and Harvester Park. There is existing wireless communication facilities on the Village water tower at this location and the equipment shelter will be within a fenced and screened area. The antennas are white to match the tower and the facilities comply with all other regulations of the Zoning Ordinance.

Village staff is also preparing a lease agreement which should be ready for the next Village Board meeting. The lease agreement will follow the same outline as other lease agreements for wireless facilities on the Village water towers.

It is our recommendation: that the Board directs staff to prepare an Ordinance granting special use approval.

D. Plan Commission Recommendation - Sign Variation (S-04-2011: 16W361 South Frontage Road – Janko Group)

Please find attached a letter from the Plan Commission recommending approval of a request by 361 Frontage LLC, c/o Janko Group for a variation from the Sign Ordinance to permit a ground sign in addition to an existing wall sign rather than the requirement that only one principal identification sign is permitted.

The Plan Commission concluded that the overall sign package is consistent with the intent of the Sign Ordinance. The total sign area is less than the permitted sign area and only the existing sign would function as the principal identification for the property. The proposed sign is a tenant directory that is primarily intended for on-site visibility.

It is our recommendation: that the Board directs staff to prepare an Ordinance approving the sign variation.

E. Plan Commission Recommendation – Appoint Guy Franzese Vice Chairman

Please find attached a letter from the Plan Commission recommending that Commissioner Guy Franzese be appointed Vice Chairman of the Plan Commission for a one year term expiring on June 9, 2012. The Rules of Procedure for the Plan Commission require a rotating Vice Chair with an annual nomination by the Plan Commission and approval by the Board of Trustees. The rules state that the Vice Chair position should rotate among those willing to serve.

It is our recommendation: that the Board appoints Commissioner Guy Franzese as Vice Chairman of the Plan Commission for a one year term expiring on June 9, 2012.

F. Approval of Vendor List

Enclosed is the Vendor List in the amount of \$212,988.40 for all funds, plus \$197,484.95 for payroll, for a grand total of \$410,473.35. The Vendor List includes the following special amounts:

- \$30,490.18 – HDR Engineering, Inc.. for Phase 1 and Phase 2 engineering of Madison Street/Joliet Road intersection improvement

It is our recommendation: that the Vendor List be approved.

5A

REGULAR MEETING

MAYOR AND BOARD OF TRUSTEES, VILLAGE OF BURR RIDGE, IL

June 13, 2011

CALL TO ORDER The Regular Meeting of the Mayor and Board of Trustees of June 13, 2011 was held in the Meeting Room of the Village Hall, 7660 County Line Road, Burr Ridge, Illinois and called to order at 7:00 p.m. by Mayor Grasso.

PLEDGE OF ALLEGIANCE was conducted by Ellie Fichtelberg of Burr Ridge Middle School.

ROLL CALL was taken by the Village Clerk and the results denoted the following present: Trustees Sodikoff, Wott, Grela, Ruzak, Paveza, Manieri, and Mayor Grasso. Also present were Village Administrator Steve Stricker, Police Chief John Madden, Community Development Director Doug Pollock, Public Works Director Paul May, Village Attorney Terry Barnicle via teleconferencing, and Village Clerk Karen Thomas.

There being a quorum, the meeting was open to official business.

AUDIENCE Resident Dirk Gnodde discussed the addition of bicycle lanes for safety purposes.

CONSENT AGENDA – OMNIBUS VOTE After reading the Consent Agenda by Mayor Grasso, motion was made by Trustee Wott and seconded by Trustee Paveza that the Consent Agenda – Omnibus Vote, (attached as Exhibit A) (except 7C) and the recommendations indicated for each respective item, be hereby approved.

On Roll Call, Vote Was:

AYES: 6 – Trustees Wott, Paveza, Grela, Sodikoff, Ruzak, Manieri

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

APPROVAL OF REGULAR MEETING OF MAY 23, 2011 were approved for publication under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE APROVED VETERANS MEMORIAL COMMITTEE MEETING OF APRIL 27, 2011 were noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE (DRAFT) ECONOMIC DEVELOPMENT COMMITTEE MEETING OF MAY 17, 2011 were noted as received and filed under the Consent Agenda by Omnibus Vote.

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RECEIVE AND FILE (DRAFT) STREET POLICY COMMITTEE MEETING OF MAY 23, 2011 were noted as received and filed under the Consent Agenda by Omnibus Vote.

RECEIVE AND FILE (DRAFT) PLAN COMMISSION MEETING OF JUNE 6, 2011 were noted as received and filed under the Consent Agenda by Omnibus Vote.

ORDINANCE AMENDING SECTIONS 55.04 – 55.08 OF ARTICLE II AND SECTION 55.11 OF ARTICLE III, CHAPTER 55 OF THE VILLAGE OF BURR RIDGE MUNICIPAL CODE The Board, under the Consent Agenda by Omnibus Vote, approved the Ordinance amending Sections 55.04 – 55.08 of Article II and Section 55.11 of Article III, Chapter 55 of the Village of Burr Ridge Municipal Code.
THIS IS ORDINANCE NO. A-923-01-11.

ORDINANCE ADDING SECTION 35-11-313 OF CHAPTER 35 (MOTOR VEHICLES) OF THE VILLAGE OF BURR RIDGE MUNICIPAL CODE (HONORARY STREET SIGNS) The Board, under the Consent Agenda by Omnibus Vote, approved the Ordinance amending section 35-11-313 of Chapter 35 (Motor Vehicles) of the Village of Burr Ridge Municipal Code (Honorary Street Signs).
THIS IS ORDINANCE NO. A-668-01-11.

ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE FOR A REAL ESTATE OFFICE IN A B1 DISTRICT (Z-10-2011: 90 BURR RIDGE PARKWAY – REMAX COUNTY LINE) The Board, under the Consent Agenda by Omnibus Vote, approved the Ordinance granting a special for a real estate office in a B1 District (Z-10-2011: 90 Burr Ridge Parkway – Remax County Line).
THIS IS ORDINANCE NO. A-834-12-11.

RESOLUTION AUTHORIZING LOCAL AGENCY AGREEMENT BETWEEN THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE VILLAGE OF BURR RIDGE FOR THE UTILIZATION OF STATE AND FEDERAL FUNDS The Board, under the Consent Agenda by Omnibus Vote, adopted the Resolution and authorized the Mayor to execute the Local Agency Agreement for utilization of Federal and State funding for the Madison Street Traffic Signal (STP Grant Project).
THIS IS RESOLUTION NO. R-09-11.

RESOLUTION AUTHORIZING INTERGOVERNMENTAL AGREEMENT BETWEEN DUPAGE COUNTY AND THE VILLAGE OF BURR RIDGE FOR REIMBURSEMENT OF EXPENDITURES FOR THE MADISON STREET TRAFFIC SIGNAL PROJECT (STP) The Board, under the Consent Agenda by Omnibus Vote, adopted the Resolution and authorized the Mayor to execute the Intergovernmental Agreement for reimbursement of funds expended on the Madison Street Traffic Signal (STP Grant Project).
THIS IS RESOLUTION NO. R-10-11.

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PLAN COMMISSION RECOMMENDATION TO APPROVE TEMPORARY SPECIAL USE TO PERMIT AN AUTOMOBILE POWDER COATING BUSINESS TO OPERATE IN THE BUILDING (Z-02-2011: 15W308 AND 15W320 NORTH FRONTAGE ROAD – MARTIN) The Board, under the Consent Agenda by Omnibus Vote, accepted the Plan Commission's recommendation and directed staff to prepare an Ordinance amending the Zoning Ordinance to permit an automobile powder coating business to operate in the building (Z-02-2011: 15W308 and 15W320 North Frontage Road – Martin).

PLAN COMMISSION RECOMMENDATION TO APPROVE VARIATION TO PERMIT AN ADDITION CONNECTING TWO EXISTING BUILDINGS (Z-08-2011: 220 - 240 SHORE DRIVE – BRONSON & BRATTON) The Board, under the Consent Agenda by Omnibus Vote, accepted the Plan Commission's recommendation and directed staff to prepare an Ordinance approving the variation to permit an addition connecting two existing buildings (Z-08-2011: 220-240 Shore Drive – Bronson & Bratton).

PLAN COMMISSION RECOMMENDATION TO APPROVE SPECIAL USE TO PERMIT EXPANSION OF AN EXISTING RESTAURANT (Z-09-2011: 200 - 206 BURR RIDGE PARKWAY – DAO SUSHI & THAI) The Board, under the Consent Agenda by Omnibus Vote, accepted the Plan Commission's recommendation and directed staff to prepare an Ordinance approving the special use to permit expansion of an existing restaurant (Z-09-2011: 200 - 206 Burr Ridge Parkway – Dao Sushi & Thai).

PLAN COMMISSION RECOMMENDATION TO APPROVE SIGN VARIATION (S-03-2011: 201 BRIDEWELL DRIVE – EDDIE MERLOT'S) The Board, under the Consent Agenda by Omnibus Vote, accepted the Plan Commission's recommendation and directed staff to prepare an Ordinance approving the sign variation (S-03-2011: 201 Bridewell Drive – Eddie Merlot's).

APPROVAL OF REQUEST FROM BURR RIDGE PARK DISTRICT FOR DONATION TO FARMERS' MARKET The Board, under the Consent Agenda by Omnibus Vote, approved the request from the Burr Ridge Park District for a contribution toward its Farmers Market on the Village Green in the amount of \$1,200 from the General Fund.

RATIFICATION OF UNION CONTRACT WITH FRATERNAL ORDER OF POLICE (PATROL OFFICERS) The Board, under the Consent Agenda by Omnibus Vote, approved the ratification of the Union Contract with Fraternal Order of Police (Patrol Officers).

VOUCHERS FY 11 - 12 in the amount of \$290,534.34 for the period ending June 13, 2011 and payroll in the amount of \$181,324.23 for the period ending May 28, 2011 were approved for payment under the Consent Agenda by Omnibus Vote.

CONTINUED PUBLIC HEARING
ANNEXATION AGREEMENT -15W460 NORTH FRONTAGE ROAD

Regular Meeting
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CALL TO ORDER The Continued Public Hearing of the Mayor and Board of Trustees for the Annexation Agreement – 15W460 North Frontage Road was held in the Meeting Room of the Village Hall, 7660 South County Line Road, Burr Ridge, Illinois and called to order by Mayor Grasso at 7:10 P.M. with the same Trustees in attendance as immediately preceding the Public Hearing.

NOTICE OF HEARING was published in The Doings.

PURPOSE OF MEETING is to consider the Annexation Agreement for the property at 15W460 North Frontage Road.

PRESENTATION Village Administrator Steve Stricker summarized the terms of the Annexation Agreement and noted changes relating to billboard replacement and noise testing.

He said the agreement requires SAIA/Rogulic to:

Provide a one-time \$25,000 annexation fee to the Village.

Agree not to seek zoning for a truck depot during the term of the Agreement, with the understanding that rezoning could be sought for a use consistent with the existing zoning code for a use other than a truck depot.

Provide sound reduction improvements including:

A 16-foot sound wall and a 12-foot fence in certain locations with the understanding that SAIA will order all materials for the wall within 10 days after the issuance of the last permit to be issued and to complete construction of the fence no later than 60 days after the delivery of the fabricated steel posts

The elimination of back-up beepers for hostling tractors

Training for all hostling tractor operators and employees who drop dock plates on the proper use of equipment to reduce noise

Perform loading and unloading of trucks on the south side of the property during non-peak hours

Perform normal truck maintenance to the extent possible during the period from 7:00 a.m. to 10:00 p.m., with the understanding that maintenance can be done during evening hours if the west doors of the maintenance building are closed during this period of time

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Install dock plate improvements to reduce noise levels, with a solution to be determined by no later than November 1, 2011. If the parties cannot agree to a solution, then the issue may be presented to an arbitrator

Properly maintain landscaping on the site.

Meet with the Village in good faith, if future noise issues become a problem.

Provide low-growth landscaping in front of the property along the Frontage Road.

Conduct a lighting study upon completion of construction of all sound barrier walls.

He continued that in exchange the Village agrees to:

Allow a truck depot to exist on a 24-hours-a-day, 7-days-a-week basis

Not pass more stringent noise regulations that would impact this property

Waive the 30-foot landscape buffer in exchange for the wall/fence improvements

Allow the existing parking lots on the subject property to remain unpaved

Permit SAIA to replace its existing office building by constructing a new office building, so long as there is no increase in the number of truck docks

Support SAIA's request for a stormwater permit from DuPage County in order to install the fence/wall

Mr. Stricker said that regarding the billboards, it is agreed that the two existing billboards will be allowed to remain as a non-conforming use. During the 20-year term of the Agreement, if they are destroyed by an Act of God, they can be replaced and allowed to remain for either the remaining portion of the 20-year Agreement or the end of SAIA's lease, whichever is later, at which time they would have to be removed.

The Village Administrator continued that regarding noise testing, SAIA has agreed to allow the Village to conduct noise testing with the understanding that the Village cannot prosecute violations for two years. In exchange, SAIA has agreed to meet with the Village to discuss issues of concern.

Mr. Stricker requested Board approval of the agreement contingent upon the changes stated and the submission of the annexation petition by the property owner.

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Mayor Grasso extended his appreciation to all of the parties involved in the negotiation, discussion, and preparation of the annexation agreement. Mayor Grasso also noted that Trustee Sodikoff is abstaining in the matter for business reasons.

BOARD QUESTIONS AND COMMENTS Trustee Grela requested clarification regarding the terms of the annexation agreement that would prohibit the Village from prosecuting noise violations resulting from sound testing and the resolution of the dock plate noises. In response, Mr. Stricker stated the annexation agreement requires a dock plate noise reduction solution to be presented by November 1, 2011 and provides for arbitration if the solution is not acceptable.

Mayor Grasso added that within the two year non-prosecution period, the residents have the right to express concerns that can be addressed.

In response to Trustee Manieri's inquiry, resident Steve Less stated that the residents feel the negotiated agreement addressed a majority of their concerns and as a Board Member for the Chestnut Hills Homeowners Association, he recommends approval of the agreement.

Trustee Manieri questioned the allowance that the billboards can be rebuilt if destroyed by an "act of God". In response, Village Attorney Terry Barnicle explained that although the billboards can be rebuilt, they can only remain for the length of the agreement or the end of Saia's lease.

AUDIENCE QUESTIONS AND COMMENTS There were none at this time.

CLOSE HEARING Motion was made by Trustee Wott and seconded by Trustee Paveza to close the Annexation Agreement 15W460 North Frontage Road Public Hearing of June 13, 2011.

By Voice Vote, the motion carried and the Annexation Agreement 15W460 North Frontage Road Public Hearing of June 13, 2011 was closed at 7:35 p.m.

ORDINANCE APPROVING AN ANNEXATION AGREEMENT (15W460 NORTH FRONTAGE ROAD) Village Administrator Steve Stricker stated that staff is recommending the approval of the Annexation Agreement with the inclusion of the three additional contingencies:

1. the addition of grammatical changes to section 6H,
2. the addition of the phrase "to its currently existing standards", in paragraph 12, and
3. the addition of the requirement that the annexation petition be provided by the property owner by June 17, 2011.

Mr. Barnicle suggested the requirement for the annexation petition be stated, "prior to annexation" in the event of a delay.

Motion was made by Trustee Paveza and seconded by Trustee Grela to approve the Ordinance for the Annexation Agreement (15W460 North Frontage Road) with the addition of the contingencies as

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outlined above and the change that the annexation petition be provided by the property owner prior to annexation.

On Roll Call, Vote Was:

AYES: 6 – Trustees Paveza, Grela, Wott, Ruzak, Manieri & Mayor Grasso

NAYS: 0 – None

ABSENT: 0 – None

ABSTAIN: 1 – Trustee Sodikoff

There being six affirmative votes, the motion carried.

THIS IS ORDINANCE NO. 1116.

Attorney for Saia Scott Hargadon stated that for an annexation, a vote is required from Mayor Grasso in addition to the Trustees. Village Attorney Terry Barnicle stated he disagreed with Mr. Hargadon but suggested he vote regardless.

In response, Mayor Grasso voted Aye.

RESOLUTION ADOPTING THE PREVAILING WAGE RATE FOR LABORERS, WORKERS AND MECHANICS EMPLOYED IN PUBLIC WORKS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS Trustee Paveza requested that this item be removed from the Consent Agenda in order to explain that the wage rates are state mandated. Village Administrator Steve Stricker explained that the Village is required to pay labor rates at the mandated wage.

Trustee Ruzak inquired if the rates have been reduced due to the economy and in response, Mr. Stricker indicated the rates have been slowed but not reduced.

Motion was made by Trustee Paveza and seconded by Trustee Wott to adopt the Resolution adopting the prevailing wage rate for laborers, workers and mechanics employed in Public Works of the Village of Burr Ridge, Cook and DuPage Counties, Illinois.

On Roll Call, Vote Was:

AYES: 6 – Trustees Paveza, Wott, Grela, Sodikoff, Ruzak, Manieri

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

THIS IS RESOLUTION NO. R-11-11.

PLAN COMMISSION RECOMMENDATION TO APPROVE AMENDMENTS TO THE ZONING ORDINANCE – ANNUAL ZONING ORDINANCE UPDATE Community

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Development Director Doug Pollock summarized the recommended amendments to the Zoning Ordinance resulting from the Plan Commission's review of the Zoning Ordinance.

Driveway Gates - The required lot width for driveway gates would be reduced and the setback requirement increased.

Retaining Walls - A regulation would be added limiting the height for retaining walls to 42 inches.

Salt Protection Fences - The Plan Commission considered regulations for salt protection fences due to a request from a resident but decided since there were only a few properties that would require fences, that a variation in those cases would be appropriate.

Home Occupations and Parking Regulations for Trailers and Commercial Vehicles – The Plan Commission suggests a clarification to these regulations making them applicable to residential properties in non-residential districts such as the Village Center.

In response to Trustee Grela's inquiry regarding the definition of trailers, Mr. Pollock stated it is specified in the Zoning Ordinance.

Trustee Grela inquired about the definition of Home Occupations and Mr. Pollock replied that the allowable Home Occupations are explicitly stated in the Zoning Ordinance to prevent misinterpretation.

Reformat of Section IV – This section will be reformatted to make it more compatible with web access.

Rooftop Screening – The Plan Commission discussed options for rooftop screening and suggested changes to make the requirements applicable to all commercial buildings in all districts and to mandate that rooftop screening be one foot taller than the equipment.

Motion was made by Trustee Grela and seconded by Trustee Manieri to direct staff to prepare an Ordinance amending the Zoning Ordinance as recommended by the Plan Commission.

On Roll Call, Vote Was:

AYES: 6 – Trustees Grela, Manieri, Paveza, Wott, Sodikoff, Ruzak

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

**ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDATION CONCERNING
THE PROMOTION OF DOWNTOWN BURR RIDGE**

Village Administrator Steve Stricker explained that the Economic Development Committee was directed by Mayor Grasso to develop a proactive, innovative strategy for improving development in the Village Center. Mr. Stricker presented the findings and recommendations of the committee as follows:

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1. present information and development strategies to Village Center management firm Mid America Asset Management, Inc., and Bank of America, the financing arm for the Village Center;
2. engage the residents in the process by adding additional questions to the biannual survey to solicit feedback regarding what they would like to see in the Village Center and share the results with the management team;
3. establish an ambassador program to provide information to area businesses on the Village Center;
4. pursue replacement of County Line Road signage and replace signage at County Line Square;
5. establish a promotional campaign to encourage residents to shop local and utilize a web site, SeeYouDowntown.com, to place videos on the Village web site and social networking areas to highlight the downtown area and businesses at a cost of \$9,100;
6. add additional signage to I-55 advertising downtown Burr Ridge and key businesses utilizing Hitchcock Design Group in the amount of \$10,500 to assist in the design for the signs.

Mayor Grasso thanked the members of the Economic Development Committee for their efforts in addressing this endeavor.

Trustee Paveza inquired if the promotional video could be played on the cable channel 6 and in response, Mr. Stricker stated it could.

Trustee Grela inquired if the video would promote only Village Center businesses or would any Village business be eligible. In response, Mr. Stricker explained that any business could be included and businesses would have the ability to feature their business at their expense.

In response to Trustee Sodikoff's inquiry regarding profits given for utilizing web sites, Mr. Stricker explained that the web site is purely promotional without any profit.

Trustee Sodikoff suggested examining each recommendation separately for purposes of discussion and consensus. Trustee Sodikoff reiterated the recommendations of the Economic Development Committee. Trustee Sodikoff clarified that in the area of presenting strategies, this would be done first with the management company and to Bank of America with permission from the management company. Trustee Sodikoff stated that the proposed I-55 signage would be most helpful to the restaurants and would not benefit the retail stores and therefore, he does not agree with the proposal.

Trustee Wott stated that emphasis should be placed on promoting the Village Center within the Village and its residents.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 13, 2011

Trustee Manieri stated he agrees with the first four recommendations but does not agree with the expenditure of funds for the promotional campaign and I-55 signage. Trustee Manieri feels the signage does not work and that the Village Center cannot compete with regional centers and the promotional campaign and signage should be funded by a business association.

Trustee Paveza stated he feels large signage could be helpful in piquing interest and should contain names of the stores and be funded by the stores.

Mr. Stricker showed an example of a sign designed in the past by Opus that would be appropriate for I-55 signage.

Trustee Grela stated he agrees with the first four recommendations but feels the \$9,100 fee for the video is high and would like competitive bids and does not feel the I-55 signage would be beneficial and the funds would be better spent for Downtown Events. He is also concerned that people will not be aware that the web site, SeeYouDowntown exists.

Trustee Ruzak stated that in order for the Village Center to be successful, patronage from outside of the Village is needed and will be attracted through events and advertising.

Mayor Grasso agreed that the Village Center does require patronage from other communities to be successful. In addition, Mayor Grasso explained that the Village Center business owners and management firm stated that in order to achieve more "foot traffic", I-55 signage is needed to promote the area.

Trustee Sodikoff pointed out that in the past, previous attempts by restaurants to open in the Village Center failed due to their inability to secure financing, which is something billboards and advertising would not accomplish.

In response to Trustee Paveza's question regarding how individuals would be aware of the SeeYouDowntown.com web site, Mr. Stricker stated that it would be found via search engines such as Google. Trustee Paveza indicated he would like information on success rates in utilizing this web site.

Trustee Manieri stated that utilizing taxpayer funds to advertise selected businesses in the Village is unfair and noted that Opus originally proposed more unique specialty stores to open in the Village Center, which is not what actually occurred.

Trustee Wott suggested a radio advertising campaign similar to one that was utilized by the hotels. In response, Mr. Stricker indicated it is under consideration.

Regular Meeting
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Motion was made by Trustee Sodikoff and seconded by Trustee Manieri to approve the recommendations of the Economic Development Committee to:

1. present information and development strategies to Village Center management firm Mid America Asset Management, Inc., and Bank of America, the financing arm for the Village Center;
2. add additional questions to the biannual survey to solicit feedback from residents regarding what they would like to see in the Village Center and share the results with the management team;
3. establish an ambassador program to provide information to area businesses on the Village Center;
4. pursue replacement of County Line Road signage and replace signage at County Line Square.

On voice vote the motion carried.

Mr. Stricker clarified that the Village funding for the billboard is to allow the Village to design the billboard rather than the Village Center management firm performing the design.

Trustee Grela inquired where the billboard sign would be located and in response, Mr. Stricker indicated it would be decided as part of the design process. Trustee Grela indicated he would like statistics by demographics regarding the utilization of the SeeYouDowntown.com web site and results from its use.

The Board discussed options for gathering additional statistics regarding web site and billboard advertising.

Motion was made by Trustee Sodikoff and seconded by Trustee Grela regarding recommendation number 5, (to gather and provide additional information related to the use and results of the SeeYouDowntown.com web site at a cost of \$9,100), to gather additional information and costs related to this recommendation, to be presented to the Board at a future meeting.

On voice vote, the motion carried.

Trustee Sodikoff requested information regarding the ability to erect additional billboards on I-55 because there may be a limitation as to the number allowed.

The Board discussed the cost of the web site advertising and the possibility of soliciting funds from businesses who wish to participate in it and the options for using the web site.

Regular Meeting
Mayor and Board of Trustees, Village of Burr Ridge
June 13, 2011

Motion was made by Trustee Ruzak and seconded by Trustee Grela for recommendation 6, to obtain additional information regarding the legality of additional signage on I-55 and statistics on results of signage to be presented at a future Board meeting.

On Roll Call, Vote Was:

AYES: 4 – Trustees Ruzak, Wott, Paveza, Mayor Grasso

NAYS: 3 – Trustees Sodikoff, Grela, Manieri

ABSENT: 0 – None

There being four affirmative votes, the motion carried.

**STORMWATER COMMITTEE RECOMMENDATION TO APPROVE CONTRACT FOR
ADDITIONAL LANDSCAPING ALONG THE POLICE DEPARTMENT DETENTION
POND**

Public Works Director Paul May explained that the Stormwater Committee proposes the installation of additional landscaping at the Police Department detention pond to enhance the existing landscaping and use the location to highlight landscaping treatments the Committee wishes to promote throughout the Village. Mr. May explained the Committee is proposing the installation of four planter beds along County Line Road between the sidewalk and the detention pond.

Mr. May added that the scope of work was identified by Committee members, proposals were obtained and the Committee is recommending approval of a contract with Vince's Landscaping in the amount of \$7,500. Mr. May explained that the work would be paid for from remaining Police Facility funds

Motion was made by Trustee Wott and seconded by Trustee Manieri to award the contract for the construction of four planter beds at the Police Facility to Vince's Landscaping in an amount not to exceed \$7,500.

On Roll Call, Vote Was:

AYES: 6 – Trustees Wott, Manieri, Ruzak, Sodikoff, Grela, Paveza

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

DISCUSSION REGARDING 2011 – 2013 STRATEGIC GOALS MEETING

Village

Administrator Steve Stricker reminded the Board that a Strategic Goals Setting meeting, which allows Trustees to present new ideas and strategies to be implemented, will be scheduled for September. Due to budget constraints, the session will be conducted with the existing staff not an outside facilitator.

Regular Meeting
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OTHER CONSIDERATIONS Trustee Manieri commended the Burr Ridge Willowbrook Independent Newspaper in their coverage of the upcoming summer events in the Village.

Trustee Manieri stated he has received calls regarding the excessive watering and overspray of the median area of County Line Road. In response, Public Works Director Paul May stated “trickler” irrigation was installed to minimize water spray in some areas but in other areas, the sprinklers spray more heavily. Mr. May stated adjustments could be made to reduce the spray. Trustee Manieri suggested watering after 1:00 a.m. and Mr. May indicated time adjustments could also be made.

Mayor Grasso commented that a broker will be asked to address the Economic Development Committee. Mayor Grasso added that efforts are underway to entice a major corporation to move to Burr Ridge.

Mayor Grasso stated he has asked Scott Rolston of the Village Center to explore integrating the sound systems from the bands at the Summer Concerts into the Village Center sound system to improve acoustics.

Mayor Grasso noted that the grass is not being fully cut along County Line Road near the Harris Bank to facilitate re-growth of the native grasses.

AUDIENCE Resident Kathleen McInerney of Braemoor, pointed out that other communities advertise at the movie theaters using a “movie commercial”, which is something Burr Ridge could consider to promote businesses.

Resident Dirk Gnodde inquired about utilizing the additional sales tax dollars that might be accrued from additional business generated from new signage on I-55 to pay for that signage.

Dolores Cizek, Natasha Court in Countryside, commented on the Economic Development Committee recommendations for the Village Center. Ms. Cizek discussed the Debt Disclosure Compliance Report from the Cook County Treasurer.

REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS Trustee Wott stated the 5K race held Saturday, June 11th was a success with over 400 runners participating and the event raised funds of over \$10,000 for the Ronald McDonald House. In addition, Loyola also received an anonymous donation of \$200,000 for the Ronald McDonald House. Trustee Wott also noted the car show will be held on Saturday, June 18th from 4 to 8 p.m. with over 100 cars entered and family entertainment will be provided. Trustee Wott also noted the Farmers Market will be held on Thursdays from 10 to 2.

Mayor Grasso noted the Dao Sushi and Thai will soon add a hibachi grill section to their restaurant.

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Mayor Grasso noted the Recognition Dinner was held on Thursday, June 9th and was well attended.

ADJOURNMENT Motion was made by Trustee Wott and seconded by Trustee Grela that the Regular Meeting of June 13, 2011 be adjourned.

On voice vote the motion carried and the meeting was adjourned at 9:31 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

Karen J. Thomas
Village Clerk
Burr Ridge, Illinois

APPROVED BY the President and Board of Trustees this _____ day of _____,
2011.

SB

**MINUTES
SPACE NEEDS COMMITTEE MEETING
Monday, June 20, 2011**

CALL TO ORDER

Mayor Gary Grasso called the meeting to order at 6:05 p.m.

ROLL CALL

Present: Mayor Gary Grasso, Trustees Bob Grela and Al Paveza, and Committee member Greg Trzupek

Absent: None

Also Present: Village Administrator Steve Stricker

RENOVATION OF VILLAGE HALL/FOUR PHASES

The Village Administrator explained that he had split the cost of the renovation of the Village Hall into four phases, with \$125,000 budgeted in each of the next four fiscal years. In the first year, he is recommending concentrating on the Board and Conference rooms; in the second year, the offices, bathrooms and common areas; in the third year, the roof and windows and in the fourth year, the landscaping. Trustee Grela asked about the mechanical systems and stated that he felt that should be a priority. In response, Administrator Stricker stated that the Village has a maintenance contract for the mechanical system and has budgeted funds each year to replace equipment as it fails. He indicated that he would provide the Committee with a Staff report on the condition of the HVAC system for the next meeting.

RENOVATION OF INTERIOR BOARD ROOM/CONFERENCE ROOM

Administrator Stricker explained that the FY 11-12 Budget includes \$125,000 for the renovation of the Board Room and Conference Room, along with \$35,000 for cable TV equipment upgrades. He indicated that he thought that the Committee should concentrate on the reconfiguration and renovation of the dais, audio/visual improvements, carpeting and furniture.

Committee member Greg Trzupek stated that he thought that the Village should do a master plan all at once and then spend the money on the first phase. He stated that he did not believe that an architect is needed to be hired, but that an interior designer could be used instead. Trustee Bob Grela suggested that we contact former Space Needs Committee member Josephine Goetz to see what she may be able to do for the Village. Mayor Grasso agreed that the priority should be to renovate the Board Room and update the AV equipment.

In response to a question, Mr. Trzupek stated that he thought that an interior designer could also come up with a plan to renovate the dais. During the discussion, it was also agreed that lighting in the room should definitely be improved and that a lighting consultant should be contacted.

Mayor Grasso also wondered if the boxes that run across the top of the room could be removed to enhance the look of the cathedral ceiling. Mr. Trzupek stated that he thought they could, but that he would need to look at the original building plans to make any final determination.

Mayor Grasso also suggested that the Committee look into the idea of a better podium that would allow speakers to have access to the AV equipment, including a sketch pad, whiteboard, computer projector, etc.

Administrator Stricker indicated that he spoke to the Mayor regarding increasing the size of the Mayor's office and suggested two possibilities:

1. To convert the current Conference Room into the Mayor's new office and to move the Conference Room into a combined space of both the Mayor's current office and the Community Development Director's former office.
2. To knock out the wall between the current Mayor's office and the Community Development Director's former office to create more space for the Mayor's new office.

After some discussion, it was agreed that the Conference Room should be left alone and that the decision on whether or not to expand the Mayor's office could be made at another time and that the funds available this year should be used to concentrate on completing the renovation of the Board Room.

QUOTE FROM WILLIAMS ARCHITECTS FOR DESIGN SERVICES

Administrator Stricker indicated that he had received a proposal a few months back from Williams Architects to provide design services in a lump sum amount of \$17,000. Additional fees proposed for architectural design of a new dais (\$4,600), an engineering review of the HVAC system (\$2,900) and the use of an AV consultant to help review design and prepare construction documents for audio/visual system improvements (\$7,900).

Again, Committee member Trzupek stated that he did not believe that the Board needed to hire an architect, but that an interior design consultant, an AV consultant and a lighting consultant could all be utilized for this project.

NEXT STEPS

After some discussion, it was agreed that the Committee would like to pursue creating a master plan for the interior renovation of the Village Hall to determine the scope of work and the color palette that would be chosen. Administrator Stricker agreed that he would present information regarding interior design consultants, lighting consultants and AV consultants for the next meeting.

ADJOURNMENT

There being no further business, a **motion** was made by Trustee Bob Grela to adjourn the meeting. The motion was **seconded** by Trustee Al Paveza and **approved** by a vote of 4-0. The meeting was adjourned at 7:00 p.m.

Respectively submitted,



Steve Stricker
Village Administrator

SS:bp

DRAFT

5C

PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF BURR RIDGE

MINUTES FOR REGULAR MEETING OF

JUNE 20, 2011

1. ROLL CALL

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:32 P.M. at the Village Hall, 7660 County Line Road, Burr Ridge, Illinois, by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 5– Cronin, Franzese, Perri, Stratis, and Trzupek

ABSENT: 2- Bolos and Grunsten

Also present was Community Development Director Doug Pollock.

2. APPROVAL OF PRIOR MEETING MINUTES

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Stratis to approve minutes of the June 6, 2011 Plan Commission Meeting.

ROLL CALL VOTE was as follows:

AYES: 5– Franzese, Stratis, Cronin, Perri, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

3. PUBLIC HEARINGS

Chairman Trzupek confirmed all present who wished to give testimony at any of the public hearings on the agenda.

A. Z-11-2011; 7101 Garfield Avenue (Verizon Wireless)

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described this petition as follows: Verizon Wireless is seeking to construct a cellular antenna and an equipment shelter on the Village's Garfield Avenue water tower property. All cellular antennas and equipment are permitted in this location subject to a special use approval. The petitioner has also been negotiating a lease with the Village which will be reviewed by the Board of Trustees concurrent with the Plan Commission's recommendation for this special use approval.

Mr. Pollock added that the proposed improvements comply with all requirements of the Zoning Ordinance including being screened from adjacent properties by an existing solid fence.

Chairman Trzupek asked the petitioner for comments. The petitioner, Ms. Dena Ranier, was present but did not have anything to add to the staff report.

There being no one responding to his request for public comments, Chairman Trzupek asked for questions and comments from the Plan Commission.

Chairman Trzupek confirmed that there is an existing solid fence enclosing the equipment shelter and the water tower.

Commissioner Cronin asked about other equipment inside the fenced area. He asked if there was enough room for the new equipment. Mr. Pollock said there is sufficient area for the additional equipment.

Commissioner Franzese asked if this would improve service in the area. Ms. Ranier said that it would. He also presented a photo of a cell tower that was camouflaged to look like a pine tree. He said that if the Village were to get a request for a freestanding tower, that this should be considered.

In response to Commissioner Perri, the petitioner confirmed that the cellular antennas were white to match the tower and other existing antennas and that there are no flashing lights on the tower or antenna.

Commissioner Stratis asked about other equipment on the tower and if there would be any interference. Ms. Ranier said that the other equipment is broadband and would not interfere.

There being no other questions or comments from the public or from the Plan Commission, Chairman Trzupek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Stratis to close the hearing for Z-11-2011.

ROLL CALL VOTE was as follows:

AYES: 5— Cronin, Stratis, Franzese, Perri, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to approve the Findings of Fact as presented by the petitioner and to recommend approval of a special use to permit additional cellular communication antennas on the existing water tower and with an at-grade equipment shelter subject to compliance with the plans submitted.

ROLL CALL VOTE was as follows:

AYES: 5— Franzese, Cronin, Perri, Stratis, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

B. Z-12-2011; 100 Harvester Drive (Mars Equities)

Chairman Trzupek asked Mr. Pollock to provide a summary of this public hearing.

Mr. Pollock described the public hearing as follows: The petitioner is the owner of the property known as the Estancia Planned Unit Development. The Estancia PUD was approved in 2004. Two of the three buildings have been constructed. The foundation for the third building was constructed in 2007 but work on the building was halted after the foundation was completed. The petitioner reported that the work stoppage was due to the lack of tenants and financing.

Mr. Pollock continued with his report as follows: At this time, the petitioner has an interested tenant who would occupy the entire third building but requires more floor area than was previously approved by the Village for this building. The approval for the third building was for a three story building with 89,856 square feet. The potential tenant may require up to 120,000 square feet of floor area and parking for the additional floor area. The petitioner would also like to have a deli or cafeteria in the building. Thus, the petitioner is seeking to amend the PUD to accommodate this potential tenant.

Chairman Trzupek asked the petitioner for comments. Mr. Tim Frangella was present on behalf of Mars Equities. Mr. Frangella said that he had nothing to add to the staff report. He also introduced his Architect, Mr. Tim Morgan.

Chairman Trzupek asked for comments from the public.

Mrs. Suzanne Pederson, 7250 Elm Street, said that her house is on the other side of the Oak Grove Park and faces toward the office property. She said she believes the 4 –story building will be overwhelming to her residential neighborhood. She said that the parking deck is too close to the oak trees and that there is too much concrete on the property. She also said that the developer had planted a large number of oak trees many of which had died and were never replaced.

There being no additional comments from the public, Chairman Trzupek asked for questions and comments from the Plan Commission.

Commissioner Stratis asked who the potential tenant was and if a lease or other agreement was signed. Mr. Frangella said it was the Hub Group and that no lease or letter of intent was signed. He said that Burr Ridge was one of three locations they were considering.

Commissioner Stratis said he was concerned that a building this size will not have a loading dock. Mr. Frangella said it was there experience that an office building of this size does not need a loading dock as large truck loading only occurs when the tenant moves in to the building.

Commissioner Stratis also asked about security in the parking deck, landscaping around the foundation of the parking deck and hours of operation for the deli. Mr. Frangella said they had not yet planned for security in the parking deck but that they would do whatever is necessary to ensure the safety of tenants. He said that they intend to landscape around the perimeter of the deck and that the hours of operation for the deli would be about 8 AM to 3:30 PM Monday through Friday.

Commissioner Perri said he would like to see an elevation drawing that shows the sight line from Elm Street to the parking deck and to the 4-story building. Mr. Morgan said they could provide this and he noted that the southwest corner of the deck had glass windows and precast walls to match the building.

Chairman Trzupek asked the Architect about the height of the west wall of the parking deck. After initially and mistakenly saying the wall was 19 feet tall, Mr. Morgan said that the parking deck wall was approximately 13 feet in height. He noted that in some areas it is much shorter as the north end of the parking deck is below grade.

Commissioner Franzese asked about the oak trees that were planted and have not survived. Mr. Frangella said that they intend to replace those trees but was waiting for construction of the final building before doing additional landscaping.

Commissioner Franzese asked if instead of a parking deck could they do parking underneath the building or do a taller parking garage with a smaller footprint. Mr. Frangella said they could not do underground parking because they are using the existing foundation. He said they did not consider a taller parking garage primarily because of the cost.

In response to Commissioner Franzese, Mr. Frangella said the parking in the deck would be available for all three buildings. Subsequently he clarified that there are about 20 spaces in the deck that would be reserved for the proposed building.

Commissioner Cronin asked about lighting and landscaping on the deck. Mr. Morgan said there would be lighting similar to what would be in the surface parking lot and that there are no landscaping islands on the top of the deck. Also, in response to Commissioner Cronin, Mr. Morgan said that the parapet wall of the deck would be 4 feet above the deck floor and would block head lights on the deck.

Chairman Trzupek asked about ventilation within the enclosed area of the garage. Mr. Morgan said there would be a vent with a fan.

Chairman Trzupek noted that there is an elevation drop of about 9 feet from the existing 3-story building to the proposed building so that the proposed building would not be

much taller overall than the existing 3-story building. He said he is not too concerned about the 4-story building but agreed that a sight line drawing for the parking deck from Elm Street is needed.

Commissioner Cronin asked about garbage pick and expressed his concern that garbage trucks would block access to the parking garage during pick up times. He added that is an added concern because of the extra garbage generated by the deli.

In response to Commissioner Franzese, Mr. Frangella said that the 2 existing buildings were about 95% occupied. Commissioner Franzese added that he too is concerned with the logistics of garbage collection.

Commissioner Perri asked if the potential tenant would want a wall sign. Mr. Frangella said they definitely would want a wall sign but that he did not know any details about signage for this tenant.

There being no further comments or questions, Chairman Trzupek asked for a motion to close the hearing.

Chairman Trzupek suggested that the Plan Commission had several options regarding a motion and recommendation. He said they could recommend approval with conditions or that they could continue this matter to a later date pending review of the sight line drawings and other issues.

Mr. Pollock suggested a third alternative which is to recommend approval of a preliminary PUD amendment subject to the final plans being submitted for review and approval. He said that the petitioner is trying to sign a deal with the tenant and they will want to know that the Village is willing to approve the concept of a 4-story building with a parking deck. He said that all of the issues raised by the Plan Commission could be resolved in the final plan review process.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Franzese to close the hearing for Z-12-2011.

ROLL CALL VOTE was as follows:

AYES: 5– Cronin, Franzese, Perri, Stratis and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Cronin to approve the Findings of Fact as presented by the petitioner and to recommend approval of an amendment to the Estancia Planned Unit Development, Ordinances A-834-08-04 and A-834-33-06, to permit the construction of a four-story office building at 100 Harvester Drive (rather than the previously approved three-story building), to permit the construction of a parking deck, to waive the requirement for a separated loading dock

for an office building exceeding 80,000 square feet in floor area, and to permit a deli/cafe/tertia within the proposed office building subject to the following conditions:

1. Approval is limited to preliminary plan approval as per Section XIII.L of the Zoning Ordinance. Final plans shall be submitted for review and approval of the Plan Commission and Board of Trustees as per Section XIII.L. Final plans shall comply with the submitted site plan and building elevations except as may be specifically modified herein.
2. Final landscaping plans shall include but not be limited to replacement of oak trees, tree preservation, and landscaping around the perimeter of the parking deck.
3. An outdoor eating area for employees of the proposed building shall be provided on the final plans.
4. An elevation drawing shall be provided showing the sight lines from Elm Street to the parking deck and to the proposed building for the purpose of determining if any modifications to the parking deck or additional landscaping screening should be provided.
5. Final plans shall provide details regarding garbage collection including location of dumpsters and garbage truck access and loading.
6. The rooftop screening walls for the proposed building and the existing building at 150 Harvester Drive shall be modified to provide horizontal bands that match the shape of the horizontal stripes at the top of the buildings. Prior to issuance of a building permit for the building at 120 Harvester Drive, additional details shall be provided for staff review and approval regarding the materials and colors to be used for the horizontal bands. The additions to the screening walls shall be completed prior to occupancy of the building at 120 Harvester Drive.

ROLL CALL VOTE was as follows:

AYES: 5– Stratis, Cronin, Franzese, Perri, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

C. Z-13-2011: 145 Tower Drive (Ludicrous 6, LLC)

D. Z-14-2011: 161 Tower Drive (Ludicrous 6, LLC)

Chairman Trzupek said that these two public hearings are on adjacent properties, are for the same or similar requests and have the same petitioners. He suggested that the public hearings be conducted concurrently. There was no objection.

Chairman Trzupek asked Mr. Pollock to provide a summary of these public hearings.

Mr. Pollock described the public hearing as follows: The petitioner seeks zoning approval to allow the sales of automobiles in conjunction with existing automobile storage facilities at 145 and 161 Tower Drive. At the 145 property, the petitioner owns one of several industrial condos (Suite #9). The condo unit consists of 3,021 square feet and is used for the storage of automobiles. At the 161 Tower Drive property, the owner leases approximately 14,000 square feet. The 145 property requires a text amendment to add automobile sales or accessory retail sales to the list of special uses in the RA District and requires special use approval as per the proposed amendment. The 161 property is zoned LI which already lists accessory retail sales as a special use. The petitioner is seeking special use approval at 161.

Mr. Pollock said that the owner has submitted proposed special use conditions for both properties that prohibit outdoor sales or storage, prohibit automobile repair and service, limit the hours of operation to daytime hours Monday through Saturday, that limit the number of customers on site to a maximum of 4 and that limit the number of cars being stored to 9 at 145 Tower and to 50 at 161 Tower.

Chairman Trzupek asked the petitioner to present their petition.

Ms. Christina Brotto said that she was the attorney for the business owner. She said that it appears that parking is the primary issue with the 145 petition. She said that this business does not generate very much traffic and is limited to 2 or 3 employees and a maximum of 4 customers. She said the parking problem occurs on the west side of the building and that this business would be located on the northeast side of the building where there is ample parking. She suggested the parking problem is an internal management issue as customers to the yoga studio park in the limited number of spaces on the west side of the building rather than in the ample parking area on the east side.

Ms. Brotto introduced one of the owners of the business, Mr. Kyle Sahs. She added that the business generated sales of 1.2 million dollars during a one month period this year which would translate to over \$100,000 in sales tax revenue to the Village each year. She said that currently the owners sell the cars from the Indiana warehouse and that all sales are registered in Indiana. She said that if these petitions are approved, that the sales would be registered in Burr Ridge.

Chairman Trzupek asked for questions or comments from the public. There were at least 20 residents in the audience regarding these public hearings.

Mr. Vande Merkt, 19 Old Mill Lane, said that the property at 161 Tower Drive has been a problem. He said the fence keeps falling down, that there is revving of engines making excessive noise and that the owner has generally not been sensitive to the concerns of the residents. He said that he has seen vehicles parked outside the building. He said that this is adversely impacting residential property values. He suggested that there be no hours of operation on Saturdays.

The business owner, Mr. Sahs, said that he had 2 limos parked outside recently while they were cleaning the interior of the building. He said that there are only 2 or 3 employees and they never rev the engines.

Chairman Trzuppek asked Mr. Pollock if the fence and other issues related more to property maintenance rather than this petition. Mr. Pollock said that they are potential property maintenance issues and that neighbors should call the Village with any such concerns and code enforcement action will be taken.

Dr. Robert C. Musilm 22 Old Mill Lane, said the fence does not block sound and he suggested a sound wall be built.

Mr. Tom Conklin, 5 Old Mill Lane, said that the fence was more than 20 years old and should be replaced. He questioned whether this use would really generate sales tax revenue. He said the types of cars being sold, Maseratis and Lamborghinis, generate a lot of noise from their engines.

Mr. Sahs attempted to explain that the sales tax is paid to the municipality from which the sale is registered unless a buyer pays to have the car shipped in which case the sales tax is paid at the buyers' location. He said he expected the majority of the sales to be on-site in Burr Ridge.

Mr. David Cocher and his wife Maria introduced themselves. Mr. Cocher said that he owns Unit 6 in the 145 building. He said that the sales tax would not go to Burr Ridge if the vehicle was sold to someone living outside of Illinois. He said that he bought his unit for personal storage. He said he bought the unit with the existing zoning and does not want to see the zoning change. He said that it is not appropriate to change the rules at this point and that the petitioner should find another location that is already zoned for this use. He said that he has a lot of problems with the public coming to the property and parking in his parking spaces.

Ms. Brotto said that the parking problems occur primarily due to the yoga customers parking in the wrong spots. She said the proposed use is nothing like the yoga studio and would not generate a significant level of traffic or parking. She said all customers come to the property by appointment only.

Mr. Tandon, 9200 Fallingwater Drive, said that these are high performance cars and people tend to rev the engines.

Mrs. Deborah Roepke, 17 Old Mill Lane, said the noise levels from this property have gone up in the last year. She said she hears noise from the property even with her windows closed. She said she heard two mobile power washing machines today.

Mr. Sahs said that the power washing machines were being used by another tenant in the building.

Mr. Greg Sengpiel, 16 Old Mill Lane, said he was concerned about security with expensive cars being stored inside the building.

Ms. Norma Duffy, 11 Old Mill Lane, asked if there would be any trucks associated with this business. Ms. Brotto said there are no trucks.

Mr. John Hayes, 13 Old Mill Lane, said that allowing this business would open a Pandora's box and result in more businesses with retail sales.

Ms. Beth Pendergrass, 112 Carriage Way, Unit 104A, said that she is concerned about precedent and that the next car dealer may not be a high end dealer and it would lead to too much traffic in the area.

Chairman Trzupek asked if there was anyone else in attendance who wanted to speak. There being none, Chairman Trzupek asked for questions and comments from the Plan Commission.

Commissioner Cronin said that it would appear the parking issue at 145 Tower Drive is a management problem rather than a Village zoning issue. He said there is sufficient parking but management must direct the parking to the preferred areas.

In response to Commissioner Cronin, Mr. Sahs said that cars are either driven to the site or delivered by flat-bed truck. He added that cars arrive in pristine condition and no work is done on-site to prepare the cars for sale. He said that cars are certified by an outside source so that customers know they are getting a car in good condition and that no test driving of cars is allowed.

Commissioner Franzese said he visited the location and that the interior is impeccable and there is no evidence of any automobile service or repair being conducted. He asked how many parking spaces are allotted for the 145 location. In response, Ms. Brotto said that the parking is shared by all of the tenants and no parking spaces are reserved by the covenants.

Commissioner Franzese acknowledged that loading of cars onto and off of flatbed trucks could take time and result in trucks idling behind the building. He added that vehicles idling during loading would not be unique to this business.

Commissioner Franzese asked if there would be a tax advantage for car sales to be registered at their Indiana location rather than the Burr Ridge location. Mr. Sahs said that the tax difference is minor that the additional shipping costs from Indiana would outweigh any tax advantage.

Commissioner Perri noted that Lamborghinis can be loud. He asked if there were any race cars involved with the business. Mr. Sahs said all of the cars are stock and there are no race cars. He asked if there was any detailing of cars and in response Mr. Sahs said they wash the cars but there is no detailing.

Commissioner Stratis said his questions had been answered.

In response to Commissioner Cronin, Mr. Pollock said there had been no complaints about the existing business from residents.

There being no further comments or questions, Chairman Trzupek asked for a motion to close the hearing.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Franzese to close the hearings for Z-13-2011 and Z-14-2011.

ROLL CALL VOTE was as follows:

AYES: 5– Cronin, Franzese, Perri, and Stratis, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

Chairman Trzupek suggested three separate motions – one for the text amendment, one for the special use at 145 Tower Drive if the text amendment is approved, and one for the special use at 161 Tower Drive.

Mr. Pollock said that another option for the text amendment would be to create a use category of “indoor sales of luxury automobiles”.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Stratis to approve the Findings of Fact as presented by the petitioner and to recommend approval of an amendment to Section X.D.2 of the Burr Ridge Zoning Ordinance to add “Indoor Sales of Luxury and Exotic Automobiles” to the list of special uses in the RA Research Assembly District.

ROLL CALL VOTE was as follows:

AYES: 3– Cronin, Stratis, and Trzupek

NAYS: 2 – Franzese and Perri

MOTION CARRIED by a vote of 3-2.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Stratis to approve the Findings of Fact as presented by the petitioner and to recommend approval of a special use for Indoor Sales of Luxury and Exotic Automobiles at the property known as 145 Tower Drive subject to the following conditions:

1. The special use shall be limited to the petitioner and to the tenant space identified as Suite 9 and consisting of 3,021 square feet.
2. There shall be no more than 9 vehicles stored on the property and available for sale at any given time.

3. All vehicles shall be stored inside the building at all times except for the temporary (but not overnight) parking of vehicles outside for purposes of moving automobiles or cleaning or maintaining the interior of the tenant space.
4. There shall be no advertisement of automobile sales on the exterior of the building or property.
5. There shall be no servicing, repair, painting, or other work conducted on automobiles at any time other than routine cleaning and maintenance that is conducted inside the building.
6. There shall be no more than 4 customers on site at any given time.
7. The hours of operation for customer visitation and sales shall be limited to 10 AM to 3 PM, Mondays through Fridays and 9 AM to 12 Noon on Saturdays.

ROLL CALL VOTE was as follows:

AYES: 3— Cronin, Stratis, and Trzupek

NAYS: 2 – Franzese and Perri

MOTION CARRIED by a vote of 3-2.

A **MOTION** was made by Commissioner Cronin and **SECONDED** by Commissioner Stratis to approve the Findings of Fact as presented by the petitioner and to recommend approval of a special use for Retail Sales Accessory to a Permitted or Special Use at the property known as 161 Tower Drive subject to the following conditions:

1. The special use shall be limited to the petitioner and to the tenant space identified as Suite J and consisting of 14,346 square feet.
2. There shall be no more than 50 vehicles stored on the property and available for sale at any given time.
3. All vehicles shall be stored inside the building at all times except for the temporary (but not overnight) parking of vehicles outside for purposes of moving automobiles or cleaning or maintaining the interior of the tenant space.
4. There shall be no advertisement of automobile sales on the exterior of the building or property.
5. There shall be no servicing, repair, painting, or other work conducted on automobiles at any time other than routine cleaning and maintenance that is conducted inside the building.
6. There shall be no more than 4 customers on site at any given time.

7. The hours of operation for customer visitation and sales shall be limited to 10 AM to 3 PM, Mondays through Fridays and 9 AM to 12 Noon on Saturdays.

ROLL CALL VOTE was as follows:

AYES: 3— Cronin, Stratis, and Trzupek
NAYS: 2 — Franzese and Perri
MOTION CARRIED by a vote of 3-2.

4. CORRESPONDENCE

There was no discussion regarding any of the correspondence on the agenda.

5. OTHER CONSIDERATIONS

A. S-04-2011: 16W361 South Frontage Road (Janko Group); Sign Variation

Chairman Trzupek asked Mr. Pollock to provide a summary of this request.

Mr. Pollock described the request as follows: The petitioner seeks a variation to allow a second sign on the subject property. The proposed sign is 64 square feet. There is also an existing wall sign that is approximately 30 square feet in area. The sign regulations for this property permit one sign not to exceed 105 square feet.

Mr. Pollock added that the proposed sign is a tenant identification sign that is intended to provide internal direction to visitors looking for individual tenants; that the sign structure may be visible from the street but its text is not intended to be read by motorists on South Frontage Road or on the adjacent I-55 interchange; and that the petitioner has also proposed to remove a non-conforming monument sign located internally to the property.

Chairman Trzupek asked the applicant for comments. The petitioner, Mr. Gary Wool, said he did not have anything to add.

Chairman Trzupek asked the Plan Commission for questions and comments.

Commissioner Stratis said he agreed with staff report and noted that he drove by the site and that the location of the sign clearly was not intended for motorists on South Frontage Road.

There being no further comments or questions, Chairman Trzupek asked for a motion.

A **MOTION** was made by Commissioner Franzese and **SECONDED** by Commissioner Cronin to recommend approval of a variation from Section 55.07.A of the Burr Ridge Sign Ordinance to permit a ground sign in addition to an existing wall sign rather than the requirement that only principal identification sign is permitted subject to compliance with the submitted plans and removal of the existing monument sign on the north side of the building.

ROLL CALL VOTE was as follows:

AYES: 5— Franzese, Cronin, Perri, Stratis, and Trzupek

NAYS: 0 – None

MOTION CARRIED by a vote of 5-0.

B. PC-05-2010: Annual Appointment of Plan Commission Vice Chairperson

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Perri to recommend that the Board of Trustees appoint Commissioner Guy Franzese as the Vice Chairperson of the Plan Commission for a one year term ending on June 9, 2012.

ROLL CALL VOTE was as follows:

AYES: 4 - Stratis, Perri, Cronin, and Trzupek

NAYS: 0 - None

ABSTAIN: 1 – Franzese

MOTION CARRIED by a vote of 4-0.

6. FUTURE SCHEDULED MEETINGS

Chairman Trzupek noted that the next meeting was scheduled for July 18, 2011.

7. ADJOURNMENT

A **MOTION** was made by Commissioner Perri and **SECONDED** by Commissioner Cronin to **ADJOURN** the meeting at 10:40 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:40 p.m.

Respectfully Submitted:

J. Douglas Pollock, AICP

July 18, 2011

6A

ORDINANCE NO. A-834-__-11

AN ORDINANCE AMENDING SECTION IV OF THE
ZONING ORDINANCE OF THE VILLAGE OF BURR RIDGE

(Z-07-2010 - Annual Zoning Ordinance Update)

WHEREAS, once a year the Burr Ridge Plan Commission conducts an annual review of the Zoning Ordinance and various zoning decisions made during the previous calendar year;

WHEREAS, as a result of its annual review, the Plan Commission identifies potential text amendments to the Zoning Ordinance and requests authorization from the Board of Trustees to conduct a public hearing to consider said amendments; and

WHEREAS, said Plan Commission of this Village held a public hearing on the question of granting said text amendments on June 6, 2011, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for text amendments to the Burr Ridge Zoning Ordinance, including its findings and recommendations, to

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

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

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

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

- A. That the recommendation is to amend Section IV of the Burr Ridge Zoning Ordinance as follows:
 - 1. Section IV.I.12 reducing required minimum lot width for driveway gates;

2. Section IV.I to add regulations for retaining walls on private property;
3. Section IV.I to add regulations for salt protection fences on residential properties located on arterial streets;
4. Section IV.R to clarify that the home occupation regulations apply to residential uses in non-residential districts;
5. Section IV.K to clarify that parking regulations for trailers and commercial vehicles apply to residential properties in non-residential districts; Section IV to reformat the regulations without substantive changes;
6. Section IV to make existing rooftop screening requirements applicable to office, business and transitional districts and to modify the required height of rooftop screening; and
7. Section IV to reformat Section IV relocating graphics from the Appendices to the text of Section IV.

B. That the amendments described more fully herein are consistent with the purpose and intent of the Zoning Ordinance.

Section 3: That Section IV of the Burr Ridge Zoning Ordinance be and hereby is amended as depicted in the attached **Exhibit A.**

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

PASSED this 27th day of June, 2011, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

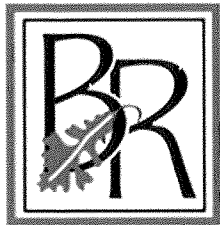
ABSENT:

APPROVED by the President of the Village of Burr Ridge on this 27th day of June, 2011.

Village President

ATTEST:

Village Clerk



BURR RIDGE ZONING ORDINANCE

SECTION IV GENERAL REGULATIONS

A. SCOPE OF REGULATIONS

1. No building or land shall hereafter be used or occupied, and no building or structure, or part thereof, shall hereafter be erected, raised, moved, reconstructed, extended, enlarged, or altered, except in conformity with the regulations herein specified for the district in which it is located. No building or land shall be devoted to any use other than one which is specified as a permitted or special use by the district regulations applicable to the district in which such building or land is located as herein set forth in Sections VI, VII, VIII, IX, and X. However, where a building permit for a building or structure has been issued in accordance with law prior to the effective date of this Ordinance, and where construction has been begun prior to such effective date and is being prosecuted to completion, said building or structure may be completed in accordance with approved plans on the basis of which the building permit was issued and further, may, upon completion, be occupied under a certificate of occupancy for the use or uses originally designated, subject to the provisions herein set forth in Section XIII of this Ordinance.

B. ALLOWABLE USE OF LAND, BUILDINGS, OR STRUCTURES

1. The following uses of land, buildings, or structures are allowed in the districts indicated hereinafter in Sections VI, VII, VIII, IX, and X under the conditions herein specified in this Ordinance.
2. Except as otherwise provided in Section XII, uses lawfully established and existing on the effective date of this Ordinance, except uses lawfully established and existing on the effective date of this Ordinance and rendered non-conforming by the provisions herein shall be subject to the regulations of Section XII.
3. Permitted uses as designated in Sections VI, VII, VIII, IX, and X.
4. Special uses as designated in Sections VI, VII, VIII, IX, and X.; A classification of special uses is hereby established to provide for such "special" uses hereinafter specified that have a unique, special or unusual impact upon the use or enjoyment of neighboring property. Due to the unique characteristics of the special uses, special standards and other conditions for their locations and development are herein set forth for each special use in the district regulations. A special use shall be granted only upon evidence that such use meets standards established for such classification in this Ordinance and any other applicable ordinances of the Village of Burr Ridge. The granting of permission therefore may be subject to conditions reasonably necessary to meet such standards. Additions or alterations to existing building or land improvements or expansion for a use herein designated as a special use shall conform with standards and other conditions governing the special use as herein set forth for the district in which it is located.



C. **CONTROL OVER BULK**

1. All buildings existing as of the date of adoption of this 1996 Comprehensive Amendment that were in lawful compliance with the provisions of the Burr Ridge Zoning Ordinance at the date of their construction shall be construed to be in compliance with this Comprehensive Amendment. If any such building is subsequently destroyed in whole or in part, such shall then become subject to the provisions of the "non-conforming building, structures and uses" section of this Ordinance. All new buildings shall conform to the bulk regulations established herein for the district in which each building is located. No modification or alteration of any building, or any subdivision of any land, shall conflict or further conflict with the bulk regulations of this Ordinance for the district in which such existing building or land is located.

D. **LOTS OF RECORD IN RESIDENCE DISTRICTS**

1. Notwithstanding the requirements of the subsection above, in a Residence District a lot of record in single-ownership which is located in a subdivision recorded prior to the effective date of this Comprehensive Amendment or a parcel of land under single-ownership which existed as of January 1, 1980, and which was not a part of any other parcel as of that date, but which does not conform with the requirements of this Comprehensive Amendment as to minimum lot area or lot width, may be used for a single-family detached dwelling, provided there is conformance with all other applicable regulations of this Comprehensive Amendment (except as may otherwise be permitted by the Community Development Director as set forth in subsection 5 below) and the following requirements, provided however that as an exception to these regulations, a lot that has been previously legally subdivided and recorded but combined with another lot may be returned to the originally platted and recorded dimensions provided that the majority of the lots on both sides of the street, on the same block, and in the same rezoning district are equal or greater in area and width to said lot may be used for a single-family detached dwelling: (Ord. A-834-07-05)
2. The applicant shall furnish with the application for a building permit a certified survey of current date showing the following:
 - a. The lot or parcel upon which he proposes to erect a single-family detached dwelling;
 - b. The lots or parcels on either side of the lot or parcel upon which he proposes to erect a single-family detached dwelling, with all improvements thereon; and
 - c. Widths of adjoining side yards, with any projections of buildings or structures into the adjoining side yards duly spotted by the surveyor.
3. The applicant shall furnish with the application for a building permit an affidavit by the owner of record of the lot or parcel described in the application, which shall state the following:
 - a. That the owner is not holding title to any contiguous lot or lots or parcels either in his or her own name, or jointly with anyone else, or in trust or for the benefit of the owner or any other person, and that the owner has no beneficial interest in any such contiguous lot or lots or parcels;



- b. That neither the applicant nor any owner of, or beneficiary of any land trust for the subject lot or parcel, nor any predecessor in the title for a period of more than five years prior to the date of the application, has been the owner, either directly or indirectly, or as a beneficiary of any trust, or through any other person, of the contiguous lot or lots or parcels on either side of the subject lot or parcel.
4. If there is additional land available from a contiguous vacant lot or parcel or if there is a contiguous improved lot of record or parcel which has five feet or more of side yard in excess of the minimum required side yard for the building or structure on the said improved lot or parcel and which additional side yard could be added to the subject lot or parcel, thereby increasing its area or width, then the applicant shall furnish an affidavit, signed by the owner of record of the contiguous lot or parcel, which states that the owner of the contiguous lot or parcel refuses to sell or refuses to sell at a reasonable price the land needed to increase the width or area of the applicant's lot or parcel.
5. The Community Development Director shall approve the issuance of a permit for erecting a single-family detached dwelling on the subject lot or parcel upon compliance with all of the foregoing provisions and all other applicable provisions of this Comprehensive Amendment if the survey and affidavit show that there is no land physically available on either side of the lot described in the application for a building permit that could be added thereto to increase its width of area for the following reasons:
 - a. That the said lot or parcel is not contiguous to a vacant lot or parcels;
 - b. That the owner, nor any predecessor in title for a period of more than five years, does not have any ownership or beneficial interest in any contiguous lot or parcel;
 - c. That the said lot or parcel is not contiguous to an improved lot of record or parcel which has five feet or more of side yard in excess of the minimum required side yard for the building or structure on the said improved lot or parcel and which additional side yard could be added to the subject lot or parcel, thereby increasing its area or width; and
 - d. That there is additional land available from a contiguous vacant lot or parcel or a side yard as herein before stated, but the present owner refuses to sell, or refuses to sell at a reasonable price.
6. For lots or parcels covered by these provisions, the Community Development Director may, when requested by the applicant, approve in specific cases a reduction in the side yard width requirements for lots or parcels not conforming with the lot width requirements of the district where located. However, in no case shall either such reduced side yard have a width of less than ten percent of the width of the lot or four feet, whichever is the greater width.

E. NUMBER OF BUILDINGS ON A LOT

Every building hereafter erected or structurally altered shall be located on a lot, and there shall be not more than one such building on a lot except as follows:

1. Additional buildings on a lot may be approved in planned unit developments.



2. Permitted accessory buildings as per Sections IV.H and IV.I, herein, shall be allowed on a lot with a principal building.
3. A permit for construction of a second single-family dwelling on a lot may be issued for the purpose of allowing a property owner to continue residing in an existing single-family dwelling while a new single-family dwelling is under construction. Said permit shall be subject to the following:
 - a. The new dwelling shall be completed and a Building Certificate of Occupancy issued within one year after issuance of the building permit.
 - b. The original dwelling shall be razed within 30 days after issuance of a Building Certificate of Occupancy for the new dwelling. The grade and landscape within and surrounding the original dwelling shall be restored and all construction material, debris, etc. shall be totally removed within 60 days after issuance of the Building Certificate of Occupancy.
 - c. Prior to issuance of the building permit for a new dwelling, the property owner shall deposit funds in a cash escrow with the Village of Burr Ridge or shall post a letter of credit drawn on a bank to be approved by the Village. The cash escrow or letter of credit shall be in an amount sufficient to cover all costs related to the demolition of the original dwelling. If a letter of credit is used, such letter of credit shall be drawn for the benefit of the Village and on such terms and conditions as shall be satisfactory to the Village. The cash escrow or letter of credit shall be in an amount equal to 125% of the cost of demolition of the existing dwelling. The estimated cost of demolition shall be based on written estimates from qualified demolition companies and shall be subject to the approval of the Community Development Director. The Village of Burr Ridge shall use the funds for demolition of the original dwelling if the property owner fails to comply with the terms and conditions herein. (Amended by Ordinance A-834-5-98)

F. **LOT DIVISION**

1. **Compliance with Zoning Ordinance**

No lot shall hereafter be divided in order to secure one or more additional lots for transfer of ownership and establishment of a principal use thereon, unless each lot resulting from such division shall meet all requirements of this Ordinance for the district in which the lot is located.

2. **Side Lot Lines for Lot Divisions**

No lot shall hereafter be divided in any manner unless all new side lot lines created by said lot division shall be substantially at right angles or radial to the street line. Side lot lines cannot be made irregular for the purpose of establishing compliance with the minimum lot size requirements of this Ordinance.



G. **YARDS, COURTS AND OTHER OPEN AREAS**

i. **Required Yards, Courts, and Open Areas**

Yards, courts or other open areas required in district regulations shall be provided for all new uses or additions or enlargements of existing uses. Such required yards, courts and other open areas shall be located on the same lot that is designated, at the time of issuance of the building permit, as the lot comprising the site for the new principal use or the lot containing the existing use with additions or enlargements thereto.

2. **Through Lots**

- a. Front yards shall be provided along both lot lines adjoining streets; provided, however, if either of said yards also will constitute the rear yard of the lot, such yard shall conform to the larger of the two different (front or rear) yard requirements. Any such combined yard which is both the front and rear yard shall not contain obstructions which would otherwise be permitted in rear yards. Provided, however, if the lot is in a subdivision which has a recorded covenant prohibiting access from the adjoining thoroughfare and the subdivision has constructed an approved subdivision fence across the rear lot line, the obstructions that are allowed in rear yards under this Ordinance shall be permitted on such through lot (the rear yard shall be the yard with the fence).
 - (1) The subdivision has constructed an approved subdivision fence across the rear lot line;
 - (2) A dedicated landscape easement along the rear lot line where the use of a substantial berm 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. (Amended by Ordinance A-834-12-06)
- b. Either of the lot lines adjoining a street may be established by the Community Development Director as the front lot line; except where a front lot line has been established by an existing use on one or more lots in a block, the front lot line of the through lot shall be along such same street line. Provided, however, in blocks containing two or more through lots having front lot lines not established on the same street line, the front lot line on the remaining lots shall be as designated by the Community Development Director.
- c. Vehicular access drives to a through lot shall be prohibited from the thoroughfare, which abuts the rear property line. The Community Development Director may require a covenant to be recorded, which prohibits access via the street abutting the rear property line.
- d. On a through lot which has its rear yard abutting a collector or arterial street (as classified by the Village of Burr Ridge Comprehensive Plan) and does not have an approved subdivision fence adjacent to or within the rear yard, a berm and landscaping shall be provided in said rear yard for the purpose of

screening accessory structures and uses from the adjoining thoroughfare. Said berm and landscaping shall be subject to the approval of the Community Development Director and shall be provided at such time that a principal or accessory building is constructed.

3. **Corner Lots**

In all Residence Districts, the front yard shall be along the lot line adjoining the street that has the shortest dimension. (As Amended by Ordinance A-834-19-01)

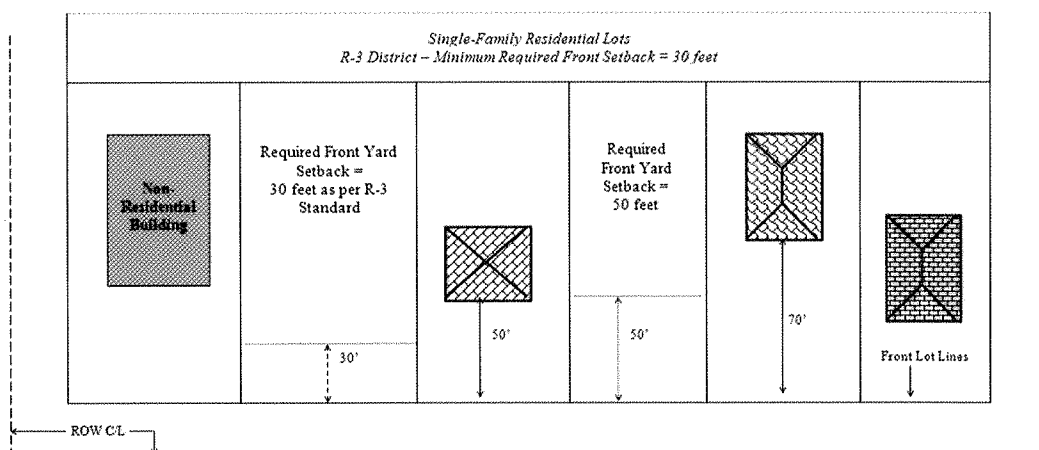
4. **Yard Requirements Along District Boundary Lines**

Yards, courts or other required open areas that abut or are across an alley or street from a district having greater yard, court or other open area requirements, shall comply with requirements of the adjacent district.

5. **Building Setback Lines**

- a. Where 40 percent or more of the lots along the same side of the street in the same block have front yard setback lines established by detached single-family dwellings, the front setback line for each remaining detached single-family dwelling shall be not less than the lesser setback of the two adjacent detached single-family dwellings. If only one adjacent detached single-family dwelling exists, the front yard setback shall be not less than the minimum front yard setback otherwise required by the applicable district requirements. Lots that have frontage on the turnaround of a cul de sac street shall be excluded from this requirement. See Appendix IX for a graphic example of the application of this section. (Amended by Ordinance A-834-9-01 and Ordinance A-834-21-01)
- b. Along streets duly designated as thoroughfares on the Comprehensive Plan and Official Map of the Village of Burr Ridge, the established future right-of-way line of the thoroughfare shall be considered the front property line for purposes of determining the required setbacks and permitted obstructions in yards, courts, or other open areas.

Figure IV.G.5 Building Setback Lines





H. **GENERAL REGULATIONS FOR ACCESSORY BUILDINGS, STRUCTURES AND USES**

Accessory buildings, structures and uses shall not be erected or altered in required yards, courts or other open areas, except those that are herein permitted as obstructions in yards, courts, or other open areas. All accessory buildings, structures and uses shall comply with the following regulations and all other regulations of this Ordinance.

1. **Accessory to Principal Building**

Accessory buildings, structures and uses shall be accessory to and compatible with the principal use. Human occupancy of an accessory building or structure is expressly prohibited except as may be specifically allowed herein.

2. **No Construction Prior to Principal Building**

No detached or attached garage or accessory building may be constructed on a lot previous to the house being constructed except that a garage or approved accessory building may be erected for tool and material storage after the foundation for the house is completed and approved.

3. **Keeping of Livestock as an Accessory Use**

Except as otherwise expressly provided herein, accessory buildings or structures shall not be used for the keeping of livestock, poultry or rabbits, whether for profit or not, unless said buildings or structures meet the following requirements:

- a. All livestock, poultry, and rabbits (except up to a maximum of two rabbits kept as household pets) shall be kept only on lots or parcels of at least five acres in size.
- b. There shall be no more than one horse or other livestock, poultry, and rabbits for each 20,000 square feet of lot area.
- c. Such accessory buildings or structures shall be located at least 50 feet from the side or rear lot lines.

4. **Setback and Location of Accessory Buildings and Structures**

Accessory buildings and structures shall be setback a minimum of 10 feet from a rear lot line and shall comply with the minimum interior side and corner side yard setback of the zoning district in which the accessory building or structure is located except as may otherwise be specifically permitted in Section IV.I of this Ordinance.

5. **Rear Yard Setbacks on Corner Lots and Through Lots**

- a. On corner lots accessory buildings and structures shall be located not nearer to the rear lot line than the distance of the required side yard for the lot adjoining the rear lot line and not nearer to the side street line than the distance required for a side yard adjoining a street, or in the case of a reverse corner lot, this distance shall equal the required front yard on such lot adjoining the rear lot line



- b. On through lots that do not have a rear lot line adjoining a no-access strip accessory buildings and structures shall be located not nearer to the rear lot line adjoining a street than the distance required for a front yard.

6. **Distance Between Buildings**

Accessory buildings shall be separated by at least 10 feet from the principal building and from all other accessory buildings on a lot.

7. **Distance from a Corner Side Lot Line**

No detached or attached accessory building hereafter erected or altered shall project nearer to a lot line adjoining a street than the distance equivalent to the shortest distance between such lot line and the nearest wall of the principal building.

8. **Height of Accessory Buildings**

The height of accessory buildings in residential districts shall comply with the following;

- a. In no case shall the roofline of an accessory building be higher than the roofline of the principal building.
- b. No accessory building shall exceed one story or 15 feet in height as defined in ***Section XIV – Building Height*** of the Zoning Ordinance – whichever is lower except as permitted herein for accessory buildings in an R-1 or R-2 District.
- c. An accessory building in an R-1 Single-Family Residence District may be two stories and may be 25 feet as defined in ***Section XIV – Building Height*** of the Zoning Ordinance.
- d. An accessory building with a gable, hip, or gambrel roof in an R-2 Single-Family Residence District may have an absolute height to the peak of the roof of 22 feet 6 inches or an average height of 15 feet as defined in ***Section XIV – Building Height*** of the Zoning Ordinance. (Amended by Ordinance A-834-02-07)

9. **Combined Horizontal Floor Area of Accessory Buildings and Structures**

- a. The combined horizontal area of all accessory buildings, structures, and uses shall not exceed 30 percent of the area to the rear of the principal building.
- b. The combined horizontal area of all accessory buildings shall not exceed 60% of the horizontal floor area of the principal building.

10. **Number and Floor Area of Detached Accessory Buildings**

For each lot of record in a residential district, the number and floor area of permitted accessory buildings shall be as follows:



- a. **R-1 District:** For a lot of record in an R-1 District that meets the minimum lot area requirement as per Section VI.B of this Ordinance, accessory buildings shall be permitted as follows:
- i. **Maximum Number:** 2
Plus one additional building for every 2 acres that the property exceeds 5 acres.
 - ii. **Maximum Floor Area Per Building:** 3,000 square feet
- b. **R-2 District:** For a lot of record in an R-2 District that meets the minimum lot area requirement as per Section VI.C of this Ordinance, accessory buildings shall be permitted as follows:
- i. **Maximum Number:** 2
 - ii. **Maximum Floor Area Per Building:** 2,500 square feet
- c. **R-2A or R-2B District:** For a lot of record in an R-2A or R-2B District accessory buildings shall be permitted as follows:
- i. **Maximum Number:** 2
Plus one additional building for every 2 acres that the property exceeds 5 acres.
 - ii. **Maximum Floor Area For Building 1:** 0.0475 (4.75%) FAR & 2,500 square feet

Building 1 refers to the only accessory building on a lot or the larger of two accessory buildings on a lot. The maximum floor area for Building 1 cannot exceed 0.0475 FAR and 2,500 square feet, whichever is less. FAR, or floor area ratio, is the total floor area of the accessory building divided by the total lot area.
Maximum Floor Area For Building 2: 750 square feet

Building 2 refers to the smaller of two accessory buildings on a lot.
- d. **R-3 or R-4 District:** For a lot of record in an R-3 or R-4 District detached accessory buildings shall be permitted as follows:
- i. **Maximum Number:** 2
Plus one additional building for every 2 acres that the property exceeds 5 acres.
 - ii. **Combined Maximum Floor Area Ratio:** 0.0375 (3.75%)
Combined floor area ratio is the total floor area of all accessory buildings divided by



the total lot area.

- iii. **Combined Maximum Gross Floor Area:** **1,500**
square feet

Combined maximum gross floor area is the sum of all detached accessory building floor areas on a lot of record.

- iv. **Minimum Permitted Floor Area:** **750**
square feet

For lots that are less than 20,000 square feet, the maximum floor area for an accessory building shall be 750 square feet regardless of the FAR.

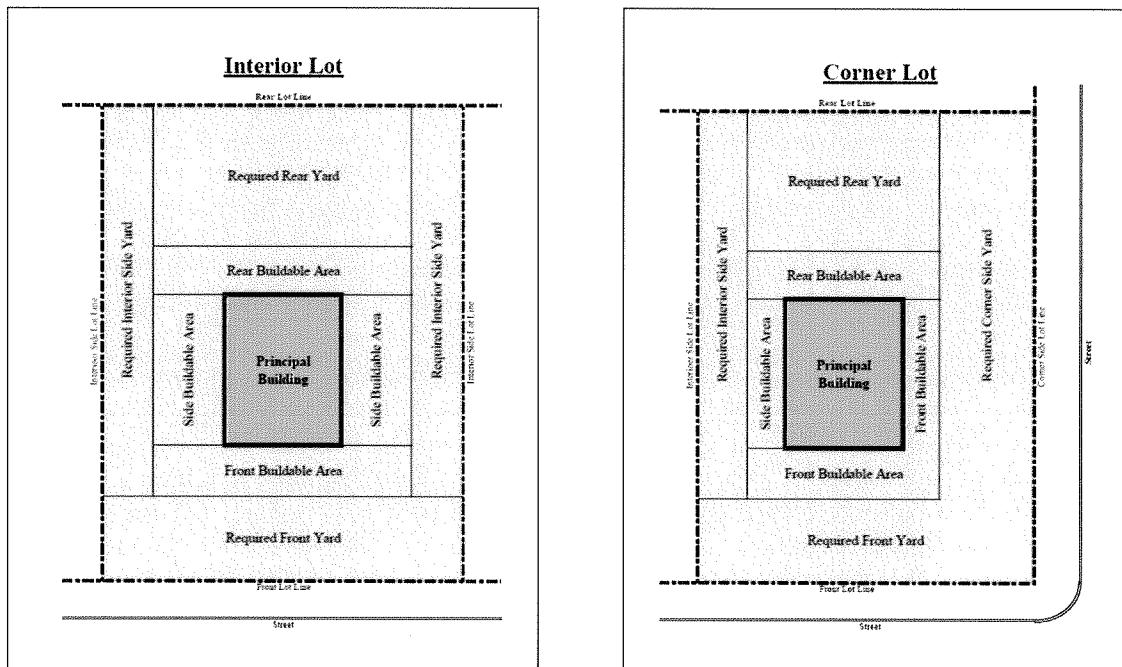
(Section IV.H.10 Amended by Ordinance A-834-20-06)



I. **PERMITTED ACCESSORY BUILDINGS, STRUCTURES AND USES - LOCATION & REGULATION**

The buildings, structures, and uses listed below may be located in buildable areas on a lot and may encroach into required yards as shown on the following graphics and as defined in Section XIV of this Ordinance or as may otherwise be specified in this Ordinance.

Figure IV.I Required Yards and Buildable Areas



1. **Detached Accessory Buildings in Residential Districts**

Detached buildings accessory to permitted residential uses are permitted in the rear buildable area and may also be located in a required rear yard but not closer than 10 feet to the rear lot line. Detached buildings accessory to residential uses are also subject to the regulations in Section IV.H above. (Amended by Ordinance A-834-20-06)

2. **Access Driveways and Walks**

Access driveways and walks are permitted in all buildable areas of a lot in all districts and may also project into any required yard but not closer than 2 feet from the side lot line as extended to the street pavement except that the radius of flare within the driveway apron (right-of-way) may encroach into the 2 foot setback provided that it does not encroach beyond the property line as extended to the street pavement (also see Appendix VI). (Amended by Ordinance A-834-5-98)



3. Arbors or Trellises

Arbors or trellises, and trellises attached to the principal building are permitted in a side or rear buildable area or within a court yard and may also project not more than 3 feet into any required yard.

4. Air Conditioning Equipment and Shelters

Air conditioning equipment and shelters may be located within a court yard or within the buildable area between the principal building and the corner side lot line (but not in the buildable area between the principal building and the front lot line) and may also project into the required side yard and rear yard setbacks if said equipment or shelter is located not less than 5 feet from the side or rear wall of the principal building. However, under no circumstance may such units be located within 15 feet of the façade of the principal building facing the front lot line nor shall any such units encroach into a required side or rear setback by more than 5 feet. All air conditioning units and shelters must be adequately screened with year-round landscaping material. (Amended by Ordinance A-834-20-00)

5. Architectural Entrance Structures

Architectural entrance structures, on a lot not less than 70,000 square feet in area, are permitted in a front, side or rear buildable area and are also permitted in the required front yard. Architectural entrance features at an entrance to a subdivision are permitted as regulated by the Village of Burr Ridge Subdivision Ordinance. (Amended by Ordinance A-834-8-00)

6. Balconies

Balconies extending from and attached to the principal building may be located in the front, side, or rear buildable area or within a court yard and may also project not more than 6 feet into a required rear yard. (Amended by Ordinance No. A-834-01-05)

7. Basketball and Similar Athletic Courts (not including driveways)

Basketball and similar athletic courts shall be permitted on single-family residential properties in the rear buildable area and may encroach into the required rear yard provided a 10-foot setback from the rear property line is provided, that a setback from the side property line in compliance with the interior or corner side yard setback of the district is provided, and that the court complies with all other regulations for accessory structures in residential areas. (Amended by Ordinance A-834-5-98).

8. Bay Windows

Bay windows are permitted in the front, side or rear buildable area and in a court yard and may also project not more than three feet into any required yard.



9. Bridges (Open and Uncovered), Spillways, and Similar Architectural Structures

Such structures may be located in the front, side, or rear buildable area of a lot and within 10 feet of any lot line provided the lot exceeds five acres in area. (As Amended by Ordinance A-834-29-01)

10. Chimneys

Chimneys, attached to the principal building, are permitted in front, side, and rear buildable areas and also may project not more than 24 inches into any required yard.

11. Dog Runs

Dog runs shall be permitted in residential districts subject to the following:

- a. No dog run shall be erected, placed or altered on a lot unless approved by the Community Development Director and a permit is issued for the same. For purposes of this section, a dog run shall be defined as an enclosed area intended to contain one or more dogs.
- b. Dog runs shall be obscured from view from neighboring properties and adjacent streets by the planting of shrubbery according to a landscape plan to be approved by the Community Development Director prior to issuance of the permit.
- c. All dog runs must be located in the buildable area directly behind and adjacent to the principal building. In no event shall a dog run encroach into a required setback or be located closer to a corner or interior side property line than the principal building.
- d. Dog runs shall be situated on a lot so that the longest dimension of the dog run is parallel with the principal building.
- e. No dog run shall be in excess of 250 square feet in area, nor more than six feet (6') in height above the surface of the ground, as measured from the ground level at the lowest grade level within five feet of either side thereof.
- f. Fences enclosing a dog run may be constructed of any material permitted for a residential fence as per Section IV.J herein or may be constructed of a vinyl coated, chain link fence made of a color compatible with the surrounding landscape.

12. Driveway Gates (Residence Districts)

Gates across private driveways shall be permitted on parcels in residential districts that are a minimum of 2 acres in area and have a front or corner side lot line with a minimum of ~~220~~ **150** feet of street frontage. All driveway gates must comply with the following terms and conditions:

- a. Driveway gates are permitted in a front buildable area and are also permitted in the required front and corner side yard but not closer to the

front or corner side lot line than 30 feet. *However, for each 3 feet of lot frontage less than 220 feet, an additional one foot setback shall be provided. For example, for a 2 acre lot with 160 feet of lot frontage, the minimum required setback from the front lot line shall be 50 feet $[30 + ((220 - 160) / 3) = 50]$.*

- b. One gate per driveway is permitted.
- c. Driveway gates and related architectural entrance structures may not exceed six feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
- d. The primary materials for driveway gates and related architectural entrance structures are limited to natural stone, masonry, wrought iron, or similar materials.
- e. Driveway gates are subject to the issuance of a permit and are subject to access requirements by the Fire District having jurisdiction over the property. (Amended by Ordinance A-834-24-07 and Ordinance A-834-26-08)

13. Eaves and Gutters

Eaves and gutters on principal buildings or detached accessory buildings are permitted in all buildable areas and may also project not more than four feet into the required front or rear yard and not more than two feet into a required side yard. (Amended by Ordinance A-834-9-01)

14. Fallout Shelters

Fallout shelters (attached or detached) are permitted in the rear buildable area, when conforming also to other codes and ordinances of the Village.

15. Fences – See Section IV.J

16. Fire Escapes and Fire Towers

Fire escapes, open or enclosed, or fire towers may be located in any buildable area in business and manufacturing districts only and may project into a required front yard or side yard adjoining a street by not more than five feet and into a required interior side yard not more than three and one-half feet.

17. Fireplaces, Outdoor

18. Flagpoles

Flagpoles may be located in any buildable area and are also permitted in the required front or rear yard, but not closer than 10 feet to the lot line. Such flagpoles may not exceed 15 feet in height in residential districts nor more than 40 feet in height in non-residential districts.

19. Fountains, Related Water Features, and Related Equipment Shelters

Fountains and related water features, with water depths not exceeding 2 feet, are



permitted in the front and rear buildable area and may also be located in the3 required front and rear yards, but not closer than 10 feet to the front and rear lot line. Related equipment shelters are not permitted in a front buildable area or a required front yard and may be located in a rear buildable area and a required year yard provided they are a minimum of 10 feet from the rear lot line. (Amended by Ordinance A-834-9-01)

20. Garden or Farm Crops

Garden (in the open) or gardens which are largely enclosed by bushes, hedges, or trees and where the enclosure includes a freestanding architectural wall or monument shall be permitted in the interior side and rear buildable areas and are also permitted in the required rear yard but not closer than 10 feet from a rear lot line. Any architectural wall or monument built in conjunction with a garden shall be subject to the following restrictions:

- a. The façade of the wall or monument shall be limited to stone or brick that replicates the façade of the principal dwelling and in no case shall it include exposed concrete blocks.
- b. There shall be no more than one such wall or monument and it shall be no more than eight feet in height and cannot exceed 15 feet and 15 percent of the total length or surface area of the total perimeter area of the garden enclosure, whichever is less.
- c. The exterior side of any wall or monument used to enclose a garden shall be screened with landscaping.
- d. All such walls or monuments shall comply with the required side yard setback of the underlying zoning district and shall be at least 10 feet from rear property lines.
- e. Architectural wall or monument enclosing a garden shall only be permitted on properties of two acres or greater. (Amended by Ordinance A-834-11-06)

21. Generators – Residential

Natural gas or propane generators provided for standby electrical power and not as a primary power source may be located in the rear buildable area and may also project into the required rear yard but under any circumstance shall not be more than 15 feet from the rear wall of the principal building and shall not generate noise exceeding 75 decibels measured 23 feet from the generator. Generators must be enclosed by a sound attenuated box or cabinet that shall not exceed 28 square feet in area or 5 feet in height. Any noise reducing mufflers provided by the manufacturer shall be utilized. (Amended by Ordinance A-834-8-00)

22. Lawn Furniture

Lawn furniture, such as benches, sun dials, bird baths, and similar architectural features, may be located in any buildable area and are also permitted in the required front or rear yard, but not closer than 10 feet to the front, corner side or rear lot line.



23. Open Off-Street Loading – Non-Residential

Open off-street loading spaces may be located in the side or rear buildable area and are also permitted in the required rear yard, subject to those regulations set forth in Section XI of this Ordinance.

24. Open Off-Street Parking

Open off-street parking spaces may be located in the interior side or rear buildable area and may also be located in a required interior side or rear yard provided a minimum setback of 8 feet is provided from an interior or rear lot line. Unless otherwise specifically allowed elsewhere in this Ordinance, open off-street parking spaces shall be at least 10 feet from a building wall.

In all Business Districts, open off-street parking spaces may also be in a front buildable area or a required front yard or corner side yard provided a minimum 15 foot setback is provided from the front and corner lot lines.

Open Off-Street Parking shall also comply with Section XI herein.

25. Ornamental Light Standards

Ornamental light standards, defined as light standards with a prefabricated, monopole design, may be located in any buildable area and are also permitted in the required front or rear yards, but not closer than 10 feet to the lot line. Such ornamental light standards shall not exceed 6 feet in height. (Amended by Ordinance A-834-6-99)

26. Playground and Laundry Drying Equipment

Playground and laundry-drying equipment may be located in the rear buildable area and are also permitted in the required rear yard, but not closer than 10 feet to the lot line.

27. Ponds (Private)

Ponds (private) and related features with water depths greater than 2 feet may be located in the rear buildable area and are permitted in the required rear yard, but not closer than 10 feet to the rear lot line. Ponds are subject to issuance of a grading permit by the Village and shall meet the regulations for Swimming Pools (Private) including the requirement for a perimeter fences as adopted by the Village of Burr Ridge Building Ordinance. Related equipment shelters may encroach into the required rear yard but not closer than 10 feet to the rear lot line.

28. Satellite Dishes, See Section IV.S

29. Sills, etc.

Sills, belt courses, cornices, and ornamental features attached to the principal building may be located in any buildable area and may project not more than 18 inches into any required yard.



30. Steps (Open)

Steps (open), below or above grade and necessary for access to and from a dwelling or an accessory building may be located in any buildable area and are also permitted in the required yards not closer than 10 feet to a lot line, provided there are no more than eight steps for access to and from a principal or accessory building. Steps built at grade shall be considered a walk and shall be regulated by Section IV.I.2 herein. (Amended by Ordinance A-834-9-01, Amended by Ordinance A-834-23-06)

31. Swimming Pools (Private)

Swimming pools (private) may be located in a rear buildable area and are also permitted in the required rear yard, but not closer than 10 feet to the rear lot line.

32. Terraces, Patios and Decks

Terraces, patios, and decks may be located in a side buildable area, a rear buildable area or a court yard and are also permitted in the required rear yard, but not closer than 10 feet to the lot line.

33. Tennis Courts (Private)

Tennis courts (private) may be located in the rear buildable area on residential properties and are also permitted in the required rear yard but not closer than 10 feet to the lot line. A fence may be located at the perimeter of a tennis court subject to the following conditions:

- a. No such fence shall exceed the height of 10 feet.
- b. Materials for tennis court fences may include green vinyl coated chain link or a comparable material as may be determined appropriate by the Community Development Director.
- c. The view of tennis court fences from adjacent properties shall be obscured by the planting of shrubbery, evergreen trees, or comparable plant materials subject to the approval of the Community Development Director.

34. Trash Dumpsters – Non-Single-Family Residential

All facilities for the collection of garbage, refuse, ashes and similar waste materials shall comply with Chapter 50 of the Village of Burr Ridge Municipal Code. Dumpsters for the storage of such waste materials shall be permitted to be located on non-residential properties subject to compliance with the following conditions:

- a. Dumpsters shall be located within a principal or accessory building or adjacent to the rear wall of the principal building. If the property is adjacent to a residential property, the Community Development Director may approve an alternate location for the purpose of ensuring that a dumpster is not located in proximity to the residential property.
- b. Dumpsters shall be enclosed on all sides with solid walls of a material



and color compatible with the principal building. Wall enclosures for dumpsters may be masonry or solid wood subject to the review and approval of the Community Development Director. The access gate to a dumpster shall be properly maintained and kept latched except when being used.

- c. There shall be no more than one dumpster enclosure for a building (or one per tenant for a multiple-tenant building) and said dumpster enclosure shall be used only for the enclosure of a trash dumpster.

35. **Trees, Shrubs and Flowers**

Trees, shrubs, and flowers may be located in any buildable area and are also permitted in any required yard.

36. **Walls (Residence Districts)**

In Residence Districts only, solid architectural walls of compatible building material as the principal building shall be permitted as follows:

- a. **Wing Walls;** Wing walls, not more than 4 feet in height, shall be permitted in a front buildable area, an interior side buildable area or court yard extending not more than 10 feet from the front two corners of the principal building; and may also project up to 3 feet into the required front or corner side yard.
- b. **Solid or open decorative walls;** Solid or open decorative walls, not more than 4 feet in height may be located in court yards.
- c. **Patio Seat Walls;** Patio seat walls, not more than 24 inches in height from patio floor to the top of wall and not more than 42 inches measured within 2 feet of the base of the wall shall be permitted in association with patios in permitted locations as per Section IV.I.32. Monuments in association with patio seat walls shall be not more than 42 inches in height from the patio floor to the top of the monument and shall be limited to not more than two per patio. (Also see Appendix XII)
- d. **Driveway Seat Walls;** Driveway seat walls, not more than 24 inches in height from drive floor to the top of wall and not more than 42 inches measured within 2 feet of the base of the wall shall be permitted in association with driveways in permitted locations as per Section IV.I.2. Driveway seat walls may not project into the required front yard and must be setback at least 2 feet from the side property line. (Also see Appendix XII) (Amended by Ordinance A-834-20-04)
- e. **Decorative Estate Walls;** For parcels that are a minimum of 2 acres in area and 220 feet in width, decorative estate walls shall be permitted subject to the following terms and conditions:
 - i. Decorative estate walls shall not exceed 4 feet in height measured from the ground level at the lowest grade level within



five feet of either side of the fence.

- ii. Decorative estate walls shall not exceed 4 feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
- iii. Decorative estate walls may be located in any buildable area and shall be permitted to encroach into the required front, corner side, interior side, and rear yard setbacks but shall be setback a minimum of 30 feet from the front and corner lot lines and 10 feet from the interior side and rear lot lines.
- iv. Decorative estate walls shall be constructed of natural stone materials – synthetic or manufactured materials and wood are prohibited.(Amended by Ordinances A-834-24-07 and A-834-26-08).

f. ***Retaining Walls;*** *Retaining walls may be located in any buildable area and are also permitted in any required yard subject to the following:*

- i. *Retaining walls shall not exceed 42 inches in height measured from the top of grade at the bottom of a wall to the top of the wall.*
- ii. *Terraced retaining walls shall be permitted where each section of the wall does not exceed 42 inches in height and a minimum of 36 inches is provided between each face of the retaining walls.*

37. **Wine Cellars**

Underground wine cellars may be located in any buildable area and are also permitted to in a required rear yard provided that a minimum setback of 25 feet is provided from the rear lot line. The horizontal area of underground wine cellars – in combination with the horizontal area of all other accessory buildings, structures and uses – shall not cover more than 30% of the area to the rear of the principal building as per Section IV.H.4.c.2 herein. (Amended by Ordinance A-834-23-00)



38. Road Salt Protection Barriers/Fences

For single-family residential properties with frontage on County Line Road, a solid fence for the purpose of protecting landscaping from road salt may be located in the front buildable area and in a required front or corner side yard. Such fences shall comply with the following:

- a. Location shall be limited to a single fence row approximately parallel with the street frontage.
- b. The maximum height shall be limited to 8 feet.
- c. Materials may be any material otherwise permitted for residential fences or black or dark green, vinyl coated chain link with a solid windscreen of comparable color.
- d. Use shall be limited to the winter season defined for these purposes as November 15 to March 15. All fence materials and structural elements must be removed or otherwise not visible (in the case of buried sleeves for fence posts) during all other times.

J. FENCES

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

1. Fences, Open -- in residence districts only

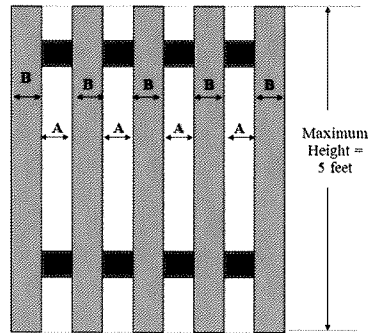
- a. Fences in residential districts shall be not more than five feet in height measured from the ground level at the lowest grade level within five feet of either side of the fence.
- b. Such fences shall be permitted, unless otherwise provided herein, along the rear lot line and along the side lot lines extending no further toward the front of the lot than the rear wall of the principal building on the lot. Except, however, on corner lots such fences shall extend not nearer to the corner side lot line than the required corner side yard setback.

Figure IV.J.1.b Permitted Residential Fence Locations



- c. All fence posts and all supports must face the interior of the property on which it is located.
- d. Chain link, solid, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited.
- e. All fences in residential districts shall be open fences as defined by Section XIV and as depicted below. Open fences are defined as a fence, including gates, which has, for each one foot wide segment extending over the entire length and height of the fence, 50 percent of the surface area in open spaces which afford direct views through the fence.

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



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

1. Fences -- in non-residence districts

Fences in non-residential districts, unless specifically required by other provisions of this Ordinance, may only be provided if they comply with the following provisions:

- a. Fences in non-residential districts, unless otherwise required by this Ordinance, shall be considered special uses and shall be subject to compliance with Section XIII.K of this Ordinance except as modified herein.
- b. The standards for consideration of a special use pertaining to a non-residential fence shall be limited to the standards referenced as b, c, d, and h in Section XIII.K.7 of this Ordinance and reiterated as follows:
 - i. 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.
 - ii. 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.
 - iii. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - iv. 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.
- c. The location, height, design, and type of fence shall comply with the standards for residential fences contained in Section IV.J.1 above, except as may be specifically authorized by conditions for approval of the special use.



2. **Fences for Swimming Pools**

As regulated in the other codes and ordinances of the Village.

K. **PARKING AND STORAGE OF TRAILERS, MOBILE HOMES, MOTOR HOMES, BOATS, TRUCKS, COMMERCIAL VEHICLES, AND BUSES**

Trailers, mobile homes, motor homes, boats, trucks, commercial vehicles, and buses may be parked on private property subject to the following regulations:

i. **Trailers, Mobile Homes, Motor Homes, and Boats**

For purposes of this section, trailers, mobile homes, motor homes, and boats shall be hereinafter collectively referred to as trailers and shall comply with the following regulations:

- a. Trailers shall not be permitted to be used as dwelling units in any district as principal or accessory uses on a lot.
- b. Trailers shall not be parked or stored in the open on any lot, except one trailer owned by the occupant of ~~the~~ *a* dwelling *on the same property* may be stored or parked in the rear buildable area or the required rear yard of a lot containing a single-family detached dwelling, provided that the trailer is no wider than 8.5 feet and no longer than 35 feet, or when herein permitted in the operations of a lawfully established trailer sales establishment. (Amended by Ord. No. A-834-4-02)
- c. Temporary parking and use of trailers shall be permitted when approved by the Community Development Director for the following purposes:
 - i. Parking in the open and use of a trailer owned by the occupant of the dwelling for lodging purposes on a lot containing a dwelling, provided it is not parked or used thereon more than two days (or any portion thereof) in any consecutive 30-day period.
 - ii. Parking in the open and use of a trailer for lodging purposes on a lot during reconstruction of the dwelling on the lot when that dwelling has been destroyed by fire, tornadoes, or other acts of nature or otherwise beyond the control of the owner; provided that such use shall only be allowed when such reconstruction commences within a reasonable period of time after destruction of the original dwelling and further provided such reconstruction continues without cessation on a reasonable construction schedule.
 - iii. Parking and use of trailers for temporary office or storage uses incidental to and only for the period of time of land development and/or the construction of a building provided such trailers are located on the same or contiguous lots as the building or land development and are at such location as approved by the Community Development Director.
- d. One boat owned by the occupant of the dwelling may be stored or parked in the rear yard of a lot containing a single-family detached dwelling, provided



no major repair, disassembly, or rebuilding operations are conducted thereon.

2. **Trucks, Commercial Vehicles, and Buses - Residential Districts**

Off-street parking facilities accessory to residential uses shall be used principally for the parking of passenger automobiles. Overnight, outside parking of commercial vehicles, as defined herein, is prohibited but may be permitted in a fully enclosed building or structure upon any lot or parcel of land in a residential district in accordance with the following provisions:

- a. Commercial vehicles may be stored and/or parked overnight only in a fully enclosed building or structure.
- b. No commercial vehicle shall be permanently affixed to the ground.
- c. No more than a combined total of two (2) commercial vehicles may be stored or parked overnight in a fully enclosed building or structure upon any lot or parcel of land, except as hereinafter provided.
- d. Only one (1) commercial vehicle may be stored or parked overnight for each unit in a duplex, two-family, multi-family, or townhouse structure, provided it is in a fully enclosed building or structure.
- e. For purposes of this section commercial vehicles shall be defined as follows:
 - i. Any vehicle exhibiting lettering or logos advertising a business related enterprise (other than traditional bumper stickers).
 - ii. Any vehicle with attached auxiliary equipment including, but not limited to plows, equipment, racks, storage boxes or lockers.
 - iii. Any vehicle requiring a vehicle license of Class D as regulated by the State of Illinois including but not limited to trucks, cargo vans, commercial limousines, and buses. (Amended by Ordinance A-834-19-06)
 - iv. Any vehicle containing products, equipment, debris, or materials intended for commercial or business use whether in the open, in a cargo storage area, or covered by removable material or fabric.
 - v. Any van that does not have seating behind the driver's seat and the front passenger seat or without side windows adjacent to the rear seating area such as panel vans. (Amended by Ord. A-834-03-03)

3. **Semi-Tractors and Other Similar Vehicles – Residential Districts**

Off-street parking facilities accessory to residential uses shall be used for the parking of passenger automobiles only. Parking of any vehicle with a registered weight of 16,000 pounds or greater and requiring a vehicle license of Class F or greater as regulated by the State of Illinois including but not limited to semi-tractors and other heavy vehicles is prohibited in all residence districts. (Amended by Ordinance A-834-12-07)



L. SEWER AND WATER SYSTEMS

1. Connection to Public Sewer and Water Systems

Each use hereafter established which requires sewer and water facilities shall be served by public or community sewer and water systems. However, such uses, hereafter established on lots in areas that are not served with public sewers or water systems may be served with individual sewage disposal systems or private wells, provided the Board of Trustees shall (a) find, after receiving the recommendation of the Plan Commission, that it is impractical to extend public or community sewer or water lines to serve the area, and (b) there is an irrevocable commitment by the owners of the lot that connections shall be made to a public or community sewer or water system not less than six months after any such system has been installed or extended to serve the lot.

2. Standards for Private Systems

Installation of individual sewage disposal systems and private wells or community sewer and water systems shall be in accordance with standards and specifications set forth in applicable laws of the Village, county, and state, or other applicable governmental agencies.

3. Minimum Lot Size

Any lot or parcel which is to be used for a single-family detached dwelling served with an individual sewage disposal system shall have an area of not less than one acre and a width of not less than 150 feet or a greater area or width if required to conform with regulations contained in Section IV.L.2 above; provided, however, any lot or parcel containing, as of December 1, 1991, a single-family detached dwelling served by an individual sewage disposal system can continue to be served thereby (until a community sewer system becomes available) regardless of lot size or lot width but only if it complies with all other applicable regulations and provided further no such lot or parcel may be divided in any manner until such time as it is served by a community sewer system.

M. STORM WATER DETENTION & RETENTION PONDS AND FLOOD-PLAIN AREAS

Storm water detention and retention ponds shall be allowed in all districts when approved by the Village either as a separate use or as accessory to a permitted use. Any development on any lot or parcel which contains any flood-plain area (as defined by applicable Village, county, state or federal rules, regulations, ordinances or laws) shall comply with all applicable ordinances, laws, rules and regulations of all governmental authorities having jurisdiction thereof. Specific attention must be given to the flood plain regulations set forth in the Burr Ridge Municipal Code.

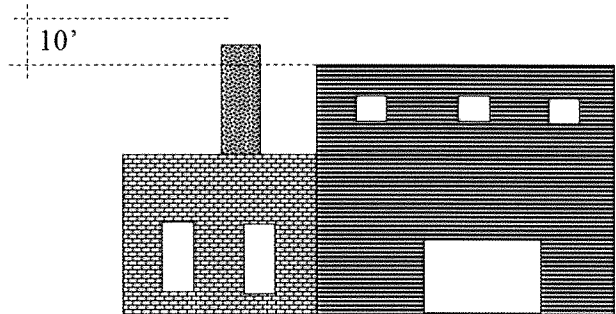
N. BUILDING HEIGHT AND PERMITTED ROOF TOP EQUIPMENT OBSTRUCTIONS

No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which the building is located, except as follows:

1. **Exceptions in Non-Residential Districts**

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, radio and television antennas, wireless masts, water tanks, silos, storage hoppers, elevators, or similar structures may be erected above the height limits herein prescribed in any non-residential district. However, such rooftop obstructions shall not exceed by more than ten (10) feet the height of the existing or proposed building, on which the structure is located, except as otherwise indicated below. The 10' obstruction shall be measured as follows:

**Figure IV.C.E.1
Rooftop Obstructions
in Non-Residential Districts**



2. **Exceptions in Residential Districts**

Skylights, chimneys, radio and television antennas and wireless masts, and church steeples may be erected above the height limits herein prescribed in any residential district. However, such rooftop obstructions shall not exceed by more than ten (10) feet the height of the existing or proposed building, on which the structure is located, except as otherwise indicated below. Solar Collectors may be erected as rooftop obstructions subject to the following:

- a. Appearance and Materials: Solar collectors should be neutral in color and generally matching the roof color of the principle structure. All such devices shall have the following characteristics:
 - i. Not be plastic or other non-UV stable material;
 - ii. Include factory finished aluminum frames;
 - iii. Where devices are encased with glass, the glass shall be non reflective tempered glass; and
 - iv. No accessory or ancillary equipment associated with solar collectors located on front or corner side elevations shall be permitted to the exterior of the home greater than twelve (12) inches at the base of the solar collector before entering the roof;
 - v. Exterior accessory or ancillary equipment associated with solar collectors may be permitted to the rear and side elevations only. No such exterior equipment shall be permitted to extend over and around the eaves, gutters, or soffit. The equipment shall be wrapped or encased in pre-finished aluminum material or material of similar quality to match the design and character of the single-family home; and



- vi. No accessory or ancillary equipment associated with solar collectors for new residential construction shall be permitted to the exterior of the home.
- b. Solar collectors must be set back a minimum of five feet (5') from the principal façade for sloped and flat-roofed buildings and not extend beyond the hip rafter on hip-roofed buildings. Collectors may be located closer to the front façade for flat-roofed buildings, if they are not visible from the street at the front property line.
- c. Height: Solar collectors shall be subject to the following height requirements:
 - i. Sloped Roof: Solar collectors located on sloped-roof buildings may not extend higher than the ridge, must be parallel to the pitch of the roof, and extend no more than six (6) inches higher than the roof surface on which they are located
 - ii. Flat Roof:
 - a. Solar collectors located on flat-roofed buildings may not exceed the maximum building height by more than four feet (4').
 - b. Solar collectors located on flat-roofed buildings must not be visible from any street-facing façade at the front or street side property line.
- d. Solar collectors integrated into the structure or building cladding: Solar collectors integrated into the structure of building cladding shall be subject to the bulk requirements of the zoning district in which the structure or building is located.

3. **Land in the Vicinity of an Airport - Remove**

O. **UTILITY EXEMPTIONS**

The following public utility uses are permitted in any district: poles, towers, wires, cables, conduits, vaults, laterals, pipes, mains, and valves or other similar distributing equipment, provided that the installation and location shall conform with the rules and regulations of applicable administrative authorities, the requirements of the Subdivision Regulations Ordinance of the Village, applicable height restrictions set forth in this Ordinance, and any other ordinances or regulations of the Village, as well as any applicable franchise agreements or ordinances.

P. **TEMPORARY MODEL RESIDENTIAL UNIT REGULATIONS**

Temporary model residential units shall be used primarily to offer for sale or rental dwelling units located within the same subdivision or planned unit development in which the model unit is located. The following regulations shall govern the operation of a model unit (as well as any other applicable rules, regulations and ordinances of the Village).



1. Upon request by the Village of Burr Ridge, the owners of the property shall provide information relating to the use of the model unit, including but not limited to, a record of sales or rentals made from the model unit.
2. Building materials shall not be stored upon the lot on which a model unit is situated.
3. Model units may only be shown to potential customers and realtors between the hours of 8:00 a.m. and 9:00 p.m.
4. Sales offices, rental offices, and construction offices may be contained in a model unit provided that the appearance of the model unit is not substantially different from that of the other dwelling units in the subdivision or planned unit development, and further provided that the hours of operation of any such offices shall be restricted to between the hours of 6:30 a.m. and 10:00 p.m.
5. A temporary off-street parking lot is required with the number of parking spaces to be as approved by the Community Development Director.
6. Exterior floodlights may be used to illuminate the model home, provided that lights are sufficiently screened so that private dwelling units and nearby vehicular traffic are not adversely affected by the floodlights.

Q. **SIGN CONTROL**

The regulations and standards contained within the Village of Burr Ridge Sign Ordinance, Chapter 55 of the Burr Ridge Municipal Code, shall regulate the construction, installation and maintenance of all signs within the Village, including but not limited to location and size. While such sign regulations and standards apply to any signs within the Village, the provisions of such Sign Ordinance shall not be construed to also be provisions of this Ordinance.

R. **HOME OCCUPATIONS**

In all Residence Districts *and for all residential uses in non-residential districts*, any customary home occupation shall be permitted provided that:

1. It is conducted entirely within the dwelling by a member of the family residing in the dwelling and when such home occupation is incidental and secondary to the use of the dwelling for dwelling purposes.
2. It is not conducted from a detached or attached accessory building or require internal or external alteration, or involve construction features or use of equipment not customary, either as to its use or size, in a dwelling (except one copying machine and one FAX machine shall be allowed), and the entrance to the space devoted to such occupation shall be from within the dwelling and not more than one-fourth of the floor area of a story including also a cellar of the dwelling is devoted to such home occupation.
3. There is no display or activity that will indicate from the exterior of the dwelling that it is being used in whole or in part for any use other than a dwelling.
4. Only a member of the family residing on the premises, plus only one additional person, whether or not a member of such family conducts it.



5. No mechanical equipment (except as provided above and except any personal computer) is used, except such as is customarily used for purely domestic or household purposes.
6. No stock in trade is kept or sold including also such as are made on the premises, or services rendered on the premises that require receipt or delivery of merchandise, goods or equipment by other than U.S. letter carrier mail service or the passenger automobile of the person conducting the home occupation.
7. No home occupation shall be allowed which is of a nature that will necessitate customers and/or personal deliveries to come to the dwelling either for goods, services and/or the business product (either goods or written products), except home day care as regulated herein.
8. A home occupation conducted by a professional person shall be only for consultation or performance of religious rites, but not for the general practice of the professional.
9. Teaching of musical instruments and dancing shall be conducted only in a single-family detached dwelling and then to not more than two pupils at one time, and academic or religious instruction may be given to not more than six pupils at one time in a single-family detached dwelling, not more than one pupil at one time in any other type dwelling unit.
10. Day care centers, subject to site plan review and the following provisions:
 - a. That no more than six (6) children are permitted, including the children of the home day care operator aged 16 or under.
 - b. That the type and ages of children cared for and the provision of service minimally conforms to the current limitations and requirements of the Illinois Department of Children and Family Services and other applicable law for this use.
 - c. That outside activity is permitted for this use. The outside activity area shall be fenced, said fence to be otherwise in compliance with Village zoning requirements, or if not fenced, then adult (18 or older) supervision is required at all times.
 - d. That this use is permitted in single family detached dwellings only and not in multi-family units such as condominiums or townhomes.
 - e. That the hours of operation shall be between 7:00 a.m. and 6:00 p.m.
 - f. Unless otherwise specifically provided in this subparagraph 10, all other requirements related to home occupations shall apply to this use.

S. SATELLITE DISHES

Satellite dishes shall comply with the following regulations:

1. Satellite dishes and other signal receiving equipment shall comply with the regulations set forth in the Burr Ridge Building Ordinance.

2. Satellite dishes with a diameter of one meter or less are permitted in residential areas.
3. Satellite dishes with a diameter of two meters or less are permitted in non-residential areas.
4. All other satellite dishes shall be considered special uses in all residential and non-residential districts and shall be subject to compliance with Section XIII.K of this Ordinance. Satellite dishes also shall comply with the following:
 - a. Satellite dishes shall be mounted on the roof of a building unless it is determined that a roof top location is impractical based on the design of the building or the functioning of the dish. Rooftop dishes shall be screened with materials architecturally compatible with the principal building.
 - b. Ground mounted satellite dishes shall be located to the interior side or rear of the principal building on a lot and shall be screened to ensure minimal visibility from surrounding properties.

T. INTERPRETATION OF USES LISTS

The Community Development Director, subject to the approval of the Board of Trustees upon recommendation from the Plan Commission, may determine zoning compliance for land uses which, though not contained by name in the zoning district lists of permitted and special use, are deemed to be similar in nature and clearly compatible with the listed uses.

All such non-listed uses shall require approval by the Board of Trustees upon recommendation from the Plan Commission prior to issuance of a Zoning Certificate of Occupancy. Consideration to classify a non-listed use shall not require a public hearing. All such uses shall be added to the appropriate list of permitted or special uses upon periodic updating of the Zoning Ordinance.

U. VISUAL OBSTRUCTIONS ON CORNER LOTS

On corner lots within that part of any yard or court or other open area located within a radius of 25 feet from the point of intersection of the two street right-of-way lines forming the lot corner, no buildings, structures, or shrubs as herein permitted as obstructions in front yards or side yards adjoining a street shall be erected, altered, or planted which have a height more than 30 inches above the ground grade in this area, and trees planted in such areas shall be maintained in a manner that trees shall not have branches lower than 8 feet above the ground grade elevation in this area.

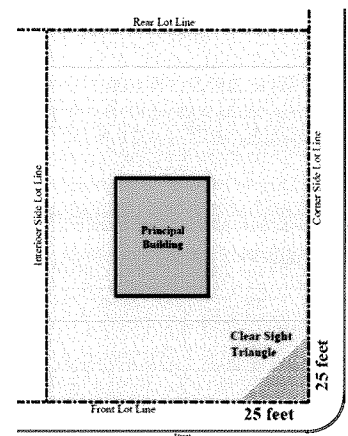


Figure IV.L

V. UTILITIES AND MECHANICAL EQUIPMENT

For all buildings except detached single-family dwellings, utilities and mechanical equipment shall comply with the following:

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 an exterior property line. Screening shall be of permanent construction material at least one foot (1') higher than the object being 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 an exterior property line. 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 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.*

W. **REGULATIONS FOR PERSONAL WIRELESS SERVICE FACILITIES**

1. **Permitted Locations**

A special use is required and may be requested for any public utility service use that satisfies the definition of personal wireless service facility, as defined herein, provided that the proposed location satisfies any one of the criteria listed below. Personal Wireless Service Facilities attached to existing freestanding towers used for other Personal Wireless Services shall also require a special use approval for the purpose of determining compliance with the regulations herein.

- a. The proposed location of the Personal Wireless Service Facilities is within a manufacturing district and is not within 1000 feet of a residential district or is separated from residential districts by a freeway or principal arterial as defined by the Village of Burr Ridge Comprehensive Plan.
- b. The proposed location of the Personal Wireless Service Facilities is attached to an existing building or structure within a non-residential district.
- c. The proposed location of the Personal Wireless Service Facilities is located on a property owned by or used for municipal services.

2. **Maximum Height for Personal Wireless Service Facilities**

An applicant for approval of a Personal Wireless Facility shall demonstrate that the Personal Wireless Facilities do not exceed the minimum height required to function satisfactorily. Under any circumstances, Personal Wireless Facilities shall not exceed the following height restrictions unless otherwise specifically approved by grant of a special use permit as per Section IV.V.3, herein:

- a. The maximum height of a freestanding tower shall not exceed 100 feet provided, however, that an applicant requesting a freestanding tower shall demonstrate that the tower/antenna is the minimum height required to function satisfactorily.



- b. If mounted on the roof of an existing building or structure, the height of an antenna shall not exceed 10 feet above the height of the existing structure.
- c. An antenna attached to the side of a building, structure, or tower, shall not extend above the roof of the building, structure, or tower.

3. **Screening and Site Location for Personal Wireless Service Facilities Attached to Freestanding Towers**

- a. Support structures and antennas shall have a non-contrasting blue, gray or similar color that minimizes their visibility and is compatible with the surrounding landscape.
- b. Personal Wireless Service Facilities should be architecturally compatible with the surrounding buildings and land uses or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical.
- c. Personal Wireless Service Facilities attached to a freestanding tower shall not be located between a principal building and a street. Such freestanding towers shall be located adjacent to the rear wall of the principal building unless it is shown that an alternate location results in more effective screening or blending of the tower into the surrounding landscape. Freestanding towers shall be at least 20 feet from side and rear property lines.

4. **Screening and Site Location for Personal Wireless Service Facilities Attached to Existing Buildings or Structures**

- a. Personal Wireless Facilities may be attached to the wall or roof of a building subject to height restrictions herein. Such Facilities shall not be attached to the front wall of a building unless it can be shown that other locations are not feasible and that the Facilities shall be made to effectively blend into the architecture of the building.
- b. Personal Wireless Facilities and their support structures attached to an existing building or structure shall be of a color identical to the building or that maximizes the blending of the Facilities and support structures into the architecture of the building or structure.
- c. Personal Wireless Facilities and their support structures attached to an existing building or structure shall not extend more than 24 inches beyond the wall of such building or structure.

5. **Screening and Site Location for Ground Level Equipment and Buildings**

- a. Ground level equipment, buildings, and the tower base shall be located and provided with screening to reduce visibility from public streets and residentially zoned properties to the maximum extent possible and reasonable.
- b. Landscaping, consisting of shrubs and similar materials, shall be provided surrounding the foundation of ground level buildings, structures, and fences subject to the review and approval of the Community Development Director.



- c. Ground level buildings and structures shall be designed and located to blend with the existing architecture and landscaping of the subject property and the surrounding area. Masonry facades shall be required for such buildings or structures unless otherwise allowed as a condition of the special use approval.
- d. Fencing may be provided as a condition of the special use approval for the purpose of enclosing and screening freestanding towers or antennas and their support facilities. Such fencing shall comply with the requirements for residential fences contained in Section IV.J.1, herein, except as specifically authorized by conditions for approval of a special use.

6. **Compliance with Governmental and other Safety Regulations**

- a. The applicant shall demonstrate that the proposed antennas and support structures are safe and that surrounding areas will not be negatively affected by support structure failure, falling ice, or other debris. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.
- b. All towers and antennas shall comply with the current standards and regulations of the Federal Communications Commission, the Federal Aviation Administration, and any other agency of the federal government with the authority to regulate towers and antennas.
- c. Upon application and approval, the Building Commissioner shall issue a permit prior to construction of any tower or antenna. Said permit shall verify that towers and antennas are constructed in compliance with applicable Village building codes and any requirements of the Electronic Industries Standards and the Federal Communications Commission, as well as the provisions herein.

7. **Co-Location and Location on Existing Structures Preferred**

In order to minimize adverse visual impacts associated with the proliferation of towers, co-location of antennas by more than one provider on existing or new towers and location of antennas on existing buildings or structures, shall take precedence over the construction of new, freestanding towers. If a new, freestanding tower is proposed, special use approval shall not be granted unless the applicant demonstrates compliance with the following:

- a. A diligent effort has been made to locate the antenna on an existing structure and that, due to valid considerations, including physical constraints and economic or technological feasibility, no other appropriate location is available.
- b. Covenants shall be recorded which require that the applicant allow, on a commercially reasonable basis, other providers of Personal Wireless Service Facilities and other antennas to co-locate on the proposed freestanding tower, where such co-location is technologically feasible.



- c. The site plan for the construction of a new, freestanding tower shall delineate an area near the base of the tower to be used for the placement of additional equipment and buildings for other users.

8. **Abandonment of Towers or Antennas**

In the event the use of a tower or antenna is discontinued for a period of 60 consecutive day, the tower or antenna shall be deemed to be abandoned. The Community Development Director shall determine the date of abandonment based on documentation required from the tower owner/operator or other appropriate sources. Upon abandonment, the tower owner/operator shall have an additional 60 days within which to:

- a. Reactivate the use of the tower either by said owner/operator or transfer of the tower to another owner/operator for such use within the aforesaid 60-day period. Transfer of the tower to another owner/operator shall not require special use approval provided use of the tower is re-activated within the 60-day period and that the use of the tower complies with all conditions of the original special use approval and the terms of this Ordinance.
- b. Dismantle and remove the tower, at which time, any special use shall become null and void.
- c. Request approval from the Board of Trustees to allow the abandoned tower or antenna to remain for a specified period of time. If said approval is granted, the tower shall be reactivated or removed within the time period approved by the Board of Trustees as per the regulations herein. (Amended by Ordinance A-834-9-97)

X. **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.

1. **Noise**

- a. **Definitions** - (All definitions of acoustical terminology shall be in conformance with those contained in *ANSI S1.1-1994 (R2004)* "Acoustical Terminology" and the latest revisions thereof or any replacement thereto).

(1) **A-weighted Sound Level:** 10 times the logarithm to the base 10 of the square of the ratio of the A-weighted (and time-averaged) sound pressure, to the reference sound pressure of 20 micropascal. The frequency and time weighting must be specified in accordance with ANSI-S1.4-1983 (R2006) "American National Standard for Sound Level Meters" and the latest revision thereof. The unit of sound level is the decibel (dB) with the letter (A) appended to the decibel unit symbol to indicate the frequency weighting and written dB(A).

(2) **ANSI:** American National Standards Institute, or its successor



bodies.

- (3) **Construction:** On-site erection, fabrication, installation, alteration, demolition or removal of any building or structure, facility, or addition thereto, including all related activities, including, but not restricted to, clearing of land, earth-moving, blasting, and landscaping.
- (4) **Daytime Hours:** 7:00 A.M., to 7:00 P.M., local time.
- (5) **dB(A):** See "A-weighted Sound Level" in decibels.
- (6) **Decibel (dB):** A unit of measure, on a logarithmic scale to the base 10, of the ratio of the magnitude of a particular sound pressure to a standard reference pressure, which, for purposes of this regulation, shall be 20 micronewtons per square meter ($\mu\text{N}/\text{m}^2$) *or 20 micropascals (μPa).*
- (7) **Discrete tone:** a sound wave whose instantaneous sound pressure varies essentially as a simple sinusoidal function of time.
- (8) **Fast Dynamic Characteristic:** The dynamic characteristic specified as "Fast" in ANSI S1.4-1983 (R2006) "American National Standard Specification for Sound Level Meters" and the latest revision thereof.
- (9) **Fast Meter Response:** As specified in ANSI S1.4-1983 (R2006) "American National Standard Specification for Sound Level Meters" and the latest revision thereof.
- (10) **Highly Impulsive Sound:** Either a single pressure peak or a single burst (multiple pressure peaks) for a duration less than one second.
- (11) **Night Time Hours:** 7:00 P.M., to 7:00 A.M., local time.
- (12) **Octave Band Sound Pressure Level:** The sound pressure level for the sound being measured contained within the specified octave band. The reference pressure is 20 micronewtons per square meter.
- (13) **Pascal (Pa):** A unit of pressure. One Pascal is equal to one Newton per square meter.
- (14) **Preferred Frequencies:** Those frequencies in Hertz preferred for acoustical measurements which, for the purposes of this regulation, consist of the following set of values: 20, 25, 31.5, 40, 50, 63, 80, 100, 125, 160, 200, 250, 315, 400, 500, 630, 800, 1000, 1250, 1600, 2000, 2500, 3150, 4000, 5000, 6300, 8000, 10,000, 12,500.
- (15) **Prominent Discrete Tone:** Sound, having a one-third octave band sound pressure level which, when measured in a one-third octave band at the preferred frequencies, exceeds the arithmetic average of the sound pressure levels of the two adjacent one-third octave bands on either side of such one-third band by:

5 dB for such one-third octave band with a center frequency from 500 Hertz to 10,000 Hertz, inclusive. Provided: such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band, or;

8 dB for such one-third octave band with a center frequency from 160 Hertz to 400 Hertz, inclusive. Provided: such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band, or;

15 dB for such one-third octave band with a center frequency from 25 Hertz to 125 Hertz, inclusive. Provided: such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band.

- (16) **Slow Dynamic Characteristic:** The dynamic characteristic specified as "Slow" in ANSI S1.4-1983 (R2006) "American National Standard Specification for Sound Level Meters" and the latest revision thereof.
- (17) **Sound:** A physical disturbance causing an oscillation in pressure in a medium (e.g., air) that is capable of being detected by the human ear or a sound measuring instrument.
- (18) **Sound Level (Weighted Sound Pressure Level):** 20 times the logarithm to the base 10 of the ratio of the frequency-weighted (and time-averaged) sound pressure to the reference pressure of 20 micropascals. The frequency weighting used shall be specified explicitly (e.g., A, C, or octave band). The unit for sound level is decibel (dB).
- (19) **Sound Pressure:** the root mean square of the instantaneous sound pressures during a specified time interval in a stated frequency band. The unit for sound pressure is Pascal (Pa).
- (20) **Sound Pressure Level:** 20 times the logarithm to the base 10 of the ratio of the particular sound pressure to the reference sound pressure of 20 micropascals. ANSI S12.9- 1988 (R1998) "American National Standard Quantities and Procedures for Description and Measurement of Environmental Sound - Part 1," and the latest revision thereof, reserves the term sound pressure level to denote the unweighted sound pressure. The unit for sound pressure level is decibel (dB).

b. **Prohibition of Noise Pollution**

No person shall cause or allow the emission of sound beyond property lines so as to cause noise pollution (violating any applicable standards established by the Illinois Environmental Protection Agency) or a nuisance in Burr Ridge, or so as to violate any provisions of this Ordinance.

c. **Measurement Techniques**



Test procedures to determine whether emission of sound is in conformance with regulation shall be in substantial conformity with Standards and Recommended Practices established by the ANSI and the latest revisions thereof, including but not limited to:

- ANSI S1.4-1983 (R2006)/ANSI S1.4a-1985 (R2006)
- ANSI S1.6-1984 (R2006)
- ANSI/ASA S1.11-2004 (R2009)
- ANSI/ASA S1.13-2005 (R2010)
- ANSI S12.1-1983 (R2006)
- ANSI/ASA S12.9-1993/Part 3 (R2008)
- ANSI/ASA S12.18-1994 (R2009)

d. Sound Emitted Standards and Limitations for Noise Sources

(1) Sound Emitted to Residential (R) Districts During Daytime Hours

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during daytime hours from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving Residential Districts or developments and any school buildings or sites (hereinafter collectively referred to as R Districts) which exceeds the allowable octave band sound pressure level specified in Table 1, when measured at any point within such receiving R District, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.



TABLE 1
SOUND EMITTED TO ANY RECEIVING R DISTRICTS FROM A
MANUFACTURING DISTRICT DURING DAYTIME HOURS

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Manufacturing District (dB) during Daytime Hours
31.5	72
63	71
125	65
250	57
500	51
1000	45
2000	39
4000	34
8000	32

**(2) Sound Emitted to Residential (R) Districts During Nighttime
Hours**

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound during night time hours from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R District which exceeds any allowable octave band sound pressure level specified in Table 2, when measured at any point within such receiving R District, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source. In addition, where any such use in any district utilizes trucks or other vehicular equipment, such as forklifts, outside in its operations and is adjacent to residential properties, the back-up warning signals on all such trucks or other vehicular equipment shall, to the extent allowed by law, be turned off or otherwise muted during nighttime hours so as to be inaudible to the adjacent residential properties. Trucks and other vehicular equipment operated outside adjacent to residential properties shall not idle outside during nighttime hours for a period in excess of five minutes.



TABLE 2
SOUND EMITTED TO ANY RECEIVING R DISTRICTS FROM A
MANUFACTURING DISTRICT DURING NIGHTTIME HOURS

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving R Districts from a Manufacturing District (dB) during Nighttime Hours
31.5	63
63	61
125	55
250	47
500	40
1000	35
2000	30
4000	25
8000	25

(3) Sound Emitted to Business (B) Districts

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound from any noise source located in a Manufacturing District to any receiving Business (B) District (hereinafter referred to as B District) which exceeds any allowable octave band sound pressure level specified in Table 3, when measured at any point within such receiving B Districts, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

TABLE 3
SOUND EMITTED TO ANY RECEIVING B DISTRICTS FROM A
MANUFACTURING DISTRICT

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving B Districts from a Manufacturing District (dB)
31.5	79
63	78
125	72
250	64
500	58
1000	52
2000	46
4000	41
8000	39

(4) Sound Emitted to Research Assembly (RA), Light Industrial

(LI), and General Industrial (GI) Districts

Except as elsewhere provided in this regulation, no use shall cause or allow the emission of sound from any noise source located in the RA, LI, and GI Districts to any receiving neighboring lot in the RA, LI, and GI Districts which exceeds any allowable octave band sound pressure level specified in Table 4 when measured at any point within such receiving lot, provided, however, that no measurement of sound pressure levels shall be made less than 25 feet from such noise source.

TABLE 4
SOUND EMITTED TO ANY RECEIVING RA, LI, OR GI
DISTRICT FROM A MANUFACTURING DISTRICT

Octave Band Center Frequency (Hertz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving RA, LI, or GI Districts from a Manufacturing District (dB)	
	RA or LI Receiving District	GI Receiving District
31.5	79	80
63	78	79
125	72	74
250	64	69
500	58	63
1000	52	57
2000	46	52
4000	41	48
8000	39	45

(5) Highly Impulsive Sound

No person shall cause or allow the emission of impulsive sound from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R or B District or RA, LI or GI District lots which exceeds the allowable dB (A) sound level specified in Table 5, when measured at any point within such receiving R or B District or RA, LI, GI District lot, provided, however, that no measurement of sound levels shall be made less than 25 feet from the noise source.

TABLE 5
HIGHLY IMPULSIVE SOUND

Allowable (A-weighted) Sound Levels of Impulsive Sound Emitted From Manufacturing Districts or from any noise source by a use in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to designated classes for receiving uses



RA & LI Districts	GI District	B Districts	R Districts
57	61	50	45

(6) Prominent Discrete Tones

(a) No use shall cause or allow the emission of any prominent discrete tone from any noise source located in a Manufacturing District or from any noise source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, to any receiving R or B District or neighboring RA, LI, or GI lot provided, however, that no measurement of one-third octave band sound pressure levels shall be made less than 25 feet from such noise source.

(b) This rule shall not apply to prominent discrete tones having a one-third octave band sound pressure level 10 or more dB below the allowable octave band sound pressure level specified in the applicable tables in subsection "d" through subsection (1) through (4) of this subsection C.1 for the octave band which contains such one-third octave band.

e. Exceptions

- (1) Subsection "d" of this subsection C.1 inclusive shall not apply to sound emitted from emergency warning devices and unregulated safety relief valves.
- (2) Subsection "d" of this subsection C.1 inclusive shall not apply to sound emitted from lawn care maintenance equipment and snow blowers and similar snow removal equipment used during daytime hours.
- (3) Subsection "d" inclusive shall not apply to sound emitted from equipment being used for temporary construction between the hours of 7:00 A.M., to 7:00 P.M., of each day or as otherwise regulated under the provisions of the Building Ordinance of the Village of Burr Ridge.
- (4) Subsection "d" inclusive shall apply to sound emitted from trucks and vehicles under the control of the property user and/or owner, including vehicles entering and leaving the property. Trucks and vehicles under the control of the property user and/or owner shall include trucks that are on the property for purposes of loading or unloading goods, whether such trucks are owned by the property user and/or owner or not. Actionable noise violations include violations caused by trucks hitting potholes or other obstacles on the property, and the shifting of gears as trucks leave, enter or drive upon the property, as well as violations caused by idling

engines and trailer mounted refrigeration units.

- (5) Subsection "d" inclusive shall not apply to sound emitted from railroad facilities.

2. Vibration

a. Definitions

- (1) **Amplitude**: The maximum displacement of the earth from the normal rest position during one period of oscillation.
- (2) **Cycle**: A complete cycle of vibration occurs when the object moves from one extreme position to the other extreme and back again.
- (3) **Discrete Impulses**: A ground transmitted vibration stemming from a source where specific pulses do not exceed 60 per minute (or one per second)
- (4) **Frequency**: The number of cycles that a vibrating object completes in one second. The unit of frequency is Hertz (Hz). One Hertz equals one cycle per second.
- (5) **Impact**: An earth borne vibration generally produced by two or more objects striking each other so as to cause separate and distinct pulses.
- (6) **Oscillation**: a regular periodic variation in value about a mean.
- (7) **Particle Velocity**: A characteristic of vibration that depends on both amplitude displacement and frequency. Particle Velocity may be measured directly or computed by multiplying the frequency by the amplitude times the factor 6.28. The particle velocity will be in inches per second. The maximum Particle Velocity shall be the maximum vector sum of the three mutually perpendicular components recorded simultaneously.
- (8) **Seismograph**: An instrument which measures vibration characteristics simultaneously in three mutually perpendicular planes. The seismograph may measure displacement and frequency, particle velocity, or acceleration.
- (9) **Steady State Vibration**: A vibration which is continuous, as from a fan, compressor, or motor.
- (10) **Vibration**: A reciprocating motion transmitted through the earth, both in *the* horizontal and vertical planes.

b. Instrumentation

Ground-transmitted vibration shall be measured with a seismograph or complement of instruments capable of recording vibration displacement,



particle velocity, or acceleration and frequency simultaneously in three mutually perpendicular directions.

c. Maximum Permitted Vibration Levels

Table 6 designates the acceptable *maximum permitted particle velocities* of vibration that apply on or beyond adjacent lot lines within the manufacturing district or from any source in any district by a use involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, and on or beyond appropriate district boundaries. Where more than one set of vibration levels apply, the most restrictive shall govern. Readings may be made at points of maximum vibration intensity.

TABLE 6
MAXIMUM PERMITTED PARTICLE VELOCITIES OF VIBRATION

Steady-state Vibration Limits for the Manufacturing District or for any use in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products.		
Maximum Peak Particle Velocity (inches per second)		
RA, LI & Lot Lines	R. District	
	Day	Night
0.06	0.03	0.01

d. Vibration Notes

- (1) Night time limits shall be considered to prevail from 7:00 P.M., to 7:00 A.M., local time.
- (2) For purposes of this regulation, steady-state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute, shall be considered impact vibrations.
- (3) Railroad facilities shall be exempt from vibration limitations.

3. Air Pollution

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title B and as may be amended from time to time.

4. Toxic Substances

- a. Definition of Toxic Substances;** Any gas, liquid, solid, semi-solid substance or mixture of substances, which if discharged into the environment could, alone or in combination with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through any body surface. In addition,



substances which are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances for the purposes of this regulation.

- b. The use, storage, handling or transport of toxic substances shall comply with applicable laws and regulations.
- c. In the RA, LI and GI Districts, any toxic substance listed by the U.S. Department of Health and Human Development (Public Health Service, Center for Disease Control, National Institute for Occupational Safety and Health, "Registry of Toxic Effects of Chemical Substances"), as revised from time to time, contained in one or more containers within the lot line in quantities in excess of 100 gallons as a liquid, 1,000 pounds as a solid or 100 pounds as a gas shall not be permitted.
- d. In the RA, LI & GI Districts, the storage, utilization, manufacture or handling of any toxic or radioactive substance shall be allowed only as a conditional use and only after a conditional use permit is granted under the standards set forth above.

5. Water Pollution

In all Districts, all uses shall comply with the State of Illinois Pollution Control Board rules and regulations codified as Title 35 of the Illinois Administrative Code, Sub-Title C and as may be amended from time to time.

6. Fire and Explosive Hazards

- a. In a Manufacturing District, activities involving the storage, handling, utilization's, or manufacture of materials or products which decompose by detonation and which are classified by the Department of Transportation as Explosive A (and/or by the United Nations as UN Class 1.1 or 1.2), Explosive B (and/or by the United Nations as UN Class 1.3), or Explosive C (and/or by the United Nations as UN Class 1.4), as such classes are amended from time to time (See C.F.R. 49, Parts 100 to 177), shall be permitted only as a conditional use, in accordance with the standards set forth below, provided that such quantities do not exceed the limits set forth in the following Table 7. Explosives categorized or classified by the Department of Transportation as "Forbidden" or "Restricted" shall not be permitted. Permitted explosives shall be stored, utilized, handled, and manufactured in accordance with National Fire Protection Association - National Fire Codes (as adopted by the Village) and all other applicable Village regulations and ordinances. The storage and accountability of permitted explosives shall comply with applicable Department of the Treasury, Bureau of Alcohol, Tobacco and Firearms Regulations ("Your Guide to Explosive Regulations as most recently amended and as amended from time to time - ATF P5400.7). This includes the requirement of an explosives permit (18 USC Chapter 40).
- b. In a Manufacturing District, the storage, utilization, handling or manufacture of radioactive isotopes (fissionable material) (regardless of atomic mass) shall not be permitted except as a conditional use and only after a conditional use permit is granted under the standards set forth in this Ordinance, and also shall not be permitted unless the material is



contained in an approved (by the Village) shielded and fire resistant container for which it is never removed. Radioactive isotopes (fissionable materials) in such shielded and fire resistant containers which are granted a Conditional use shall be classified for the purposes of the Manufacturing Districts as Explosive A materials and shall comply with the quantity limitations set forth in the following Table 7.

- c. In the Manufacturing District, the storage, utilization, handling or manufacture of highly reactive oxidizing or reducing agents, unstable or pyroforic materials, or highly unstable materials which include but are not confined to organic peroxides, organic nitrated, fluorine, liquid oxygen, hydrazine, acetylides, tetrazoles, ozonides, perchloric acid, perchlorated, chlorated, 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.
- d. 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 MATERIALS

<u>Materials Classification</u>	<u>Total Quantity</u>
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.



EXHIBIT I - PERMITTED PLANT MATERIAL

The plant material used in required landscaping in manufacturing districts and for any use established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall conform to the following plant list.

Plant Group A: Deciduous Shade Trees (Installation Size: min. 2.5 inch trunk diameter measured 1 foot above ground level)

1. All street trees contained in the permitted species list of the Village of Burr Ridge Subdivision Regulations Ordinance.

Plant Group B: Evergreen Trees (Installation Size: 8 ft. in height)

	<u>Spacing on Center</u>
1. Scotch Pine	20 feet
2. Red Pine	20 feet
3. White Pine	30 feet
4. Douglas Fir	20 feet
5. Norway Spruce	18 feet

Plant Group C: Ornamental Deciduous Trees (Installation Size: 6 ft. in height) (All plants shall be in shrub form)

	<u>Spacing on Center</u>
1. Cockspur Hawthorn	15 feet
2. Washington Hawthorn	10 feet
3. Winter King Hawthorn	12 feet
4. Ironwood or American Hornbeam	12 feet
5. Amur Maple	12 feet
6. Cornelian Cherry	15 feet

Plant Group D - Deciduous and Evergreen Shrubs

	<u>Installed Size (Height)</u>	<u>Spacing on Center</u>
1. Winged Euonymus	4 feet	8 feet
2. Arrowwood Viburnum	4 feet	6 feet
3. Nannyberry	4 feet	8 feet
4. Mochican Viburnum	4 feet	6 feet
5. American Hazelnut	4 feet	6 feet
6. American Cranberry Viburnum	4 feet	6 feet
7. Pfitzer Juniper	3 feet	6 feet
8. Hetzi Juniper	3 feet	6 feet
9. Mugo Pine	4 feet	8 feet
10. Dwarf Mugo Pine	3 feet	6 feet

(Amended by Ordinance A-834-05-10)

6B

ORDINANCE NO. A-834-__-11

AN ORDINANCE GRANTING A SPECIAL USE PURSUANT TO THE
VILLAGE OF BURR RIDGE ZONING ORDINANCE FOR AN AUTOMOBILE
REPAIR AND SERVICE BUSINESS IN A B2 DISTRICT

(Z-02-2011: 15W308-320 North Frontage Road - Martin)

WHEREAS, an application for a special uses 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 uses on June 6, 2011 at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge 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 15W308-320 North Frontage Road, Burr Ridge, Illinois, is Theodore J. Martin on behalf of Frontage Road Limited Liability (hereinafter "Petitioner"). The Petitioner requests

special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance to permit an automobile parts powder coating business to operate in the building at 15W308 North Frontage Road and with limited outside storage of vehicles.

- B. That the proposed business conducts its operations indoors and will have limited outside storage consisting of licensed, operable vehicles and, thus, will not adversely impact the surrounding area.
- C. That the property owner has cleaned the property thoroughly and has committed to maintain the property in good repair.
- D. That the property owner testified that he is looking for a permanent user or buyer for the property and is seeking a temporary use until such time that a buyer or permanent user of the property is found.

Section 3: That special use approval as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance to permit an automobile parts powder coating business to operate in the building at 15W308 North Frontage Road and with limited outside storage of vehicles ***is hereby granted*** for the property commonly known as 15W308-320 North Frontage Road and legally described as follows:

Lots 1, 2 and 3 in Martin Resubdivison of Lots 1, 4, 5, 6 and 7 in Block 14 in Babson Park Second Addition being a subdivision of that part of the West Half of the Northeast Quarter of Section 25, Township 38 North, Range 11, East of the Third Principal Meridian, lying North of the Center Line of Joliet Road, According to the Plat thereof, Recorded November 24, 1926 as document 225515, in Du Page County, Illinois.

The Permanent Real Estate Index Numbers (PIN) for the property are: 09-25-210-013, 09-25-210-12, and 09-25-210-011

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

- A. The special use shall be restricted to the current tenant and owner and shall be limited to the powder coating of automobile parts and related work.
- B. The special use may include outside storage of operable vehicles located immediately behind the building at 15W308 North Frontage Road and with said storage not exceeding 5 vehicles. No wrecked, unlicensed, or inoperable vehicles shall be stored on the property at any time.
- C. The special use shall be for a limited period of time not to exceed 2 years.

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 27th day of June, 2011, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

APPROVED by the President of the Village of Burr Ridge on this 27th day of June, 2011.

Village President

ATTEST:

Village Clerk

6C

ORDINANCE NO. A-834-____-11

AN ORDINANCE GRANTING A VARIATION
FROM THE VILLAGE OF BURR RIDGE ZONING ORDINANCE TO
INCREASE THE MAXIMUM PERMITTED FLOOR AREA RATIO

(Z-08-2011: 220-240 Shore Drive - Bronson & Bratton)

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 June 6, 2011, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

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

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

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

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

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

- A. That the Petitioner for the variation for the property located at 220-240 Shore Drive, Burr Ridge, Illinois, is Mark Bronson on behalf of Bronson & Bratton, Inc. (hereinafter "Petitioner"). The Petitioner requests a variation from Section X.F.4 of the Burr Ridge Zoning Ordinance to permit an addition connecting two existing buildings resulting in a combined Floor Area Ratio (FAR) exceeding the permitted maximum of 0.40.

- B. That the plight of the petitioner is due to unique circumstances because the buildings have been improved over the years for a unique manufacturing operation (specialized tooling and aerospace parts) and the petitioner needs additional space for the business. As a result, moving the business to a new location would create a hardship.
- C. That the variation will not alter the essential character of the locality because there are other buildings in the vicinity that were built prior to the existing FAR regulation and are larger than currently permitted. The proposed addition will be consistent in area with these existing buildings.

Section 3: That a variation from Section X.F.4 of the Burr Ridge Zoning Ordinance to permit an addition connecting two existing buildings resulting in a combined Floor Area Ratio (FAR) exceeding the permitted maximum of 0.40 ***is hereby granted*** for the property commonly known as 220-240 Shore Drive and legally described as follows:

Lots 16 and 17 in Hinsdale Industrial Park, Unit Two
Being a Subdivision of Part of the Northeast Quarter of
Section 35, Township 38 North, Range 11 East of the Third
Principal Meridian, According to the Plat Thereof
Recorded September 19, 1949 as Document No. R69-42012 in
DuPage County, Illinois

Parcel 1 - The West 20 Feet of Lot 14 In Plat of Hinsdale
Industrial Park, Unit Two, Being a Subdivision of Part of
the Northeast 1/4 of Section 35, Township 38 North, Range
11, East of the Third Principal Meridian, According to
the Plat Thereof Recorded September 19, 1949 as Document
No. R69-42012 in DuPage County, Illinois

Parcel 2 - Lot 15 in Plat of Hinsdale Industrial Park,

Unit Two, Being a Subdivision of Part of the Northeast 1/4 of Section 35, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded September 19, 1949 as Document No. R69-42012 in DuPage County, Illinois

Parcel 3 - Lot 14 (Except the West 20 Feet) in Plat of Hinsdale Industrial Park, Unit Two, Being a Subdivision of Part of the Northeast 1/4 of Section 35, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded September 19, 1949 as Document No. R69-42012 in DuPage County, Illinois

The PIN Numbers for the property are: 09-35-203-017 and 09-35-203-024

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

- A. All improvements to the property shall comply with the submitted site plan attached hereto as Exhibit A and variation shall be limited to construction of the addition as shown on the site plan.
- B. A landscaping plan shall be submitted for staff review and approval prior to issuance of building permit for construction of the addition.

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 27th day of June, 2011, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the President of the Village of Burr Ridge on this 27th day of June, 2011.

Village President

ATTEST:

Village Clerk

SITE PLAN
SCALE 1"=20'-0"

SHORE DRIVE

SHORE COURT

NEW BLDG. LINK OFFICE/WAREHOUSE
+/-20,500 S.F.

EXISTING OFFICE/WAREHOUSE
+/-38,199 S.F.

EXISTING OFFICE/WAREHOUSE
+/-23,992 S.F.

2 INTERIOR TRUCK DOCKS

2 EXTERIOR TRUCK DOCKS

GARAGE
1,000 S.F.

20 STOPS
+/-2,480 S.F.

20 STOPS
+/-2,480 S.F.

208.77'

181.72'

226.99'

295.82'

149.78'

183.63'

165.18'

102.33'

311.41'

6D

ORDINANCE NO. A-834-____-11

AN ORDINANCE GRANTING SPECIAL USES
PURSUANT TO THE VILLAGE OF BURR RIDGE ZONING ORDINANCE
FOR THE EXPANSION OF AN EXISTING RESTAURANT WITH SERVICE OF
ALCOHOLIC BEVERAGES AND EXTENDED HOURS OF OPERATION
(Z-09-2011: 200-206 Burr Ridge Parkway - Dao, Inc.)

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 6, 2011, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

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

WHEREAS, the Village of Burr Ridge 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 200 Burr Ridge Parkway, Burr Ridge, Illinois, is Dao, Inc. (hereinafter "Petitioner"). The Petitioner requests special use approvals as per Sections VIII.B.2.ff and VIII.B.2.p of the Burr Ridge Zoning Ordinance to permit the expansion of an existing restaurant with sales of alcoholic beverages and extended hours of operation.
- B. That the special use will not be detrimental to surrounding properties because the restaurant has operated in this location with no negative impact on surrounding businesses nor any negative impact on the use and enjoyment of residential properties.
- C. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The extended hours of operation are consistent with other restaurants in the area and the

sales of alcoholic beverages at a restaurant are consistent with other businesses in this area.

- D. That the special use is consistent with the Burr Ridge Comprehensive Plan which calls for the continued use of the property and retail shopping center as commercial which is consistent with the other uses in the retail shopping center.

Section 3: That special use approvals as per Sections VIII.B.2.ff and VIII.B.2.p of the Burr Ridge Zoning Ordinance to permit the expansion of an existing restaurant with sales of alcoholic beverages and extended hours of operation ***are hereby granted*** for the tenant space within the existing County Line Square commonly known as 200-206 Burr Ridge Parkway and legally described as follows:

Parcel 1 - Lot 1 in Burr Ridge Market Resubdivision of Lots, 4, 5 and Vacated Emro Drive in Burr Ridge Park Unit 2 in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, According to the Plat Thereof Recorded April 18, 1989 as Document Number 89171549, Cook County, Illinois.

Parcel 2 - Lot 1 in Burr Ridge Unit 1 Being a Subdivision in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 38 North, Range 12, East of the Third Principal Meridian, According to the Plat Thereof Recorded January 3, 1984 as Document Number 26915064, in Cook County, Illinois.

Section 4: That the special use approval as per Sections VIII.B.2.ff and VIII.B.2.p of the Burr Ridge Zoning Ordinance to permit the expansion of an existing restaurant with sales of alcoholic beverages and extended hours of operation is subject to the following condition:

- A. The special use is limited to the petitioner, Dao, Inc. and the current owners and shall expire at such time that Dao, Inc and the current owners no longer own and operate the business at 200-206 Burr Ridge Parkway.
- B. The restaurant shall close no later than 11:00 PM Sunday through Wednesday and 1:00 AM Thursday through Saturday.

Section 6: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form.

PASSED this 27th day of June, 2011, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the President of the Village of Burr Ridge on this 27th day of June, 2011.

Village President

ATTEST:

Village Clerk

6E

ORDINANCE NO. A-923-____-11

AN ORDINANCE GRANTING VARIATIONS OF THE VILLAGE OF
BURR RIDGE SIGN ORDINANCE FOR NUMBER OF SIGNS AND TOTAL SIGN AREA

(S-03-2011: 201 Bridewell Drive - Eddie Merlot's Restaurant)

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

WHEREAS, said Plan Commission of this Village considered the question of granting said sign variation on June 6, 2011, at the Burr Ridge Village Hall, at which time all persons desiring to be heard were given the opportunity to be heard; and

WHEREAS, the Village of Burr Ridge Plan Commission has made its report on the request for sign 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 documentation submitted at the aforesaid Plan Commission meeting is hereby incorporated by reference. This President and Board of Trustees find that the granting of the sign

Lot 1 in Harris Resubdivision of Lots 1 and 2 in Burr Ridge Park Unit 2 being a Subdivision in the West ½ of Section 30, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

The PIN Number for the property is: 18-30-304-003

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

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

PASSED this 27th day of June, 2011, by the Corporate Authorities of the Village of Burr Ridge on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

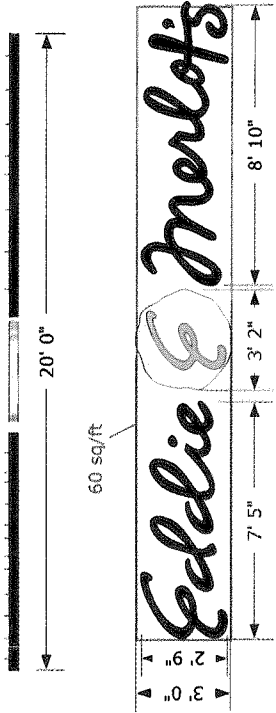
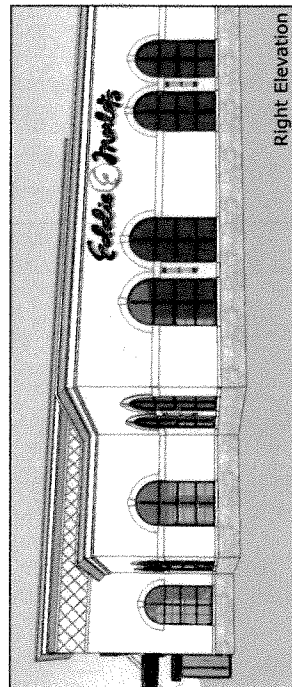
APPROVED by the President of the Village of Burr Ridge on this 27th day of June, 2011.

Village President

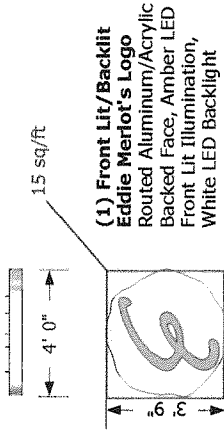
ATTEST:

Village Clerk

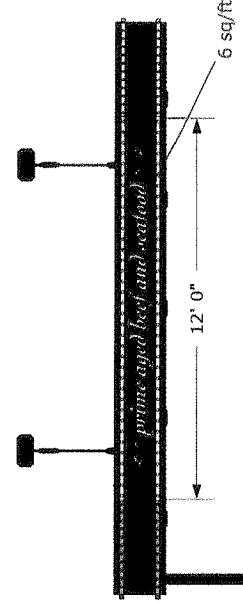
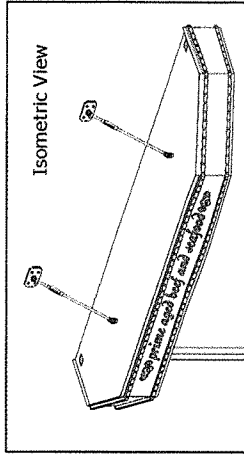
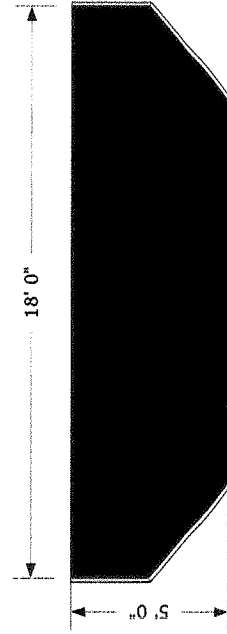
NOTE: Due to Limitations of the Printing Process, Printed Colors May Vary from Those of Final Production.



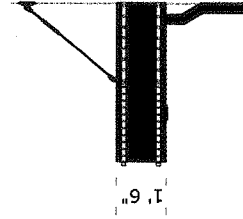
(2) Sets LED Channel Letters
Aluminum Construction with White LED Backlight & Front Lit/Backlit
Eddie Merlot's Logo, Routed Aluminum/Acrylic Backed Face, Amber LED
Front Lit Illumination, White LED Backlight



(1) Front Lit/Backlit
Eddie Merlot's Logo
Routed Aluminum/Acrylic
Backed Face, Amber LED
Front Lit Illumination,
White LED Backlight



(1) Entrance Canopy
Routed Aluminum &
Acrylic Backed "prime
aged beef and seafood"
with Simulated Perimeter
Lights, Recessed Can
Downlighting



CSR CREATIVE SIGN RESOURCES 4707 East Warrington Blvd Fort Wayne, Indiana 46803 PH: 260.425.9218 BK: 260.425.5501 www.CreativeSignResources.com	Eddie Merlot's Prime Aged Beef and Seafood Burr Ridge, Illinois	Project Manager Scott West / Ron Mitchell	Project Start Date 3/15/11	Client Approval Copyright © 2011 Creative Sign Resources This drawing is the property of Creative Sign Resources and is loaned to you for the purpose of obtaining permits. It is not to be reproduced or used in any way without the written permission of Creative Sign Resources.
		Designer Reck Stemmler	Drawing Number EDMLO090611A	Sheet Number 1 of 1

6F

ORDINANCE NO. _____

ORDINANCE AMENDING SECTION 35-15-101 (b) OF CHAPTER 35
(MOTOR VEHICLES) OF THE BURR RIDGE MUNICIPAL CODE
(TO ALLOW TRUCKS ON BRUSH HILL ROAD - BUT NOT ON SOPER ROAD)

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

Section 1: That Section 35-15-101 (b) of the Burr Ridge Municipal Code, as amended, be and is hereby further amended to read in its entirety as follows:

"35-15-101 **LIMITATIONS - EXCEPTIONS**

- (b) No vehicle or combination of vehicles equipped with pneumatic tires shall be operated, unladen, or with load, when the gross weight exceeds 10,000 pounds, upon any street or highway within this Village except the following:

Burr Ridge Parkway
Interstate I-55
55th Street
79th Street (County Line Rd. to Wolf Rd.)
83rd Street (County Line Rd. to Wolf Rd.)
83rd Street (So. Frontage Rd. to Madison St.)
91st Street
Brush Hill (75th St. to North Frontage Rd.)
County Line Road
Grant Street (So. Frontage Rd. to 79th St.)
Heathrow Court
Madison Street - except between 91st and 97th Streets
North Frontage Road
Plainfield Road
Rockwell Court
Shore Court
Shore Drive
South Frontage Road
Tower Drive
Wolf Road

where the maximum gross weight of the vehicle shall be as specified in the "Illinois Vehicle Code" as amended or as otherwise determined by the governmental authority having jurisdiction thereof."

Section 2: That all ordinances, or parts of ordinances, in conflict with or inconsistent with the provisions of this Ordinance and the provisions of the Burr Ridge Municipal Code adopted hereby shall be and the same are hereby repealed to the extent of any such conflict or inconsistency.

Section 3: 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 ordered and directed to publish this Ordinance in pamphlet form.

PASSED this ____ day of ____, 2011, by the following roll call:

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of ____, 2011, by the President of the Village of Burr Ridge.

Village President

ATTEST:

Village Clerk



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Gary Grasso
Mayor
Karen J. Thomas
Village Clerk
Steven S. Stricker
Administrator

June 21, 2011

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: Z-12-2011: 100 Harvester Drive (Mars Equities); PUD Amendment

Dear Mayor and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request by BJF Estancia, LLC for an amendment to the Estancia Planned Unit Development, Ordinances A-834-08-04 and A-834-33-06, to permit the construction of a four-story office building at 100 Harvester Drive (rather than the previously approved three-story building), to permit the construction of a parking deck, to waive the requirement for a separated loading dock for an office building exceeding 80,000 square feet in floor area, and to permit a deli/cafeteria within the proposed office building.

After due notice, as required by law, the Plan Commission held a public hearing on this matter on June 20, 2011. The petitioner has a potential client that would take the entire building but would like up to 120,000 square feet rather than the 90,000 square feet previously approved and would like food service in the building. In order to accommodate the additional floor area, a parking deck is also proposed. The waiver of the separated loading dock was previously approved for the smaller office building and the petitioner seeks to continue that approval for the new office building.

The Plan Commission's primary concern was the sight lines from the residential area on Elm Street to the parking deck. In response to this concern, the Plan Commission asked that the final plans, with sight line drawings, be submitted to the Plan Commission and Board for review and approval.

After due consideration, the Plan Commission concluded that the amendment to the PUD complies with the standards of the Zoning Ordinance. Accordingly, by a vote

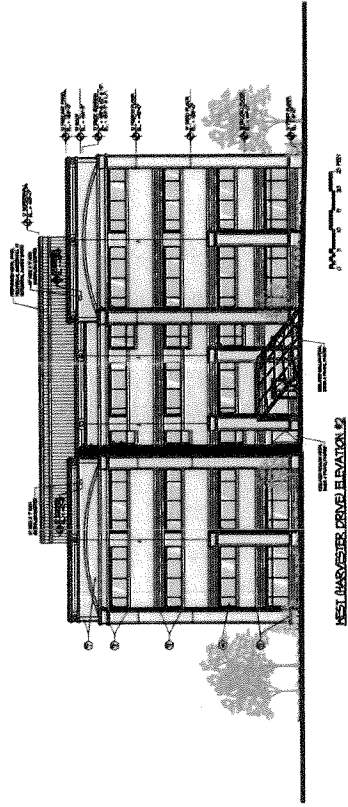
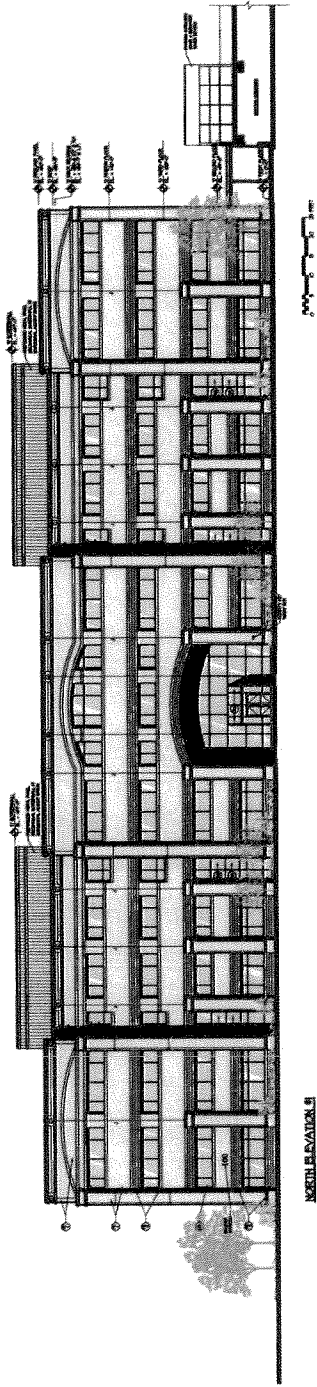
of 5 to 0, the Plan Commission *recommends approval* of Z-12-2011 subject to the following conditions:

1. Approval is limited to preliminary plan approval as per Section XIII.L of the Zoning Ordinance. Final plans shall be submitted for review and approval of the Plan Commission and Board of Trustees as per Section XIII.L. Final plans shall comply with the submitted site plan and building elevations except as may be specifically modified herein.
2. Final landscaping plans shall include replacement of oak trees, tree preservation, and landscaping around the perimeter of the parking deck.
3. An outdoor eating area for employees of the proposed building shall be provided on the final plans.
4. An elevation drawing shall be provided showing the sight lines from Elm Street to the parking deck and to the proposed building for the purpose of determining if any modifications to the parking deck or additional landscaping screening should be provided.
5. Final plans shall provide details regarding garbage collection including location of dumpsters and garbage truck access and loading.
6. The rooftop screening walls for the proposed building and the existing building at 150 Harvester Drive shall be modified to provide horizontal bands that match the shape of the horizontal stripes at the top of the buildings. Prior to issuance of a building permit for the building at 120 Harvester Drive, additional details shall be provided for staff review and approval regarding the materials and colors to be used for the horizontal bands. The additions to the screening walls shall be completed prior to occupancy of the building at 120 Harvester Drive.

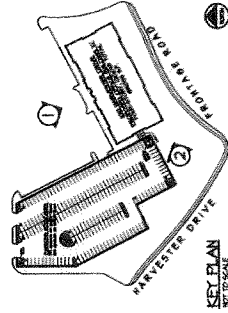
Sincerely,

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

GT:JDP:sr



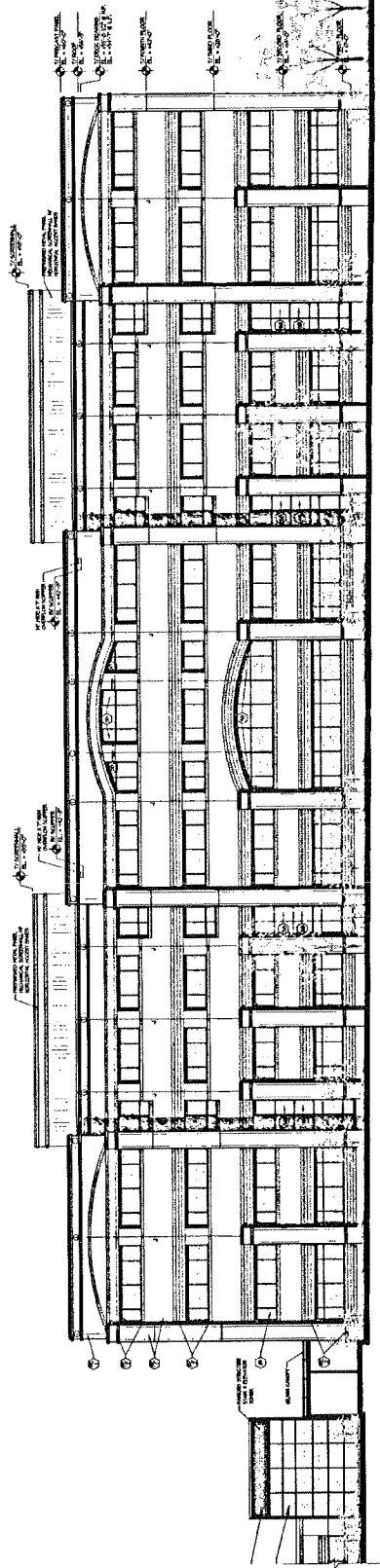
- NOTES:**
1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 2. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 3. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 4. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 5. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 6. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 7. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 8. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 9. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 10. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.



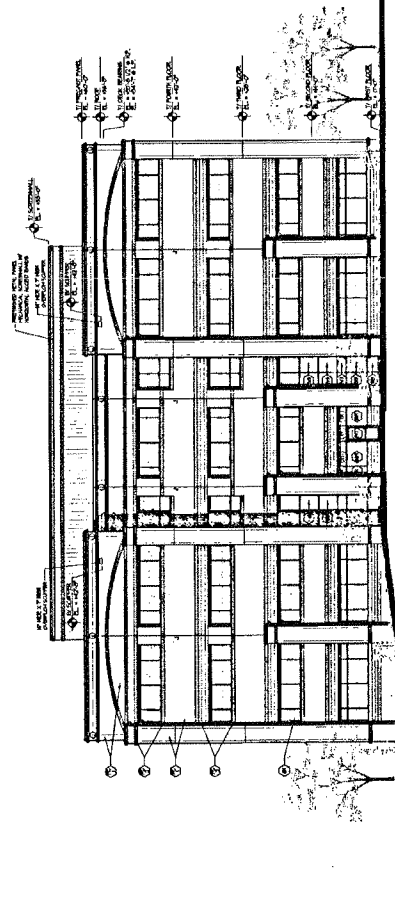
TMA
TMA Architects, Inc.
1000 North Dearborn Street, Suite 100
Chicago, Illinois 60610
Tel: (312) 329-1000
Fax: (312) 329-1001
www.tmaarchitects.com

100 HARVESTER DRIVE
FOUR STORY OFFICE BUILDING & PARKING STRUCTURE
BURR RIDGE, ILLINOIS 60527

A Development for Mars Equities, Inc.
150 Harvester Drive, Suite 100
Burr Ridge, IL 60527

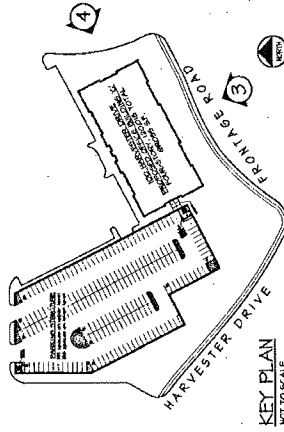


SOUTH (FRONTAGE ROAD) ELEVATION #2
Scale 3/32" = 1'-0"



EAST ELEVATION #4
Scale 3/32" = 1'-0"

- NOTES:**
1. SEE ELEVATION #1 FOR DETAILS OF CORNER BUILDING.
 2. SEE ELEVATION #3 FOR DETAILS OF CORNER BUILDING.
 3. SEE ELEVATION #4 FOR DETAILS OF CORNER BUILDING.
 4. SEE ELEVATION #5 FOR DETAILS OF CORNER BUILDING.
- LEGEND:**
1. SEE ELEVATION #1 FOR DETAILS OF CORNER BUILDING.
 2. SEE ELEVATION #2 FOR DETAILS OF CORNER BUILDING.
 3. SEE ELEVATION #3 FOR DETAILS OF CORNER BUILDING.
 4. SEE ELEVATION #4 FOR DETAILS OF CORNER BUILDING.
 5. SEE ELEVATION #5 FOR DETAILS OF CORNER BUILDING.

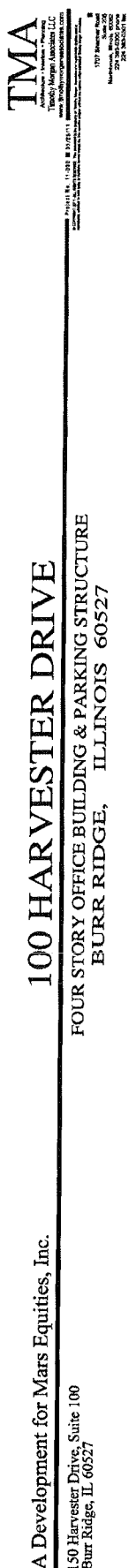
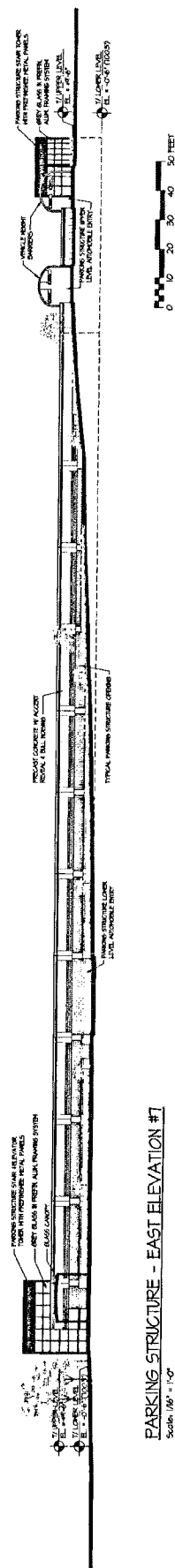
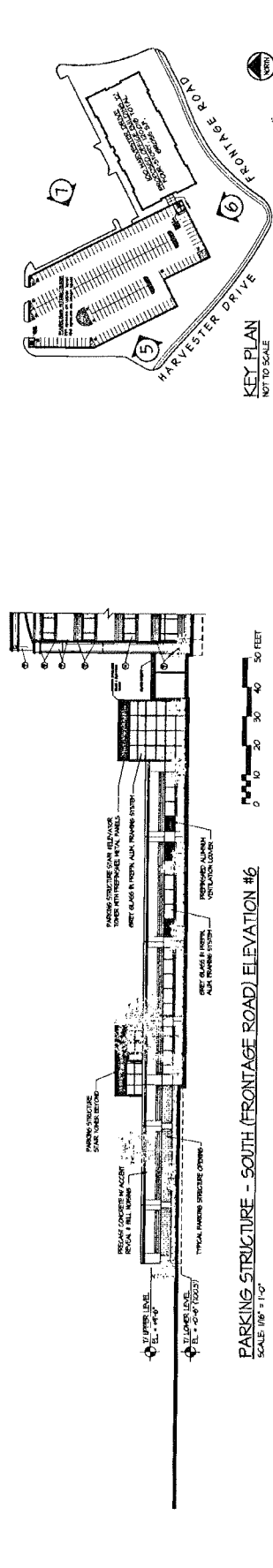
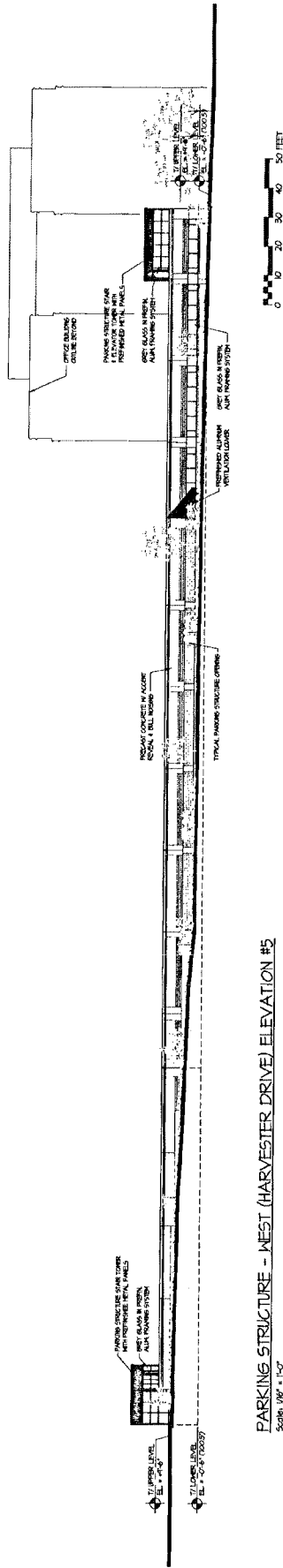


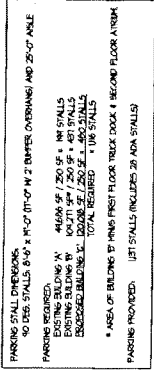
KEY PLAN
NOT TO SCALE

TMA
TMA Architects, Inc.
100 Harvester Drive, Suite 100
Burr Ridge, IL 60527
Tel: 630-381-1000
Fax: 630-381-1001
www.tmaarchitects.com

A Development for Mars Equities, Inc.
100 Harvester Drive, Suite 100
Burr Ridge, IL 60527

100 HARVESTER DRIVE
FOUR STORY OFFICE BUILDING & PARKING STRUCTURE
BURR RIDGE, ILLINOIS 60527





TMA
Architects • Engineers • Planners
Turnkey Morgan Associates
www.turnkeymorgansassociates.com

1707 Sherman Road
Suite 205
Marlborough, MA 01402
724 393-0300 phone
224 393-0300 fax

 **SITE/PARCEL PLAN**
Scale: 1" = 40'

1"=40'

SCALE

0 40 80

feet

100 HARVESTER DRIVE
FOUR STORY OFFICE BUILDINGS & PARKING STRUCTURE

A Development for MARS EQUITIES, INC.
150 Hanoverster Drive, Suite 100
Burr Ridge, IL 60527

P.I.N. # 09-25-200-017
P.I.N. # 09-25-200-018

PROPERTY LEGAL DESCRIPTIONS

PARKING STALLS

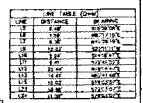
FLOOD HAZARD NOTE

BASIS OF BEARINGS

GRAPHIC SCALE



PAY DUES AT COUNTY LINE
REGISTRATION NO 1 PER
BOOK 10005-092500



ZONING NOTES:

LEGEND

GENERAL NOTES

NOTES FROM SCHEDULE B

LOTS 1 AND 2 IN RIVANOA EXECUTIVE CENTER, BEING PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

8. THE ACCOMPANYING SURVEY (MAP) WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE DESCRIBED TRACT. THERE ARE NO OTHER IMPROVEMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LOTS ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND THIS WAS MADE IN ACCORDANCE WITH LAWS

2. THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN CHECKS OF THE FOREMAN CONCERNING THIS COMPARISON. WITH AN EFFECTIVE DATE OF 12/20/68 AND ALL EVIDENCE AND RESTRICTIONS RELATING TO IT.

3. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ON FLOOD INSURANCE RATE MAP NO. 17A500000, WITH A DATE OF REVISION OF DECEMBER 18, 2004, FOR THE WILCOX, ALABAMA, FLOODPLAIN COMMUNITY, COUNTY STATE OF ALABAMA, WHICH IS THE CURRENT FLOOD RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED.

6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO HARVESTER DRIVE, A DULY DESIGNATED AND ACCEPTED PUBLIC STREET, AND PERFECT ACCESS TO A FRONTAGE ROAD, A DESIGNATED PUBLIC STREET BY WAY OF LOT 2.

7. THE TOTAL NUMBER OF STOPPED PARKING SPACES ON THE SUBJECT PROPERTY IS NOW, FOLLOWING NO

THE FACTS LISTED ABOVE ARE DERIVED FROM THE SURVEY AND THIS CERTIFICATE AS BEING ACCURATE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGARDING SURVEYS IN THE STATE OF ARIZONA AND THE "COMMON STANDARD PRACTICES" EMPLOYED BY A LICENSED SURVEYOR AND APPROVED BY ME.

[illegible]

DATE INDEX BY NAME AND SEX THIS THIRD DAY OF JANUARY, 1901.

CHARLES H. BARTOSZ

ALLIANCE PROFESSIONAL LAND SURVEYORS INC. 35-17000
BY LICENSE EXPIRES ON NOVEMBER 30, 2012.
VS COMPANY OF ALLIANCE, LTD. PROFESSIONAL EXPENSE FORM NO. 184000005
SEE DESIGN FIRM NUMBER 123456789 APRIL 30, 2015

ALTA/ACBM LAND TITLE SURVEY

OT 1 IS IN INSTANCIA EXECUTIVE CENTER, BLUE RIDGE, ALABAMA

E NAME: AL2025 ME	DRIVEN BY: JWC	CHARGED BY: DWW	JOB NO: 021336	SHEET NO. 1 of 1
NO. OF CHARGES: 021 ME	INCL. NAME: CMB	DATE: 12/18/2010	SCALE: 1" = 40'	

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:01 11 November 2014

V **Engineers
Scientists
Surveyors**

7335 Janes Avenue, Suite 100
Woodridge, IL 60517
815.724.9200 voice
815.724.0384 fax
v300.com

PREPARED FOR
 MARYS ECOLITIES
 18342 WEST CREEK DRIVE
 TIMLEY PARK, ILLINOIS 60477
 (708) 832-4521

[illegible]

ALTA/CBSM LAND TITLE SURVEY				
LOT 1 & 2 IN INSTANCIA EXECUTIVE CENTER, SILVER SPRING, A.J. JONES				
FILE NAMED ALTA/25-36	DRAWN BY: JAC	CHECKED BY: DAW	DATE: 02-03-98	SHEET NO.
JOB DESCRIPTION: 25-36	INSTRUMENT: CH	DATE: 12/28/2010	SCALE: 1" = 40'	1 of 1



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Administrator

June 21, 2011

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

**Re: Z-13-2011: 145 Tower Drive (Ludicrous 6 LLC); Text Amendment and
Special Use
Z-14-2011: 161 Tower Drive (Ludicrous 6 LLC); Special Use**

Dear Mayor and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request by Ludicrous 6 LLC for an amendment to Section X.D.2 of the Burr Ridge Zoning Ordinance to add "Indoor Sales of Luxury and Exotic Automobiles" to the list of special uses in the RA Research Assembly District and requests special use approval as per the amended Section X.D.2 to allow indoor sales of luxury and exotic automobiles in an existing tenant space at 145 Tower Drive and for a special use approval as per the Section X.E.2 of the Burr Ridge Zoning Ordinance to permit wholesale and retail sales of automobiles in an existing tenant space.

After due notice, as required by law, the Plan Commission held a public hearing on this matter on June 20, 2011. The petitioner was present at the hearing and was represented by his attorney. There were approximately 20 residents from the adjacent Carriageway Condos and Carriage Way Club townhomes present at the meeting. These neighbors were concerned about noise and property maintenance. There was also the owner of the one of the industrial condos at 145 Tower Drive who was concerned about parking and traffic impacts.

The petitioner owns and operates a business that sells luxury and exotic automobiles. He currently uses the properties at 145 and 161 Tower Drive for storage of

automobiles which is permitted under the current zoning. His business also has a warehouse in Indiana from which cars are sold. This zoning approval would allow the petitioner to obtain a retail sales license in Illinois and sell the cars from this location. The 145 property consists of 3,021 square feet and the 161 property consists of approximately 14,000 square feet. The petitioner also presented a written list of conditions that would restrict the number of cars and customers and would prohibit outside sales or any repair activity. Those conditions are reflected in the recommendation below.

A majority of the Plan Commission felt that the conditions are sufficiently restrictive to prevent the business from having an adverse impact on adjacent properties. Two Commissioners present at the meeting were concerned that the business may create noise or other undesirable impacts on adjacent properties.

In regard to Z-13-2011, a majority of the Plan Commission concluded that the text amendment and the special use comply with the standards of the Zoning Ordinance. Accordingly, by a vote of 3 to 2, the Plan Commission ***recommends approval*** of a text amendment to add: "Indoor Sales of Luxury and Exotic Automobiles" to the list of special uses in the RA Research Assembly District and special use approval as per the amended RA District to allow indoor sales of luxury and exotic automobiles in an existing tenant space at 145 Tower Drive subject to the following conditions:

1. The special use shall be limited to the petitioner and to the tenant space identified as Suite 9 and consisting of 3,021 square feet.
2. There shall be no more than 9 vehicles stored on the property and available for sale at any given time.
3. All vehicles shall be stored inside the building at all times except for the temporary (but not overnight) parking of vehicles outside for purposes of moving automobiles or cleaning or maintaining the interior of the tenant space.
4. There shall be no advertisement of automobile sales on the exterior of the building or property.
5. There shall be no servicing, repair, painting, or other work conducted on automobiles at any time other than routine cleaning and maintenance that is conducted inside the building.
6. There shall be no more than 4 customers on site at any given time.
7. The hours of operation for customer visitation and sales shall be limited to

10 AM to 3 PM, Mondays through Fridays and 9 AM to 12 Noon on Saturdays.

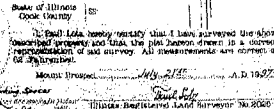
In regard to Z-14-2011, a majority of the Plan Commission concluded that the special use complies with the standards of the Zoning Ordinance. Accordingly, by a vote of 3 to 2, the Plan Commission ***recommends approval*** of a special use to allow wholesale and retail sales of automobiles in an existing tenant space at 161 Tower Drive subject to the following conditions:

1. The special use shall be limited to the petitioner and to the tenant space identified as Suite J and consisting of 14,346 square feet.
2. There shall be no more than 50 vehicles stored on the property and available for sale at any given time.
3. All vehicles shall be stored inside the building at all times except for the temporary (but not overnight) parking of vehicles outside for purposes of moving automobiles or cleaning or maintaining the interior of the tenant space.
4. There shall be no advertisement of automobile sales on the exterior of the building or property.
5. There shall be no servicing, repair, painting, or other work conducted on automobiles at any time other than routine cleaning and maintenance that is conducted inside the building.
6. There shall be no more than 4 customers on site at any given time.
7. The hours of operation for customer visitation and sales shall be limited to 10 AM to 3 PM, Mondays through Fridays and 9 AM to 12 Noon on Saturdays.

Sincerely,

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

GT:JDP:sr





VILLAGE OF
BURR RIDGE *8C*
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Administrator

June 21, 2011

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: Z-11-2011: 7101 Garfield Avenue (Verizon); Special Use

Dear Mayor and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request by Chicago SMSA Limited Partnership d/b/a Verizon Wireless for special use approval as per Section IV.V.1 of the Burr Ridge Zoning Ordinance to permit additional cellular communication antennas on the existing water tower and with an at-grade equipment shelter.

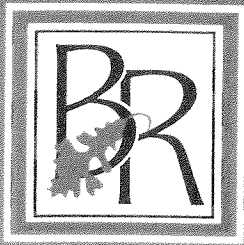
After due notice, as required by law, the Plan Commission held a public hearing on this matter on June 20, 2011. There is existing wireless communication facilities on the Village water tower at this location and the equipment shelter will be within a fenced and screened area. The antennas are white to match the tower and the facilities comply with all other regulations of the Zoning Ordinance.

After due consideration, the Plan Commission concluded that the special use request complies with the standards of the Zoning Ordinance. Accordingly, by a vote of 5 to 0, the Plan Commission ***recommends approval*** of Z-11-2011 subject to compliance with the submitted plans.

Sincerely,

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

GT:JDP:sr



VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527
(630) 654-8181 • Fax (630) 654-8269 • www.burr-ridge.gov

Gary Grasso
Mayor

Karen J. Thomas
Village Clerk

Steven S. Stricker
Administrator

June 21, 2011

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: S-04-2011: 16W361 South Frontage Road (Janko Group); Sign Variation

Dear Mayor and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to approve a request by 361 Frontage LLC, c/o Janko Group for a variation from Section 55.07.A of the Burr Ridge Sign Ordinance to permit a ground sign in addition to an existing wall sign rather than the requirement that only one principal identification sign is permitted.

The Plan Commission considered this request at their June 20, 2011 meeting. The Commission concluded that the overall sign package is consistent with the intent of the Sign Ordinance. The total sign area is less than the permitted sign area and only the existing sign would function as the principal identification for the property. The proposed sign is a tenant directory that is primarily intended for on-site visibility.

After due consideration, the Plan Commission concluded that the sign variation complies with the standards of the Sign Ordinance. Accordingly, by a vote of 5 to 0, the Plan Commission ***recommends approval*** of S-04-2011 subject to compliance with the submitted plans and removal of the existing monument sign located on the north side of the building.

Sincerely,

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

GT:JDP:sr

LOCATION MAP & DETAIL SHOWING ACCESS

PERM. STREET

ROUTE

INDICATES PARKWAY OR ROADWAY SHOWS WHITE STRIP

[illegible]

DATE: 02 July 2019
Daniel Fortner
 Registrant No. 2059

**EXISTING
SIGN**

PROPOSED DIRECTORY

(ROBERT KINGERY HIGHWAY)

VAL, Corner of
E. 4th St. SE 30-30-11
PLACE 'ON'
COMMENCEMENT

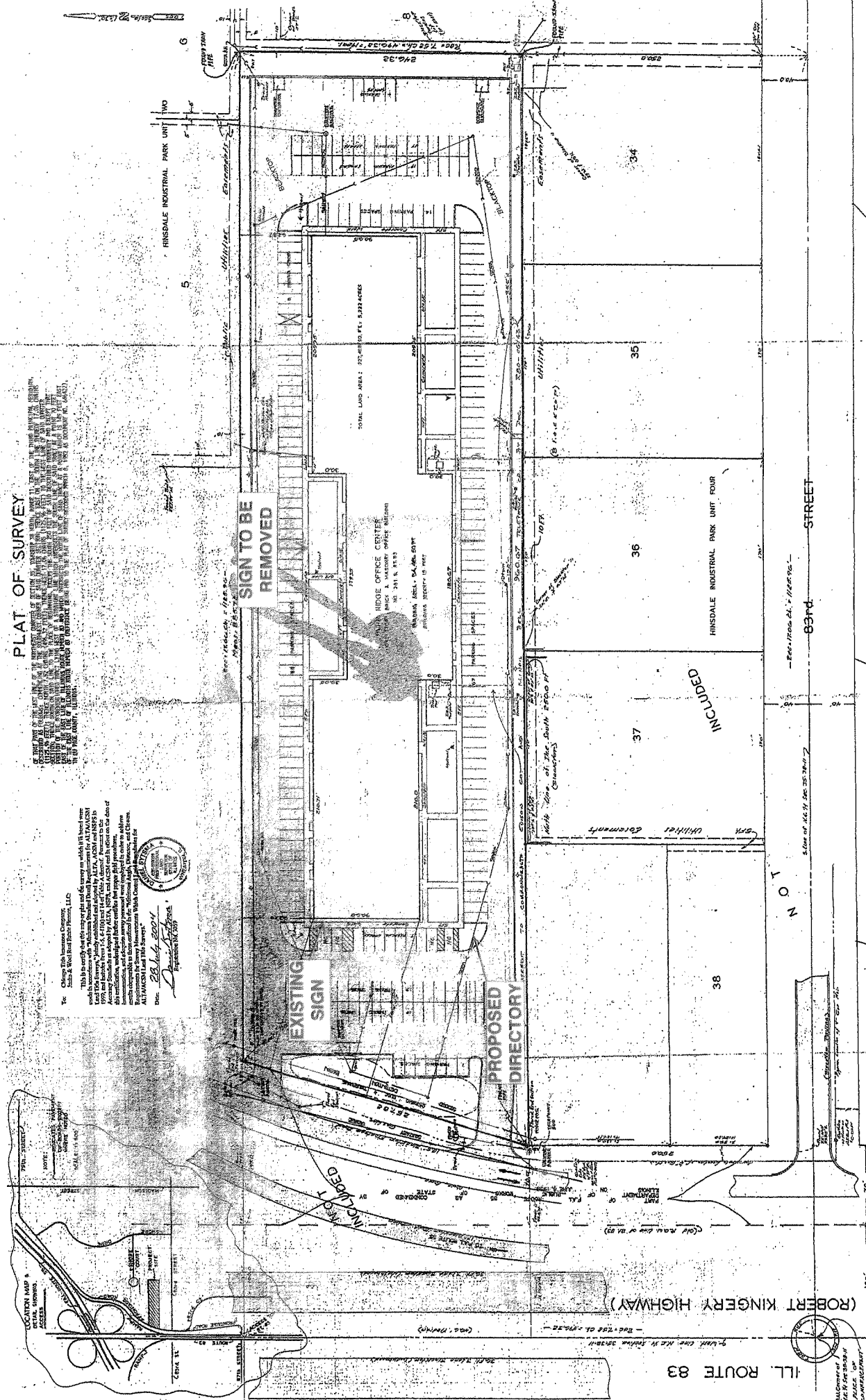
[illegible]

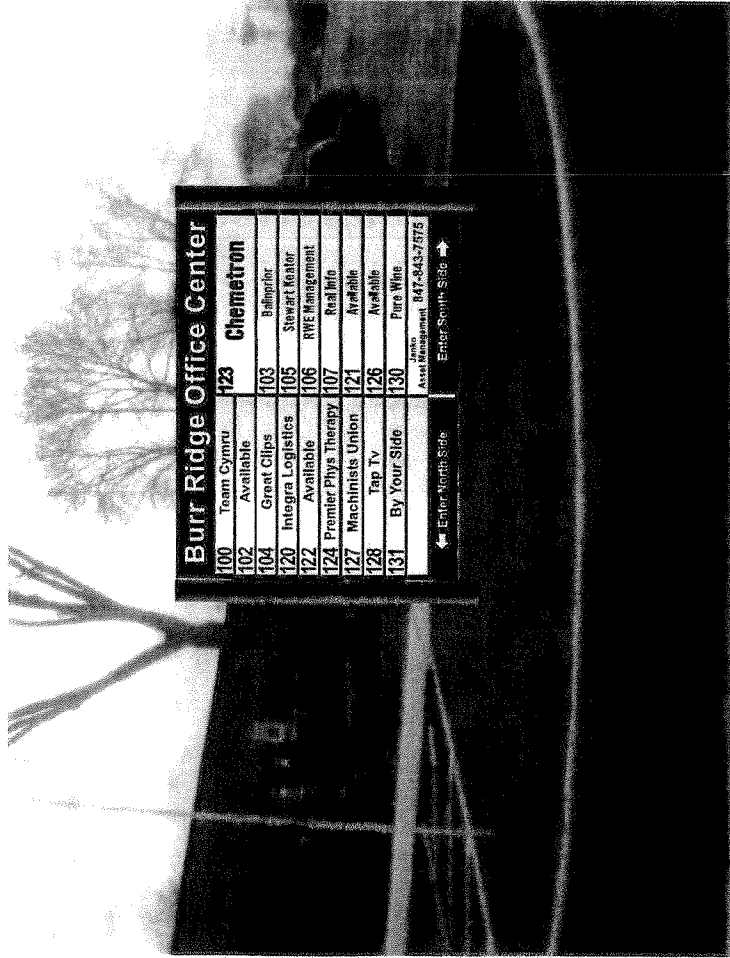
SELECTED ZONE INFORMATION

[illegible]

ANTHIA BIAW, PARFEATHER
ATTN TRACY GREEN
3 E. MONROE STREET

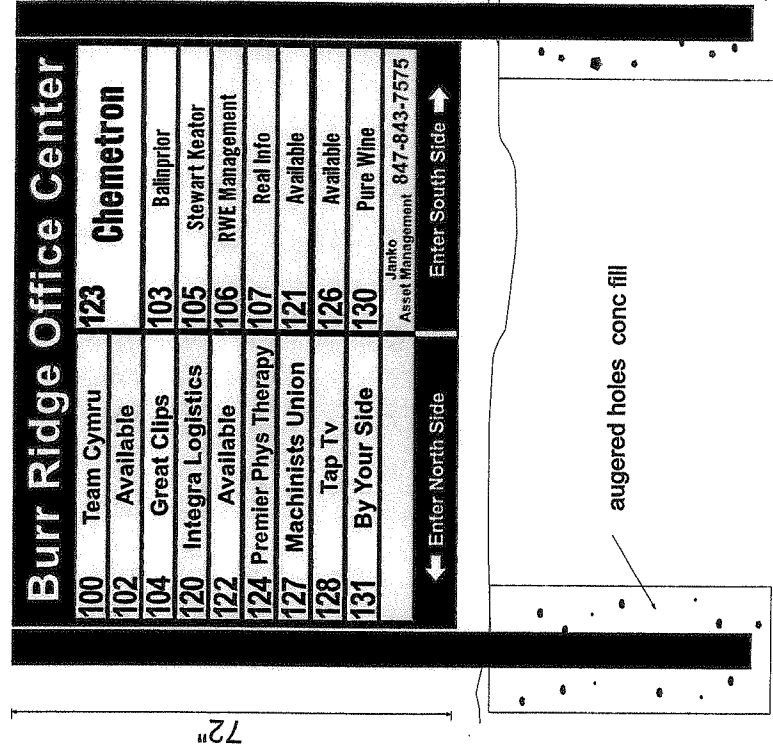
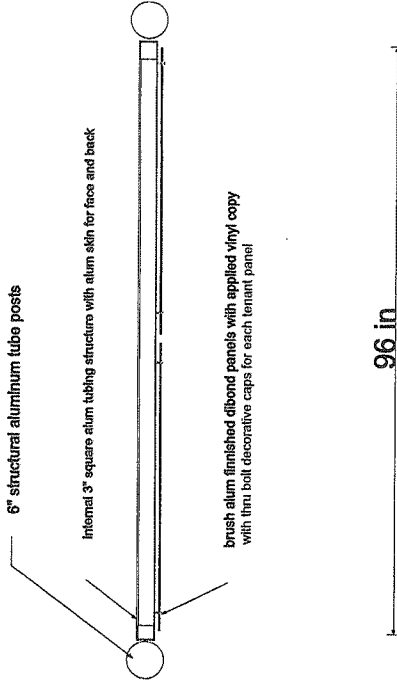
PLAT OF SURVEY	17-10-11 3-25-81-82 1000'
BURR RIDGE OFFICE CENTER 200 CENTENNIAL BOULEVARD NORTH IN THE 1/4 & 3/4 SEC 36-16-11	WESTERN LAND ASSOCIATES, INC. 1000'
17-10-11 3-25-81-82 1000'	17-10-11 3-25-81-82 1000'





6'X8' SINGLE FACED DISPLAY

CHANGEABLE TENANT PANELS RADIUS POSTS



Comet Neon, Inc.
SIGN & SERVICE
153 Easy St. Carol Stream, IL 60188

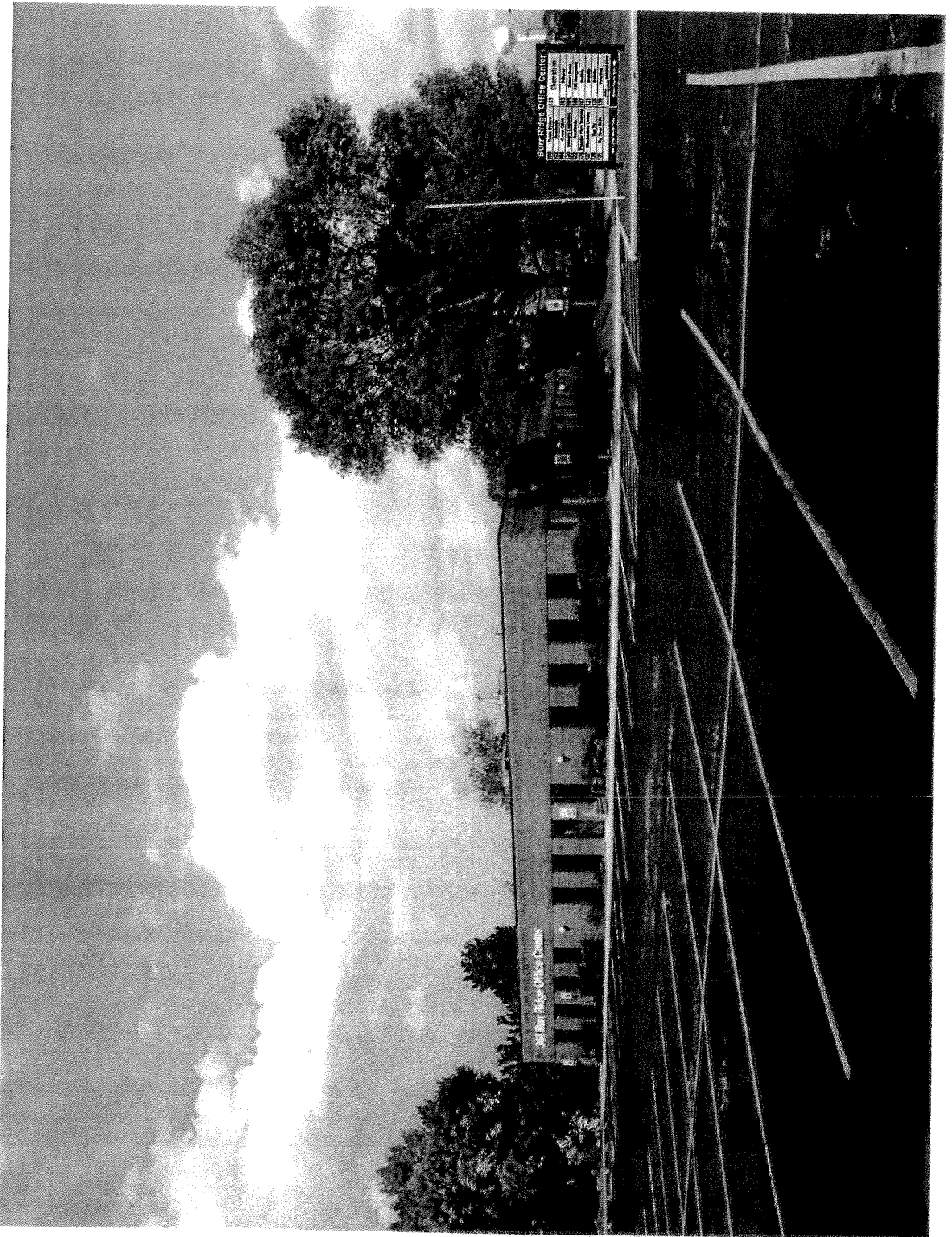
Ph. (630) 668-6366 (NEON)
Fax (630) 668-9335
Cometneon@yahoo.com
www.cometneon.com

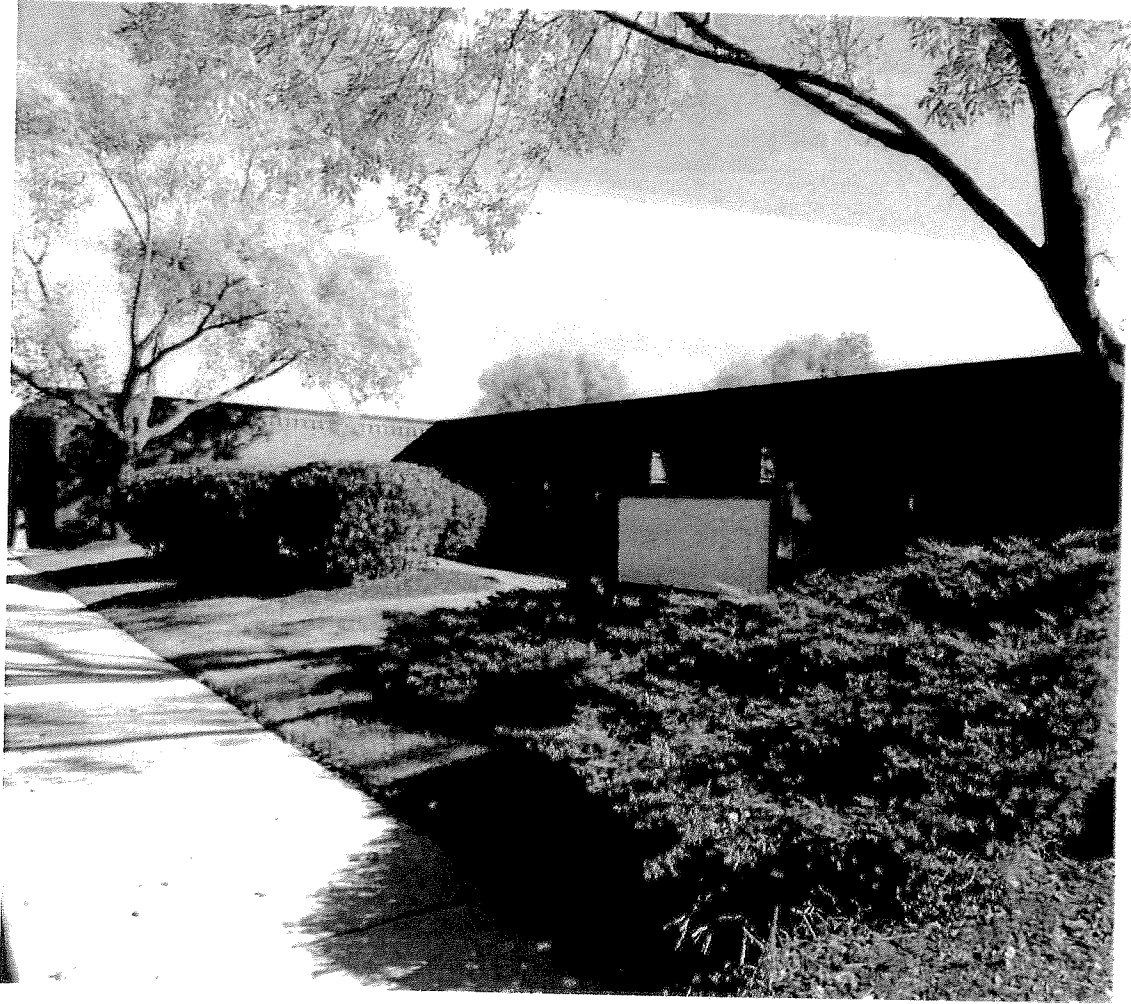
COMMENTS

ACCOUNT REPRESENTATIVE

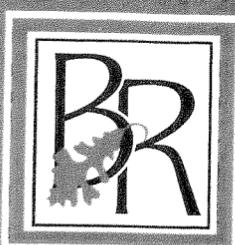
CLIENT

DRAWN BY





Sign on North Elevation To Be Removed



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June 21, 2011

Mayor Gary Grasso and Board of Trustees
7660 County Line Road
Burr Ridge, Illinois 60527

Re: PC-06-2011: Recommendation to Appoint Vice Chair for 2011-12

Dear Mayor and Board of Trustees:

The Plan Commission transmits for your consideration its recommendation to appoint Commissioner Guy Franzese as Plan Commission Vice Chairman for a one year term expiring on June 9, 2012. The Rules of Procedure for the Plan Commission require a rotating Vice Chair with an annual nomination by the Plan Commission and approval by the Board of Trustees. The rules state that the Vice Chair position should rotate among those willing to serve.

By a vote of 5 to 0, the Plan Commission recommends the appointment of Commissioner Guy Franzese as Vice Chairman of the Plan Commission for a one year term expiring June 9, 2012.

Sincerely,

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

GT:JDP:sr

VILLAGE OF BURR RIDGE

8F

ACCOUNTS PAYABLE APPROVAL REPORT

BOARD DATE : 06/27/11
 PAYMENT DATE: 06/28/11
 FISCAL 11-12

FUND	FUND NAME	PRE-PAID	PAYABLE	TOTAL AMOUNT
10	General Fund	1,020.00	108,907.64	109,927.64
23	Hotel/Motel Tax Fund		24,820.91	24,820.91
31	Capital Improvements Fund		30,490.18	30,490.18
32	Sidewalks/Pathway Fund		780.00	780.00
41	Debt Service Fund		22,956.35	22,956.35
51	Water Fund	1,140.10	14,072.71	15,212.81
52	Sewer Fund		1,453.18	1,453.18
61	Information Technology Fund		7,347.33	7,347.33
TOTAL ALL FUNDS		<u>\$2,160.10</u>	<u>\$210,828.30</u>	<u>\$212,988.40</u>

PAYROLL

FOR PAY PERIOD ENDING JUNE 11, 2011

	TOTAL PAYROLL
Legislation	2,627.76
Administration	14,341.36
Community Development	8,466.95
Finance	8,273.98
Police	109,840.12
Public Works	21,931.71
Water	24,077.15
Sewer	7,925.92
IT Fund	
TOTAL	<u>\$197,484.95</u>
GRAND TOTAL	<u>\$410,473.35</u>

Fund 10 General Fund
Dept 0000 Assets, Liabilities, Fund Bal

VILLAGE OF BURR RIDGE
Board Approval List
Board Meeting of 06/27/11
FY'11-12

6/24/2011
Page 2 of 31

Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
AT&T	Telephone-Apr'11	1,747.37	Accrued Accounts Payable	10-0000-20-2010	630654818404/Apr11	62711A
		1,747.37	Vendor Total			
DuPage County Public Works	PD sewer chg-Oct/Apr'11	856.25	Accrued Accounts Payable	10-0000-20-2010	3050696901/May11	62711B
		856.25	Vendor Total			
Klein, Thorpe & Jenkins, Ltd.	General legal service-Apr'11	6,571.50	Accrued Accounts Payable	10-0000-20-2010	April2011	62711C
	Reimb. legal service-Apr'11	2,627.00	Accrued Accounts Payable	10-0000-20-2010	April2011	62711C
		9,198.50	Vendor Total			
	Total Assets, Liabilities, Fund Bal	11,802.12				

VILLAGE OF BURR RIDGE
 Board Approval List
 Board Meeting of 06/27/11
 FY'11-12

Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
A Moon Jump 4 U						
	A moon jump 4 you rental-Jun11	470.00	Public/Employee Relations	10-1010-80-8010	6782	62711D
		<u>470.00</u>	Vendor Total			
AT&T						
	Telephone-May/Jun11	47.78	Telephone	10-1010-50-5030	630654818406/May-Jun	62711A
		<u>47.78</u>	Vendor Total			
AT&T Long Distance						
	Phone/long distance-May'11	0.50	Telephone	10-1010-50-5030	835463484/May11	62711A
	Phone/long distance-Jun'11	2.56	Telephone	10-1010-50-5030	858093021/Jun11	62711A
	Phone/long distance-May'11	2.37	Telephone	10-1010-50-5030	858156490/May11	62711A
		<u>5.43</u>	Vendor Total			
Award Emblem Mfg. Co., Inc.						
	Car show trophy/4-Jun'11	178.65	Public/Employee Relations	10-1010-80-8010	366780	62711A
		<u>178.65</u>	Vendor Total			
Burr Ridge Park District						
	2011 Farmers Market contrb.	1,200.00	Public/Employee Relations	10-1010-80-8010	Jun2011	62711A
		<u>1,200.00</u>	Vendor Total			
Village of Burr Ridge						
	Food (Pol. union arbitration)	33.46	Training & Travel Expense	10-1010-40-4042	Jun2011	62711A
	Mileage/WGN-Scheiner-Jun11	29.58	Training & Travel Expense	10-1010-40-4042	Jun2011	62711A
	Mileage/business-Scheiner/Jun	6.12	Training & Travel Expense	10-1010-40-4042	Jun2011	62711A
		<u>69.16</u>	Vendor Total			
CitiBusiness Card						
	Food/Pol union arbitration-May	65.23	Training & Travel Expense	10-1010-40-4042	8506/Jun11	62711A
	2011 I.M.L. handbooks-Jun11	352.09	Operating Supplies	10-1010-60-6010	8506-A/Jun11	62711A
		<u>417.32</u>	Vendor Total			
Clark Baird Smith LLP						

VILLAGE OF BURR RIDGE
Board Approval List
Board Meeting of 06/27/11
FY'11-12

Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
	FOP legal-May'11	3,307.50	Legal Services	10-1010-50-5010	814	62711A
		<u>3,307.50</u>	Vendor Total			
DuPage County Recorder						
	Rcd water lien/7210 Elm-May11	8.00	Village Clerk	10-1010-80-8020	201105060260	62711B
	Rel wtr lien/3 Regent Ct-Jun11	8.00	Village Clerk	10-1010-80-8020	201106130321	62711B
	Rel wtr lien/16W341 94th Pl	9.00	Village Clerk	10-1010-80-8020	201106130321	62711B
	Rel wd lien/16W300 95th Pl-Jun	8.00	Village Clerk	10-1010-80-8020	201106130321	62711B
	Rel weed lien/270 Forest Edge	8.00	Village Clerk	10-1010-80-8020	201106130321	62711B
	Rel wtr lien/8436 Park-Jun11	8.00	Village Clerk	10-1010-80-8020	201106130321	62711B
	Rel wd lien/15W090 91st-5	40.00	Village Clerk	10-1010-80-8020	201106130321	62711B
	Rel wtr lien/10S641 Garfield	8.00	Village Clerk	10-1010-80-8020	201106130321	62711B
		<u>97.00</u>	Vendor Total			
FedEx						
	FedEx/CC Clerk-Apr'11	21.58	Postage	10-1010-50-5025	750596611	62711B
		<u>21.58</u>	Vendor Total			
Fred Stadler Productions						
	Car show DJ-Jun'11	500.00	Public/Employee Relations	10-1010-80-8010	1106181	62711D
		<u>500.00</u>	Vendor Total			
Gary Grasso						
	Mtg/Grasso,Grela, Mars Eq.	43.06	Training & Travel Expense	10-1010-40-4042	Jun2011	62711B
		<u>43.06</u>	Vendor Total			
Law Office of J. C. Broihier						
	BFPC rules/reg legal-May11	735.00	Legal Services	10-1010-50-5010	1163	62711C
		<u>735.00</u>	Vendor Total			
Metal Decor						
	Recognition Plaques/9-May'11	803.93	Public/Employee Relations	10-1010-80-8010	514645	62711C
		<u>803.93</u>	Vendor Total			

Fund 10 General Fund
Dept 1010 Boards & Commissions

VILLAGE OF BURR RIDGE
Board Approval List
Board Meeting of 06/27/11
FY'11-12

6/24/2011
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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
Municipal Clerks of DuPage Cty						
	2011 DuPg Mun Clks dues-Thomas	20.00	Due & Subscriptions	10-1010-40-4040	June2011	62711C
		20.00	Vendor Total			
Kiet Pham						
	2011 summer event photography	500.00	Public/Employee Relations	10-1010-80-8010	BR-0001	62711C
		500.00	Vendor Total			
Linda S. Pieczynski						
	Ordinance prosecution-May'11	941.00	Prosecution Services	10-1010-50-5015	5191	62711C
		941.00	Vendor Total			
Yerges Acoustics						
	Acoustical consult(SAIA)-Jun11	562.50	Other Professional Servic	10-1010-50-5020	2893-01B	62711C
		562.50	Vendor Total			
Total Boards & Commissions		9,919.91				

Fund 10 General Fund
Dept 2010 Administration

VILLAGE OF BURR RIDGE
Board Approval List
Board Meeting of 06/27/11
FY'11-12

6/24/2011
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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
AT&T	Telephone-May/Jun11	310.60	Telephone	10-2010-50-5030	630654818406/May-Jun	62711A
		<u>310.60</u>	Vendor Total			
AT&T Long Distance	Phone/long distance-May'11	3.25	Telephone	10-2010-50-5030	835463484/May11	62711A
	Phone/long distance-Jun'11	16.62	Telephone	10-2010-50-5030	858093021/Jun11	62711A
	Phone/long distance-May'11	15.39	Telephone	10-2010-50-5030	858156490/May11	62711A
		<u>35.26</u>	Vendor Total			
Village of Burr Ridge	Breakfast mtg/Stricker-Grasso	17.39	Training & Travel Expense	10-2010-40-4042	Jun2011	62711A
		<u>17.39</u>	Vendor Total			
CitiBusiness Card	2011 I.M.L. handbook	37.50	Operating Supplies	10-2010-60-6010	8506-A/Jun11	62711A
		<u>37.50</u>	Vendor Total			
Delta Dental - Risk	Dental insurance-Jul'11	344.80	Health/Life Insurance	10-2010-40-4030	373866/Jul11	62711B
		<u>344.80</u>	Vendor Total			
Notaries Assn of Illinois, Inc	2011 notary membership-Popp	8.00	Dues & Subscriptions	10-2010-40-4040	74642/Jun11	62711C
		<u>8.00</u>	Vendor Total			
Total Administration		<u><u>753.55</u></u>				

Fund 10 General Fund
Dept 3010 Community Development

VILLAGE OF BURR RIDGE
Board Approval List
Board Meeting of 06/27/11
FY'11-12

6/24/2011
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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
AT&T	Telephone-May/Jun11	477.84	Telephone	10-3010-50-5030	630654818406/May-Jun	62711A
		<u>477.84</u>	Vendor Total			
AT&T Long Distance	Phone/long distance-May'11	5.01	Telephone	10-3010-50-5030	835463484/May11	62711A
	Phone/long distance-Jun'11	25.57	Telephone	10-3010-50-5030	858093021/Jun11	62711A
	Phone/long distance-May'11	23.68	Telephone	10-3010-50-5030	858156490/May11	62711A
		<u>54.26</u>	Vendor Total			
B & F Technical Code Services	B&F plan rvws/Eddie Merlot-Jun	2,164.87	Building/Zoning Enforceme	10-3010-50-5075	33214	62711A
	B&F inspections-May'11	6,502.16	Building/Zoning Enforceme	10-3010-50-5075	33216	62711A
		<u>8,667.03</u>	Vendor Total			
CitiBusiness Card	CC deed image-May11	3.00	Printing	10-3010-50-5040	8506/Jun11	62711A
		<u>3.00</u>	Vendor Total			
Delta Dental - Risk	Dental insurance-Jul'11	210.46	Health/Life Insurance	10-3010-40-4030	373866/Jul11	62711B
		<u>210.46</u>	Vendor Total			
Don Morris Architects P.C.	DMorris plan reviews-May'11	1,610.00	Building/Zoning Enforceme	10-3010-50-5075	May2011	62711B
	DMorris inspections-May'11	3,150.00	Building/Zoning Enforceme	10-3010-50-5075	May2011	62711B
		<u>4,760.00</u>	Vendor Total			
DuPage County Public Works	Gasoline/29.80gal-Feb/May11	86.72	Gasoline & Oil	10-3010-60-6020	953	62711B
		<u>86.72</u>	Vendor Total			
Suburban Life Publications	Public hearing notcs-Jun'11	983.73	Publishing	10-3010-50-5035	16883/530020	62711C

Fund 10 General Fund
Dept 3010 Community Development

VILLAGE OF BURR RIDGE
Board Approval List
Board Meeting of 06/27/11
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6/24/2011
Page 8 of 31

Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
		983.73	Vendor Total			
	Total Community Development	15,243.04				

Fund 10 General Fund
Dept 4010 Finance

VILLAGE OF BURR RIDGE
Board Approval List
Board Meeting of 06/27/11
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6/24/2011
Page 9 of 31

Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
AT&T	Telephone-May/Jun11	238.92	Telephone	10-4010-50-5030	630654818406/May-Jun	62711A
		<u>238.92</u>	Vendor Total			
AT&T Long Distance	Phone/long distance-May'11	2.50	Telephone	10-4010-50-5030	835463484/May11	62711A
	Phone/long distance-Jun'11	12.79	Telephone	10-4010-50-5030	858093021/Jun11	62711A
	Phone/long distance-May'11	11.84	Telephone	10-4010-50-5030	858156490/May11	62711A
		<u>27.13</u>	Vendor Total			
Village of Burr Ridge	Mileage reimb-PW/wireless-Sapp	17.85	Training & Travel Expense	10-4010-40-4042	Jun2011	62711A
	Misc. office supls-May'11	37.05	Office Supplies	10-4010-60-6000	Jun2011	62711A
		<u>54.90</u>	Vendor Total			
Delta Dental - Risk	Dental insurance-Jul'11	133.26	Health/Life Insurance	10-4010-40-4030	373866/Jul11	62711B
		<u>133.26</u>	Vendor Total			
DuPage County Clerk	09/10 cert. copies for auditor	4.00	Printing	10-4010-50-5040	R11-030	62711B
		<u>4.00</u>	Vendor Total			
Sikich LLP	FY10-11 audit progress bill	2,750.00	Auditing Services	10-4010-50-5060	129515	62711C
		<u>2,750.00</u>	Vendor Total			
Total Finance		<u><u>3,208.21</u></u>				

Fund 10 General Fund
 Dept 4020 Central Services

VILLAGE OF BURR RIDGE
 Board Approval List
 Board Meeting of 06/27/11
 FY'11-12

6/24/2011
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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
Village of Burr Ridge						
	Lunchroom supls/VH-May11	7.14	Operating Supplies	10-4020-60-6010	Jun2011	62711A
		<u>7.14</u>	Vendor Total			
Discovery Benefits						
	FSA monthly fee-Jun'11	83.00	Insurance	10-4020-50-5081	253822	62711B
		<u>83.00</u>	Vendor Total			
Embassy Coffee Service, Inc.						
	2cs coffee & supls/PW-May'11	122.10	Operating Supplies	10-4020-60-6010	110250	62711B
	2cs coffee/VH-May'11	74.14	Operating Supplies	10-4020-60-6010	110772	62711B
		<u>196.24</u>	Vendor Total			
I.R.M.A.						
	IRMA deductible-May'11	300.96	Insurance	10-4020-50-5081	SALES0010685	62711C
		<u>300.96</u>	Vendor Total			
Pitney Bowes						
	Mailing sys. rental-Mar/Jun'11	447.00	Rentals	10-4020-50-5085	2852846-JN11	62711C
	Pstg meter tape/1box-Jun'11	35.69	Office Supplies	10-4020-60-6000	5501643360	62711C
		<u>482.69</u>	Vendor Total			
Warehouse Direct Office Prod.						
	Copier paper/10ct-VH/May'11	302.50	Operating Supplies	10-4020-60-6010	1152145-0	62711C
		<u>302.50</u>	Vendor Total			
Total Central Services		<u><u>1,372.53</u></u>				

Fund 10 General Fund
Dept 5010 Police

VILLAGE OF BURR RIDGE
Board Approval List
Board Meeting of 06/27/11
FY'11-12

6/24/2011
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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
AT&T	Telephone-May/Jun11	1,314.07	Telephone	10-5010-50-5030	630654818406/May-Jun	62711A
		1,314.07	Vendor Total			
AT&T Long Distance	Phone/long distance-May'11	13.77	Telephone	10-5010-50-5030	835463484/May11	62711A
	Phone/long distance-Jun'11	70.32	Telephone	10-5010-50-5030	858093021/Jun11	62711A
	Phone/long distance-May'11	65.13	Telephone	10-5010-50-5030	858156490/May11	62711A
		149.22	Vendor Total			
Delta Dental - Risk	Dental insurance-Jul'11	2,265.83	Health/Life Insurance	10-5010-40-4030	373866/Jul11	62711B
		2,265.83	Vendor Total			
DuPage County Public Works	Gasoline/7273.70gal-Feb/May11	22,033.02	Gasoline & Oil	10-5010-60-6020	953	62711B
		22,033.02	Vendor Total			
DuPage County Children's Cntr	FY12 DuPge Childrens Cntr cont	3,000.00	Other Professional Servic	10-5010-50-5020	BR001/Jun11	62711B
		3,000.00	Vendor Total			
FedEx	FedEx/MPH Ind-May'11	19.06	Postage	10-5010-50-5025	750596611	62711B
	FedEx/Taser-Apr'11	6.58	Postage	10-5010-50-5025	750596611	62711B
		25.64	Vendor Total			
Fuller's Car Wash	Vehicle washing-May'11	133.79	Maintenance-Vehicles	10-5010-50-5051	4/Jun11	62711B
		133.79	Vendor Total			
Jack Phelan Dodge	Rpl ABS controller/#0716-Jun11	680.00	Maintenance-Vehicles	10-5010-50-5051	DOCS58146	62711C
		680.00	Vendor Total			

Fund 10 General Fund
Dept 5010 Police

VILLAGE OF BURR RIDGE
Board Approval List
Board Meeting of 06/27/11
FY'11-12

6/24/2011
Page 12 of 31

Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
LexisNexis Risk Data Mngmnt						
	Lexis/Nexis monthly fee-May'11	50.00	Other Professional Servic	10-5010-50-5020	1267894-20110531	62711C
		50.00	Vendor Total			
North East Multi-Regional Trg						
	Search & Seizure trg-Farrar	50.00	Training & Travel Expense	10-5010-40-4042	145517	62711C
		50.00	Vendor Total			
Northern Illinois Police						
	Annual NIPAS mtg/4-May'11	96.00	Training & Travel Expense	10-5010-40-4042	7820	62711C
		96.00	Vendor Total			
Orbis Communications						
	Instl HDTV antenna/PD-Jun'11	540.00	Other Contractual Service	10-5010-50-5095	555455	62711C
		540.00	Vendor Total			
Tom & Jerry Tire & Service Ctr						
	Mount/bal. 4 tires/#0806-May11	81.60	Maintenance-Vehicles	10-5010-50-5051	44242	62711C
	GOF/#0716-May'11	25.45	Maintenance-Vehicles	10-5010-50-5051	44256	62711C
	GOF/#0802-May'11	25.45	Maintenance-Vehicles	10-5010-50-5051	44274	62711C
	GOF/#0507-May'11	25.45	Maintenance-Vehicles	10-5010-50-5051	44280	62711C
	GOF/#0612-May'11	25.45	Maintenance-Vehicles	10-5010-50-5051	44282	62711C
	GOF/repair tire-#1009/May11	66.25	Maintenance-Vehicles	10-5010-50-5051	44331	62711C
	GOF/#0806-May'11	25.45	Maintenance-Vehicles	10-5010-50-5051	44348	62711C
	Rpl headlight/#0802-May'11	26.46	Maintenance-Vehicles	10-5010-50-5051	44353	62711C
		301.56	Vendor Total			
Uline, Inc.						
	Rifle box/30-Jun'11	71.82	Operating Supplies	10-5010-60-6010	38292139	62711C
		71.82	Vendor Total			
Willowbrook Ford						
	Rpl a/c condenser assy/#0903	637.49	Maintenance-Vehicles	10-5010-50-5051	6090681/2	62711C

Fund 10 General Fund
Dept 5010 Police

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
		637.49	Vendor Total			
	Total Police	31,348.44				

Fund 10 General Fund
Dept 6010 Public Works

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AT&T						
	Telephone/RA Barn-Jun'11	38.41	Telephone	10-6010-50-5030	630323465806/Jun11	62711A
	PW fax line-Jun'11	74.31	Telephone	10-6010-50-5030	630323479806/Jun11	62711A
	Telephone-May/Jun11	637.12	Telephone	10-6010-50-5030	630654818406/May-Jun	62711A
		<u>749.84</u>	Vendor Total			
AT&T Long Distance						
	Phone/long distance-May'11	4.17	Telephone	10-6010-50-5030	835463484/May11	62711A
	Phone/long distance-Jun'11	21.31	Telephone	10-6010-50-5030	858093021/Jun11	62711A
	Phone/long distance-May'11	19.74	Telephone	10-6010-50-5030	858156490/May11	62711A
		<u>45.22</u>	Vendor Total			
Breens Cleaners						
	Uniform rental-05/24/11	70.82	Uniform Allowance	10-6010-40-4032	305443	62711A
	Uniform rental-05/31/11	85.89	Uniform Allowance	10-6010-40-4032	305635	62711A
	Uniform rental-06/07/11	77.72	Uniform Allowance	10-6010-40-4032	305833	62711A
	Shop towel rental-06/07/11	5.40	Rentals	10-6010-50-5085	305833	62711A
		<u>239.83</u>	Vendor Total			
Village of Burr Ridge						
	Blackberry case/Carr-Jun11	25.98	Operating Supplies	10-6010-60-6010	Jun2011	62711A
		<u>25.98</u>	Vendor Total			
Clarke Environmental Mosquito						
	Mosquito abatement-Jul'11	9,016.07	Other Contractual Service	10-6010-50-5095	6335079	62711A
		<u>9,016.07</u>	Vendor Total			
Courtney's Lane						
	Veh safety insp/unit #34-May11	32.00	Maintenance-Vehicles	10-6010-50-5051	050602	62711A
		<u>32.00</u>	Vendor Total			
Delta Dental - Risk						
	Dental insurance-Jul'11	636.98	Health/Life Insurance	10-6010-40-4030	373866/Jul11	62711B

Fund 10 General Fund
Dept 6010 Public Works

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		636.98	Vendor Total			
DuPage County Public Works						
	Gasoline/2768.50gal-Feb/May11	8,017.09	Gasoline & Oil	10-6010-60-6020	953	62711B
		8,017.09	Vendor Total			
Exelon Energy Inc.						
	Elect/Vill street lights-May11	1,069.28	Street Lighting-Electric	10-6010-50-5065	200323800090/May11	62711B
		1,069.28	Vendor Total			
Grainger						
	Reclosable fasteners/2pk-May11	124.61	Operating Supplies	10-6010-60-6010	9542034526	62711B
	Clip & thimble kit/4-May'11	16.54	Operating Supplies	10-6010-60-6010	9542414645	62711B
	LU400 lamps/12-May'11	266.04	Supplies-Streets	10-6010-60-6042	9543189477	62711B
	Stencil & spray paint-May11	115.59	Operating Supplies	10-6010-60-6010	9546156143	62711B
	Blk spray paint/2-May'11	5.30	Operating Supplies	10-6010-60-6010	9546156150	62711B
	Safety vest/2-May'11	32.95	Uniform Allowance	10-6010-40-4032	9550184536	62711B
		561.03	Vendor Total			
Home Depot						
	80lb concrete/25-May'11	87.00	Supplies-Streets	10-6010-60-6042	8022041	62711B
		87.00	Vendor Total			
Illinois Society of						
	2011 ISPE/NSPE dues-Stelle	249.00	Dues & Subscriptions	10-6010-40-4040	15680/300018902	62711C
		249.00	Vendor Total			
Meade Electric Company, Inc.						
	Mad. RR horn maint-Mar'11	108.00	Maintenance-Lighting	10-6010-50-5054	650638	62711C
	Street light maint-04/15/11	413.38	Maintenance-Lighting	10-6010-50-5054	650671	62711C
	Traffic signal maint-May'11	175.00	Maintenance-Signals	10-6010-50-5055	650711	62711C
		696.38	Vendor Total			
Menards - Hodgkins						

Fund 10 General Fund
Dept 6010 Public Works

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	Crimping tool & misc. supls	46.22	Operating Supplies	10-6010-60-6010	56817	62711C
		46.22	Vendor Total			
National Council for Public-	NCPPP seminar/P May-Jun'11	50.00	Training & Travel Expense	10-6010-40-4042	June2011	62711D
		50.00	Vendor Total			
Rag's Electric	Clear/repl street light-May'11	4,530.97	Maintenance-Lighting	10-6010-50-5054	7285	62711C
	Street light maint-May'11	378.75	Maintenance-Lighting	10-6010-50-5054	7501	62711C
	Street light maint-May'11	378.75	Maintenance-Lighting	10-6010-50-5054	7502	62711C
		5,288.47	Vendor Total			
Red Wing Shoe Store	Work boots/Carr-May'11	62.50	Uniform Allowance	10-6010-40-4032	45-4379	62711C
		62.50	Vendor Total			
Runco Office Supply	HP250A blk cartridge/2-May'11	217.98	Office Supplies	10-6010-60-6000	485428-0	62711C
	HP253A mag. cartridge/1-May'11	209.99	Office Supplies	10-6010-60-6000	485753-0	62711C
		427.97	Vendor Total			
Stitch America, Inc.	Polo shirts-May'11	651.22	Uniform Allowance	10-6010-40-4032	55164	62711C
		651.22	Vendor Total			
Tameling Industries	Top soil/4yds-May'11	100.00	Supplies-Streets	10-6010-60-6042	71853-IN/A	62711C
	Contractor seed/25lbs-May'11	50.50	Supplies-Streets	10-6010-60-6042	71853-IN/A	62711C
	Top soil/4yds-May'11	100.00	Supplies-Streets	10-6010-60-6042	72305-IN	62711C
		250.50	Vendor Total			
Vince's Flowers & Landscaping	Weed mowing/7606 Hamilt'n-May11	351.00	Other Contractual Service	10-6010-50-5095	52811	62711C

Fund 10 General Fund
Dept 6010 Public Works

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
		351.00	Vendor Total			
Waste Management						
	Garbage hauling/VH-Oct'10	70.00	Garbage Hauling	10-6010-50-5066	196977520093	62711C
	Garbage hauling/PD-Jun'11	171.00	Garbage Hauling	10-6010-50-5066	204242820098	62711C
	Garbage hauling/PW-May'11	280.45	Garbage Hauling	10-6010-50-5066	2043874-2009-2	62711C
		521.45	Vendor Total			
Westown Auto Supply Co. Inc.						
	Misc. vehicle supls-May'11	176.76	Supplies-Vehicles	10-6010-60-6041	37114	62711C
		176.76	Vendor Total			
Winkler's Tree Service, Inc.						
	Tree removal/3-May'11	1,375.00	Maintenance-Trees	10-6010-50-5056	50692	62711C
		1,375.00	Vendor Total			
Total Public Works		30,626.79				

Fund 10 General Fund
Dept 6020 Buildings & Grounds

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
Allmake Appliance Repair, Inc.	Repair ice maker/PW-May'11	316.17	Maintenance-Buildings	10-6020-50-5052	82556	62711A
		<u>316.17</u>	Vendor Total			
Best Quality Cleaning, Inc.	Janitorial service/PD-May'11	1,350.00	Janitorial Services	10-6020-50-5058	42021	62711A
	Janitorial service/VH-May'11	900.00	Janitorial Services	10-6020-50-5058	42021-A	62711A
	Janitorial service/PW-May'11	420.00	Janitorial Services	10-6020-50-5058	42021-A	62711A
		<u>2,670.00</u>	Vendor Total			
Breens Cleaners	PD mat rental-05/24/11	6.00	Janitorial Services	10-6020-50-5058	305437	62711A
	VH mat rental-05/31/11	6.00	Janitorial Services	10-6020-50-5058	305629	62711A
	VH mat rental-06/07/11	6.00	Janitorial Services	10-6020-50-5058	305827	62711A
		<u>18.00</u>	Vendor Total			
Flagg Creek Water Reclamation	PW sewer chg-May'11	22.45	Utilities	10-6020-50-5080	008917000/May11	62711B
		<u>22.45</u>	Vendor Total			
Grainger	500 ft audio cable/PD-May'11	186.75	Operating Supplies	10-6020-60-6010	9546156135	62711B
	Ceiling motion sensor/PD-May'11	213.30	Operating Supplies	10-6020-60-6010	9546156135	62711B
		<u>400.05</u>	Vendor Total			
Hinsdale Nurseries, Inc.	Plant annuals/18pots-Jun'11	62.40	Maintenance-Grounds	10-6020-50-5057	648675	62711B
		<u>62.40</u>	Vendor Total			
Home Depot	Plants-May'11	16.98	Operating Supplies	10-6020-60-6010	2051443	62711B
		<u>16.98</u>	Vendor Total			
Service Master						

Fund 10 General Fund
Dept 6020 Buildings & Grounds

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
	Cell cleaning-06/01/11	265.00	Janitorial Services	10-6020-50-5058	152100	62711C
		265.00	Vendor Total			
The T.L.C. Group, Ltd						
	PD landscape maint-May'11	467.00	Maintenance-Grounds	10-6020-50-5057	26786	62711C
	Vet. Mem Indscp maint-May'11	310.00	Maintenance-Grounds	10-6020-50-5057	26786	62711C
		777.00	Vendor Total			
U.S. Pest Control						
	Spray for flying ants/VH-May11	295.00	Maintenance-Buildings	10-6020-50-5052	02492	62711C
		295.00	Vendor Total			
Vince's Flowers & Landscaping						
	VH mowing-May'11	560.00	Maintenance-Grounds	10-6020-50-5057	5311112	62711C
		560.00	Vendor Total			
Winkler's Tree Service, Inc.						
	Weed control-May'11	250.00	Maintenance-Grounds	10-6020-50-5057	50719	62711C
		250.00	Vendor Total			
Total Buildings & Grounds		5,653.05				

Fund 23 Hotel/Motel Tax Fund
Dept 7030 Special Revenue Hotel/Motel

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
Boost Creating Marketing LLC						
	H/M outdoor board media-May11	7,747.00	Hotel/Motel Marketing	23-7030-80-8055	1003	62711A
	H/M media & planning-May11	12,960.00	Hotel/Motel Marketing	23-7030-80-8055	1004	62711A
		<u>20,707.00</u>	Vendor Total			
The T.L.C. Group, Ltd						
	I-55 Cloverleaf maint/May'11	245.00	Maintenance-Gateway Lands	23-7030-50-5069	26785	62711C
	Gateway landscape maint-May'11	3,336.91	Maintenance-Gateway Lands	23-7030-50-5069	26785	62711C
	Four corners maint-May'11	532.00	Maintenance-Gateway Lands	23-7030-50-5069	26785	62711C
		<u>4,113.91</u>	Vendor Total			
Total Special Revenue Hotel/Motel		<u><u>24,820.91</u></u>				

Fund 31 Capital Improvements Fund
Dept 0000 Assets, Liabilities, Fund Bal.

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
HDR Engineering, Inc.						
	Ph2 Mad/Joliet Rd intr-eng/Apr	22,022.90	Accrued Accounts Payable	31-0000-20-2010	293780H6	62711B
	Ph1 Mad. inters impr-eng/Mar11	8,467.28	Accrued Accounts Payable	31-0000-20-2010	293788H28	62711B
		<u>30,490.18</u>	Vendor Total			
	Total Assets, Liabilities, Fund Bal.	<u>30,490.18</u>				

Fund 32 Sidewalks/Pathway Fund
Dept 8020 Sidewalks/Pathway

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
Vince's Flowers & Landscaping	CLR ROW maint-May'11	780.00	Sidewalk/Pathway Maint Pr	32-8020-70-7053	531111	62711C
		780.00	Vendor Total			
	Total Sidewalks/Pathway	780.00				

Fund 41 Debt Service Fund
Dept 4030 Debt Service

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
Burr Ridge Bank And Trust						
	H/M instlmnt loan-Jun'11	16,779.20	Principal-Hotel/Motel Ins	41-4030-80-8110	100000729/Jun11	62711A
	H/M instlmnt loan/int-Jun'11	6,177.15	Interest-Hotel/Motel Inst	41-4030-80-8111	100000729/Jun11	62711A
		<u>22,956.35</u>	Vendor Total			
Total Debt Service		<u><u>22,956.35</u></u>				

Fund 51 Water Fund
Dept 0000 Assets, Liabilities, Fund Bal.

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
AT&T	Telephone-Apr'11	644.96	Accrued Accounts Payable	51-0000-20-2010	630654818404/Apr11	62711A
		644.96	Vendor Total			
	Total Assets, Liabilities, Fund Bal.	644.96				

Fund 51 Water Fund
 Dept 6030 Water Operations

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
AT&T						
	Wtr-well pump line/3-May/Jun11	840.61	Telephone	51-6030-50-5030	630654818406/May-Jun	62711A
	Telephone-May/Jun11	876.04	Telephone	51-6030-50-5030	630654818406/May-Jun	62711A
		<u>1,716.65</u>	Vendor Total			
AT&T Long Distance						
	Phone/long distance-May'11	3.75	Telephone	51-6030-50-5030	835463484/May11	62711A
	Phone/long distance-Jun'11	19.18	Telephone	51-6030-50-5030	858093021/Jun11	62711A
	Phone/long distance-May'11	17.76	Telephone	51-6030-50-5030	858156490/May11	62711A
		<u>40.69</u>	Vendor Total			
Breens Cleaners						
	Uniform rental-05/24/11	56.96	Uniform Allowance	51-6030-40-4032	305443	62711A
	Uniform rental-05/31/11	56.96	Uniform Allowance	51-6030-40-4032	305635	62711A
	Uniform rental-06/07/11	62.51	Uniform Allowance	51-6030-40-4032	305833	62711A
		<u>176.43</u>	Vendor Total			
Village of Burr Ridge						
	Blackberry case/Lukas-May11	24.78	Telephone	51-6030-50-5030	Jun2011	62711A
		<u>24.78</u>	Vendor Total			
Central Sod Farms, Inc.						
	Sod/400sq ft-May'11	62.00	Operating Supplies	51-6030-60-6010	42976	62711A
		<u>62.00</u>	Vendor Total			
COMED						
	Electric/well #1-May'11	126.39	Utilities	51-6030-50-5080	0793668005/May11	62711A
	Electric/well #5-May'11	21.36	Utilities	51-6030-50-5080	4497129016/May11	62711A
		<u>147.75</u>	Vendor Total			
Delta Dental - Risk						
	Dental insurance-Jul'11	474.17	Health/Life Insurance	51-6030-40-4030	373866/Jul11	62711B
		<u>474.17</u>	Vendor Total			

Fund 51 Water Fund
Dept 6030 Water Operations

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DuPage County Public Works	Gasoline/995.70gal-Feb/May11	3,035.79	Gasoline & Oil	51-6030-60-6020	953	62711B
		3,035.79	Vendor Total			
Exelon Energy Inc.	Electric/PC-May'11	3,926.15	Utilities	51-6030-50-5080	100491300190/May11	62711B
		3,926.15	Vendor Total			
Grainger	Safety vest/2-May'11	26.51	Uniform Allowance	51-6030-40-4032	9550184536	62711B
		26.51	Vendor Total			
HD Supply Waterworks, Ltd.	6" hydrant kit-per#07024/May11	331.37	Operating Supplies	51-6030-60-6010	2977320	62711B
		331.37	Vendor Total			
Home Depot	Irrigation line/100ft-May'11	57.21	Operating Supplies	51-6030-60-6010	4030318	62711B
		57.21	Vendor Total			
McMaster-Carr Supply Company	Brass fire hose hex adapters	364.05	Operating Supplies	51-6030-60-6010	86093912	62711C
		364.05	Vendor Total			
Minuteman Press	2011 Consumer conf. rpt/4500	692.50	Printing	51-6030-50-5040	43067	62711C
		692.50	Vendor Total			
Postmaster	Pstg/2011 Cons. Conf. rpt/4385	1,140.10	Postage	51-6030-50-5025	94/Jun2011	62711D
		1,140.10	Vendor Total			
Red Wing Shoe Store	Work boots/Carr-May'11	31.25	Uniform Allowance	51-6030-40-4032	45-4379	62711C

Fund 51 Water Fund
Dept 6030 Water Operations

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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
		31.25	Vendor Total			
Stitch America, Inc.	Polo shirts-May'11	523.81	Uniform Allowance	51-6030-40-4032	55164	62711C
		523.81	Vendor Total			
Tameling Industries	Top soil/6yds-May'11	150.00	Operating Supplies	51-6030-60-6010	71853-IN	62711C
	Top soil/6yds-May'11	150.00	Operating Supplies	51-6030-60-6010	72305-IN/A	62711C
		300.00	Vendor Total			
Third Millennium Assoc. Inc	UB water bills/4061-May'11	1,250.79	Other Contractual Service	51-6030-50-5095	13606	62711C
		1,250.79	Vendor Total			
USA Blue Book	Misc. brass fittings-May'11	245.85	Operating Supplies	51-6030-60-6010	403704	62711C
		245.85	Vendor Total			
Total Water Operations		14,567.85				

Fund 52 Sewer Fund
Dept 0000 Assets, Liabilities, Fund Bal.

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AT&T	Telephone-Apr'11	24.96	Accrued Accounts Payable	52-0000-20-2010	630654818404/Apr11	62711A
		24.96	Vendor Total			
	Total Assets, Liabilities, Fund Bal.	24.96				

Fund 52 Sewer Fund
Dept 6040 Sewer Operations

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AT&T						
	Phone/H'Fields L.S-Jun'11	58.30	Telephone	52-6040-50-5030	630321967906/Jun11	62711A
	Telephone-May/Jun11	79.64	Telephone	52-6040-50-5030	630654818406/May-Jun	62711A
		<u>137.94</u>	Vendor Total			
AT&T Long Distance						
	Phone/long distance-May'11	0.42	Telephone	52-6040-50-5030	835463484/May11	62711A
	Phone/long distance-Jun'11	2.12	Telephone	52-6040-50-5030	858093021/Jun11	62711A
	Phone/long distance-May'11	1.97	Telephone	52-6040-50-5030	858156490/May11	62711A
		<u>4.51</u>	Vendor Total			
Breens Cleaners						
	Uniform rental-05/24/11	26.17	Uniform Allowance	52-6040-40-4032	305443	62711A
	Uniform rental-05/31/11	26.10	Uniform Allowance	52-6040-40-4032	305635	62711A
	Uniform rental-06/07/11	28.72	Uniform Allowance	52-6040-40-4032	305833	62711A
		<u>80.99</u>	Vendor Total			
Delta Dental - Risk						
	Dental insurance-Jul'11	155.68	Health/Life Insurance	52-6040-40-4030	373866/Jul11	62711B
		<u>155.68</u>	Vendor Total			
Grainger						
	Safety vest/2-May'11	12.18	Uniform Allowance	52-6040-40-4032	9550184536	62711B
		<u>12.18</u>	Vendor Total			
Metropolitan Industries, Inc.						
	Lift stn maint/3-May'11	765.00	Maintenance-Utility Syste	52-6040-50-5068	246037	62711C
		<u>765.00</u>	Vendor Total			
Red Wing Shoe Store						
	Work boots/Carr-May'11	31.25	Uniform Allowance	52-6040-40-4032	45-4379	62711C
		<u>31.25</u>	Vendor Total			
Stitch America, Inc.						

Fund 52 Sewer Fund
Dept 6040 Sewer Operations

VILLAGE OF BURR RIDGE
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Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
	Polo shirts-May'11	240.67	Uniform Allowance	52-6040-40-4032	55164	62711C
		240.67	Vendor Total			
	Total Sewer Operations	1,428.22				

Vendor	Description	Amount	Account Description	Account Number	Invoice Number	Batch
Advotek, Inc.						
	HP CM3530 maint/Adm-Jun11	125.00	Maintenance-Equipment	61-4040-50-5050	4410	62711A
		125.00	Vendor Total			
CDW						
	Phone reboot issue-Jun'11	262.50	Maintenance-Equipment	61-4040-50-5050	CH1100787	62711A
		262.50	Vendor Total			
DLT Solutions, Inc.						
	2012 Autocad annual support	1,890.58	Data Processing Service	61-4040-50-5061	SI154435	62711B
		1,890.58	Vendor Total			
Innovative Data Solutions						
	FY12 Power DMS annual support	1,274.25	Data Processing Service	61-4040-50-5061	3362	62711C
		1,274.25	Vendor Total			
National Tek Services, Inc.						
	2011 Email security annual spt	2,085.00	Data Processing Service	61-4040-50-5061	2162	62711C
		2,085.00	Vendor Total			
Orbis Communications						
	IT support 05/16 - 05/26/11	990.00	Other Professional Servic	61-4040-50-5020	555442	62711C
	IT support 06/13-06/20/11	720.00	Other Professional Servic	61-4040-50-5020	555454	62711C
		1,710.00	Vendor Total			
Total Information Technology		7,347.33				